

*Storey Park Community
Development District*

Agenda

April 12, 2022

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 5, 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, April 12, 2022 at 4:00 PM at the Orange County Library - Southeast Branch, 5575 S. Semoran Blvd., Orlando, Florida. PLEASE NOTE THE LOCATION OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 8, 2022 Meeting
4. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Master Assessment Methodology Report for Assessment Area Five
 - C. Consideration of Resolution 2022-11 Declaring Special Assessments
 - D. Consideration of Resolution 2022-12 Setting a Public Hearing for Special Assessments
5. Consideration of Resolution 2022-13 Bond Delegation Resolution
6. Consideration of Resolution 2022-14 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
7. Review and Acceptance of Fiscal Year 2021 Audit Report
8. Consideration of G-17 Disclosure Letter from FMSBonds Related to the Series 2022 Bonds
9. Discussion of Pending Real Property Conveyances
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. General Election Qualifying Period and Procedure
 - v. Designation of **November 8, 2022** as Landowners' Meeting Date
11. Public Comment Period
12. Supervisor's Requests
13. Next Meeting Date – May 10, 2022 at 4:00 PM at GMS-CF
14. Adjournment

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

The third order of business is the approval of the minutes of the March 8, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the Financing Matters. Section A is the consideration of the Engineer's Report. A copy of the report is enclosed for your review. Section B is the consideration of the Master Assessment Methodology for Assessment Area Five. A copy of the report is enclosed for your review. Section C is the consideration of Resolution 2022-11 declaring special assessments and Section D is the consideration of Resolution 2022-12 setting a public hearing for assessments. The Resolutions are enclosed for your review.

The fifth order of business is the consideration of Resolution 2022-13 bond delegation resolution. A copy of the resolution is enclosed for your review and the supporting exhibits will be available at the meeting for reference.

The sixth order of business is the consideration of Resolution 2022-14 approving the proposed Fiscal Year 2023 budget and setting a public hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is the review and acceptance of the Fiscal Year 2021 audit report. A copy of the report is enclosed for your review.

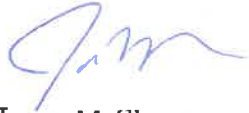
The eighth order of business is the consideration of the G-17 Disclosure letter from FMSBonds. A copy of the letter is enclosed for your review.

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

The tenth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval. Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the 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 discussion of the general election qualifying period and procedure enclosed for your review. Sub-Section 5 is the designation of November 8, 2022 as the landowners' meeting date. The instructions, sample agenda and landowners' proxy is enclosed for your review.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. M. Showe', with a stylized, cursive script.

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, March 8, 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	Vice Chairman
Mike McQuarrie	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

Jason Showe	District Manager
George Flint	GMS
Kristen Trucco	District Counsel
Christine Baxter (<i>via phone</i>)	District 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 District staff and the Board are present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 8, 2022 Meeting

Mr. Showe: The minutes of the February 8, 2022 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 February 8, 2022 Meeting as presented were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Property Conveyance Resolutions****A. Resolution 2022-07 – Parcel K Phase 1****B. Resolution 2022-08 – Parcel K Phase 2**

Mr. Showe: We have two resolutions for conveyances; one for Parcel K, Phase 1 and the other for Parcel K, Phase 2. We can let Counsel go through those.

Ms. Trucco: Absolutely. Thanks, Jason. The documents attached to each of these resolutions are the same, but the tracts and improvements listed vary by plat for each resolution. I will go through the first one. Resolution 2022-07 approves the conveyance of real property tracts and improvements from the developer to the District. These conveyances were part of the original development for the CDD including the recorded plat. Attached to the resolution, are the actual conveyance documents with a Special Warranty Deed and Bill of Sale. Those two documents transfer the real property and improvements from the developer to the District. Following that is an agreement regarding taxes and Owner's Affidavit. Those are promises from developer that there are no outstanding taxes nor encumbrances on the real property or improvements that would hinder the ability of the District to own and maintain those. Following those two agreements is a Certificate of the District Engineer. This is a requirement under the initial bond documents including the Acquisition Agreement for the CDD. The requirement is that the District Engineer certify that this conveyance was contemplated by the original plans for the District to own and that the real property tracts and improvements have met all of the requirements of the District with regard to approvals, permitting, etc. This first resolution is regarding real property tracts and improvements for Parcel K, Phase 1. We have also ordered title work for all of these tracts. My office will review that title work and make sure that there is in fact no liens or encumbrances. If you have any questions, I can take them now. Otherwise, we are just looking for a motion to adopt Resolution 2022-07 for the Parcel K, Phase 1 conveyances.

On MOTION by Mr. McQuarrie seconded by Mr. Kraljev with all in favor Resolution 2022-07 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for Parcel K Phase 1 was adopted.

Ms. Trucco: The next resolution is Resolution 2022-08 for the conveyance of real property tracts and improvements in Parcel K, Phase 2. You will see the same exact documents

attached to this resolution, but different tracts and improvements are referenced. If you would like, I can go through them individually. We ordered title work on this and are required to have the District Engineer sign off before this is finalized. As part of this, we also need a motion to adopt Resolution 2022-08.

Mr. Kraljev MOVED to adopt Resolution 2022-08 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for Parcel K Phase 2 and Mr. McQuarrie seconded the motion.

Mr. McQuarrie: Christy, have you reviewed all of the legal descriptions and documents?

Ms. Baxter: I believe that these are in for review. We will let you know if we have any comments. Typically, these are all squared away once they come to us. I don't have comments.

Ms. Trucco: You can do a motion to approve in substantially final form, subject to Christy's sign off.

Mr. McQuerrie: I agree. We just want another set of eyes.

On MOTION by Mr. Kraljev seconded by Mr. McQuerrie with all in favor amending the prior motion to adopt Resolution 2022-08 Accepting the Conveyance of Real Property and Improvements from Lennar to the District for Parcel K Phase 2 in substantial form subject to review and confirmation of the necessary approved parcels was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Showe: This is the start of the bond process for the final phase of the project. The first item is the consideration of the Engineer's Report. The one that we did last February is still valid and covers all of the areas and the costs are valid.

B. Consideration of Master Assessment Methodology Report for Assessment Area Five

Mr. Showe: We also re-did the Master Assessment Methodology Report for the new issue. We will note that obviously like all of our issues, this is a Master Methodology that contemplates all of the improvements being bonded. We don't expect that will happen, but we

do that for maximum flexibility of the Board. So, we can take any questions or comments on either of those reports should the Board have any.

Mr. Kraljev: Which area is this?

Mr. Showe: Parcel K, Phase 3.

Mr. Kraljev: So, there were two assessment areas for Parcel K.

Mr. Showe: Yes.

Mr. Kraljev: One was for Phases 1 and 2 and this will be for Phase 3.

Mr. Showe: Correct.

Mr. Kraljev: I just didn't see it on there.

Mr. Bonin joined the meeting.

Mr. Showe: We can take any questions, changes or comments on the methodology or Engineer's Report.

Mr. Kraljev: Is it consistent with prior ones?

Mr. Showe: Yes. It is the same way that we have done it. When we get closer to actually having numbers and knowing where the bonds are going to be, you will get a supplemental that will tie correctly to what we are going to assess. This contemplates that all of the improvements are included.

On MOTION by Mr. Kraljev seconded by Mr. McQuerrrie with all in favor the Engineers Report and Master Assessment Methodology Report for Assessment Area Five were approved.

C. Consideration of 2022-09 Declaring Special Assessments

Mr. Showe: The next part of the process is to declare these special assessments.

Ms. Trucco: Like Jason is saying, this is the first step in the bond issuance process. First, we have to declare the levying of the special assessments on the property. This resolution does just that. We are going to declare assessments in the amount of \$6.945 million and those assessments are going to be used to repay the Series 2022 bonds to construct the project as specified in the Engineer's Report. The methodology for the assessments is what was set forth in the Assessment Methodology Report that the Board just approved. Again, this is just the first step in the bond issuance process, declaring special assessments on the property to be levied.

Mr. Kraljev: Will that amount be divided per homes like in Parcels K-1 and K-2?

Mr. Showe: Typically, you would want to match them up.

Mr. Kraljev: Would or would not?

Mr. Showe: You would.

Mr. Kraljev: Okay, so that will happen.

Mr. Showe: I believe that's the intent. We want to give maximum flexibility in case market conditions change or there are some other outstanding items.

Ms. Trucco: Page 15 shows the per allocation of assessments per house and unit. As Jason said, this will be supplemented further on in the bond issuance process.

Mr. Showe: Right.

Mr. Kraljev: Thank you.

Ms. Trucco: I just need a motion to adopt Resolution 2022-09.

On MOTION by Mr. McQuerrie seconded by Mr. Kraljev with all in favor Resolution 2022-09 Declaring Special Assessments was adopted.
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D. Consideration of Resolution 2022-10 Setting a Public Hearing for Special Assessments

Ms. Trucco: The following resolution is also a requirement under Florida Statutes. We are required to hold the public hearing, so all members of the public can come forward and provide any comments or objections to the levying of assessments in accordance with the Assessment Methodology Report, in order to construct the project that is detailed in the Engineer's Report. So, this is a resolution actually setting the public hearing regarding the bond issuance.

Mr. Showe: Yes, it would be our recommendation to set that hearing for your regular May meeting on May 10, 2022. We must have enough time to send out those mailed notices to the property owners.

Mr. Flint: I think you want to move the entire meeting just to meet the 30 days and not wait until May. We will see if the Board is available the next week.

Mr. Showe: Is there availability for the Board the week of April 18th or the 25th? The 26th would be tight.

Mr. Bonin: I'm available on Tuesday, April 19th.

Mr. McQuerrie: Will it be here?

Mr. Showe: We can do it here. You have a regularly scheduled meeting on April 12th and we would likely just cancel that one and advertise the one for the 19th.

Mr. Bonin: Let's make it the 19th at 4:00 p.m.

Mr. Showe: We should be able to coordinate that. The motion would be to approve Resolution 2022-10 with the date of the public hearing for April 19th.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor Resolution 2022-10 Setting a Public Hearing for Special Assessments on April 19, 2021 at 4:00 p.m. at this location was adopted.

E. Consideration of Resolution 2022-11 Bond Delegation Resolution

Mr. Showe: We will hold this resolution until the April meeting.

SIXTH ORDER OF BUSINESS

**Discussion of Proposal from Turf Scoop
to Provide Pet Waste Removal Services**

Mr. Showe: We received a request from a resident to provide waste removal at the dog parks. We are not really sure if we want to recommend this at this point, but we wanted to present it to the Board as just an option.

Mr. Scheerer: His concern is even though we provide a beautiful park, the pet waste bags and pet waste station to throw it away, there are still those folks that use the dog park that don't pick up after their pet.

Mr. Bonin: Is there one request?

Mr. Scheerer: One request. Right now, it is wintertime and the grass doesn't grow and we are not really mowing. As the Bahia starts to take off here in the next month, we will have mowers out there next month on a weekly basis.

Mr. McQuerrie: There will be a lot more rain.

Mr. Scheerer: A lot more rain, but right now that is his concern.

Mr. Showe: I don't know that we recommend it personally

Ms. Diaz: In my building, they do DNA tests on every dog.

Mr. Scheerer: They have a washdown station. They have everything that they need at that dog park.

Mr. Showe: Yeah.

Mr. Bonin: Except willing participants.

Mr. Scheerer: Except for mama who sends her kid over with the pet and he says, *"I'm not picking up after my dog."*

Mr. Bonin: I'm not in favor.

Mr. Kraljev: Have you solicited a proposal?

Mr. Showe: He said that he reached out to a company that charges \$105 per month. We didn't do any further investigation at this point. I think it is something that we can just keep an eye on.

Mr. Bonin: Lets monitor the situation.

Mr. Showe: Okay. No worries.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Real Property Conveyances

Mr. Showe: We don't have any other real property conveyances for the Board to consider.

Ms. Trucco: I think that we are all shored up.

Mr. Bonin: We are all caught up. We just need to go back and audit.

Ms. Trucco: Once we get Christy to sign off, we will record it.

EIGHTH ORDER OF BUSINESS

Consideration of Series 2021 Requisition #2

Mr. Showe: We added Requisition #2 for the Series 2021 bonds. This is just for our annual construction account for \$3,500 for GMS. We can take any questions from the Board or a motion to approve. That is per our contract.

On MOTION by Mr. McQuerrie seconded by Mr. Kraljev with all in favor the Series 2021 Requisition #2 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no updates other than we are proceeding with the bond issuance. The CDD has their own issuer documents. They will be included as part of the Delegation Resolution at the next meeting. We are reviewing any comments that you may have. Otherwise, I have no updates.

B. Engineer

i. Consideration of Proposal for Preparation of Stormwater System Management Report

Mr. Showe: This is for the Stormwater System Management Report that we discussed this at the last meeting that the District needs to do. Do you want to go over that Christy?

Ms. Baxter: Yes. We prepared a proposal based on the requirements provided in the new Statute for the stormwater and fewer elements that you are required to write a report on. The general scope is covered in the proposal that we provided. I believe that the report is due by June 1st of each year.

Mr. Bonin: Who has that proposal?

Mr. Showe: It is in the agenda.

Mr. Kraljev: Christy, did you send that to Lennar or to the District?

Ms. Baxter: It went to the District. It is \$19,500. That is in line with what we are seeing for all of our other Districts in terms of the costs. We wouldn't have to do this for another five years once it is completed. Obviously, the intent would be, as we move forward, to start budgeting some money for these every five years.

Mr. Kraljev: Is it in the budget?

Mr. Showe: No, but according to our financials, we are doing pretty well and it is in line with our current budget. There is enough to accommodate it. Unfortunately, because it is the Florida Statutes, we don't have a lot of choices at this point.

Ms. Trucco: In five years, we just need to supplement the report.

Mr. Showe: Yeah.

Ms. Trucco: It will be another \$19,500 in five years.

Mr. Showe: It would be our recommendation to have the Board approve that proposal. We can obviously take any discussion.

On MOTION by Mr. Kraljev seconded by Ms. Diaz with all in favor proposal from Poulos & Bennett to prepare the Stormwater Needs Analysis Report was approved.
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Mr. Showe: Do you have anything else, Christy?

Ms. Baxter: I don't have anything else for the Board. Thank you.

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

Mr. Showe: In your General Fund, we have Checks 787 through 801 for \$234 and February payroll for \$369.40 for a total of \$234,375.21. The vast majority of that, of about \$180,000 was transferred from the General Fund to the Debt Service Fund. We get those assessments in one check and then we have to write a check to ourselves to transfer it out. We can take any questions or comments on those invoices or a motion to approve.

On MOTION by Mr. Kraljev seconded by Mr. McQuarrie with all in favor the February 1, 2022 through February 28, 2022 Check Register in the amount of \$234,375.21 was approved.

iii. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board. In looking at your General Fund, we are doing better than our projected expenses. Between your next meeting, we are going to start looking at some of the additional striping that needs to be done. We wanted to see how the expenses were going first. We are going to start looking at some additional projects.

Mr. Scheerer: One of the things that I was going to talk about in the Field Report, is we priced out for Parcel 1 the yellow curb markings, arrows and alleyway stuff. We have proposals to do all of that. Like Jason said, we are going to see how we fare with money in the next month or so and will start some of those projects. We will also start looking at some of the other capital items that we have in the budget.

Mr. Showe: Everything else on your financials are good.

iv. Field Manager's Report

Mr. Scheerer: I think things are going well. You will see that we started late last year with OmegaScapes. The Bahia grass area, which is the last island going east on Dowden Road and all of the medians on Storey Time Drive and Storey Park Boulevard, we started letting those seed heads on the Bahia grass pop. It really helped us. We not only jumped on it last year because we have a lot of bare areas, but also a lot of the problematic areas due to the construction. People are driving off of the road. You will start seeing that. We are going to let it grow and cut every other week during the growing season. We won't let it get crazy. We will still edge. That is probably one of the biggest things that you will see. We had some really good

cooperation with the residents regarding their easement agreements. We just worked with a gentleman on Imaginary Way and Storey Time Drive to have that all re-sodded. So, that is probably the biggest change you are going to see. Then of course we talked about the alleyway striping. I guess that I need to get with Teresa on Parcel K and do a sign inventory.

Ms. Diaz: Yes.

Mr. Scheerer: Hopefully, you have all of your signs up. At some point, we will be pricing the No Parking signs. I don't know that I got the No Parking maps for Parcel K. at some point when that is all completed, we should get them, but I think that we have a way to go. We did get with OmegaScapes to take a look at some of the trail areas that you guys were adding between the ponds. We made some minor adjustments to the contract for the 2023 budget. It's not a lot of money per month, but we need to make sure that we are able to maintain both sides of the basketball path.

Mr. Bonin: The boardwalk is coming on soon.

Ms. Diaz: Yes.

Mr. Scheerer: Do we have a trail plan for that? I don't think that I have an overall plan.

Mr. Kraljev: There is a trail plan.

Mr. Showe: I don't know that I have that plan. I will check.

Ms. Diaz: I can send it to you.

Mr. Scheerer: Send me everything.

Mr. Kraljev: It wouldn't hurt for you to have a whole set on file.

Mr. Scheerer: Yeah. I think that I get it in bits and pieces. If you have final plats, give it to me. For the boardwalks themselves, you already have money in the budget. We can just increase it. Are they going to be wood or trex?

Mr. Kraljev: Wood.

Mr. Scheerer: Okay. We know that we will have some ongoing maintenance with the wood. Send me what you have. You can drop a link or whatever you want to do. Like I said, we are working on budgets for 2023, which is coming up. So, I think that we are good budget-wise for everything that's currently in the budget and under contract. We have some areas in Parcel K, but we want to make sure that we have Parcel K finalized. I know that massive stormwater pond in the back will come to us at some point. It's getting better out there construction-wise. We actually have been able to drive down a few of the roads. That's really

all I have. Teresa, I am out all next week, but I will be working. I just won't be here. When I get back, maybe we can get together and take a look at those inventory signs and go from there. Thank you.

TENTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any Supervisor's requests? Hearing none,

TWELFTH ORDER OF BUSINESS

Next Meeting Date – April 12, 2022 at 4:00 PM at Southeast Branch Library

Mr. Showe: We have a meeting for April 12th at the library. We likely will cancel that one since we will be required to have the one on April 19th here. We will leave it for now to make sure that we confirm that with you in advance. If there are no other questions, we need a motion to adjourn.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

Storey Park
Community Development District
ENGINEER'S REPORT

Revision 7 – Parcel K Boundary Expansion

Prepared For
Storey Park Community Development District

Date
February 22, 2021



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

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Appendix

<i>Exhibit 1</i>	<i>Location Map</i>
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Section 1 Introduction

1.2. Location and General Description

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

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

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

1.3. District Purpose and Scope

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

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

Description of Land Use

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

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

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

Section 2 Government Actions

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

Permitting Agencies & Permits Required

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

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

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

Section 3 Infrastructure Benefit

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

- Project wide public benefits
- Incidental public benefits

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

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

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

Section 4 Capital Improvement Plan

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

Opinion for the District's capital improvement plan.

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

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

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

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

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

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

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

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

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

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

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

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

5.2 Stormwater Management

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

5.3 100-Year Floodplain

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

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

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

5.4 Potable Water, Reclaimed Water, & Wastewater Utilities

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

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

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

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

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

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

5.4.1 Potable Water Distribution System

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

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

5.4.2 Reclaimed Water Distribution System

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

5.4.3 Wastewater System

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

5.5 Landscape & Hardscape

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

5.6 Electrical Distribution and Street Lights

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

5.7 Professional and Inspection Fees

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

5.8 Construction Schedule

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

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

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

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

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

Section 6 Ownership and Maintenance

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

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

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

Section 8 Estimate of Probable Capital Improvement Costs

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

Section 9 Conclusions and Summary Opinion

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

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

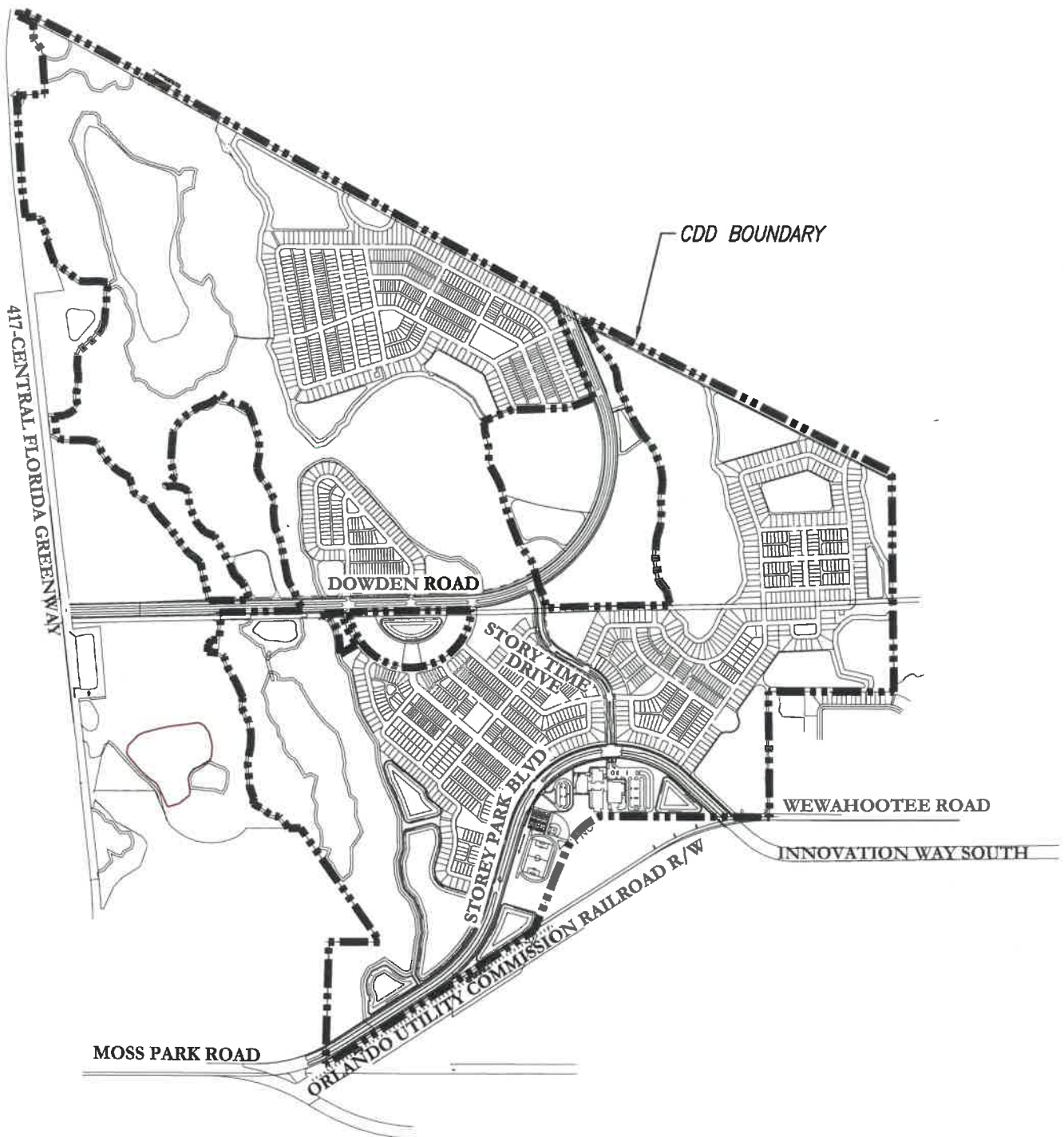
The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost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

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

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

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

Appendix



Location Map

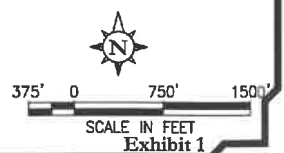
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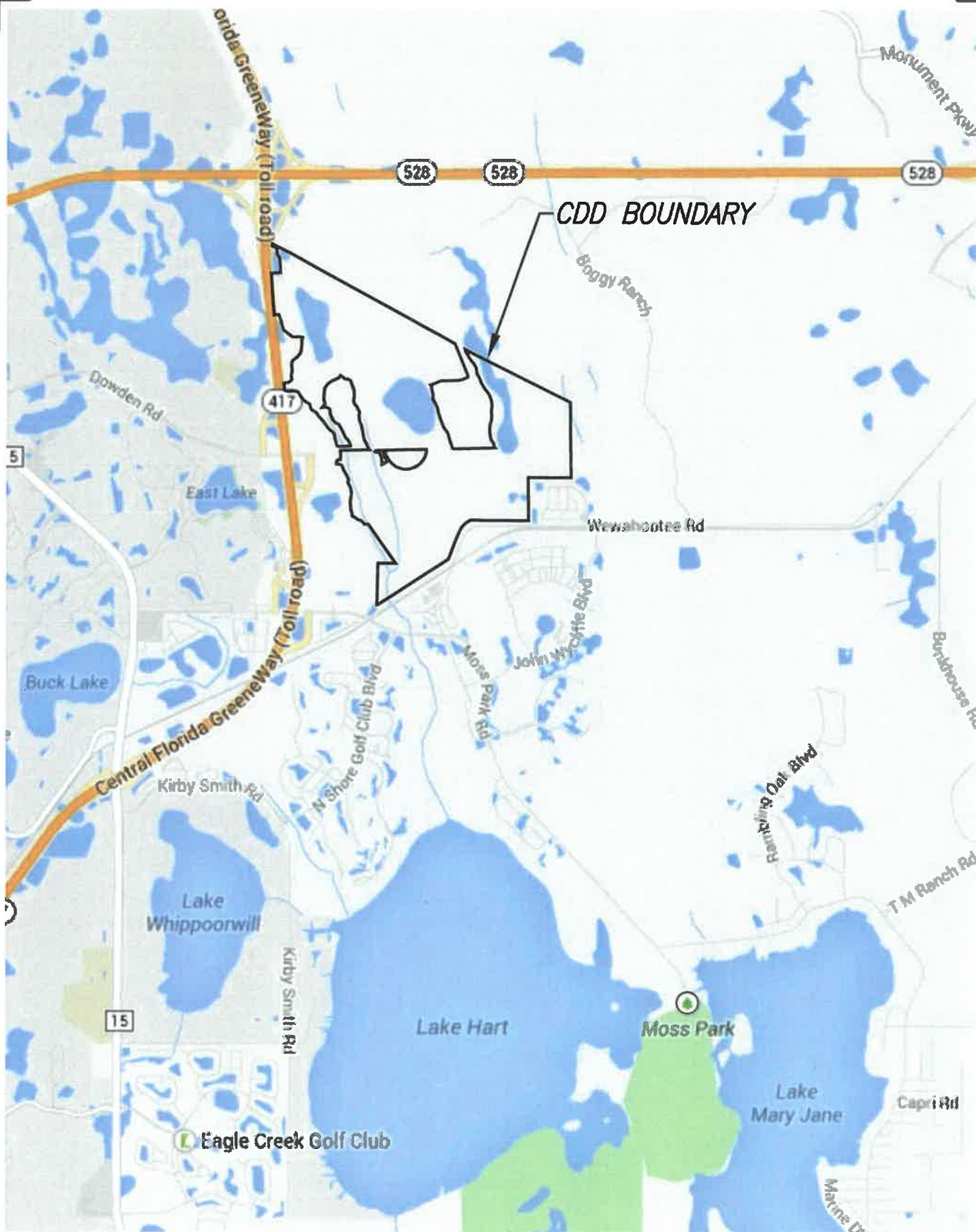
November 18, 2020
P & B Job No.: 12-080

2602 E Livingston St
Orlando, Florida 32803- 407.487.2594

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Vicinity Map

Storey Park Community Development District

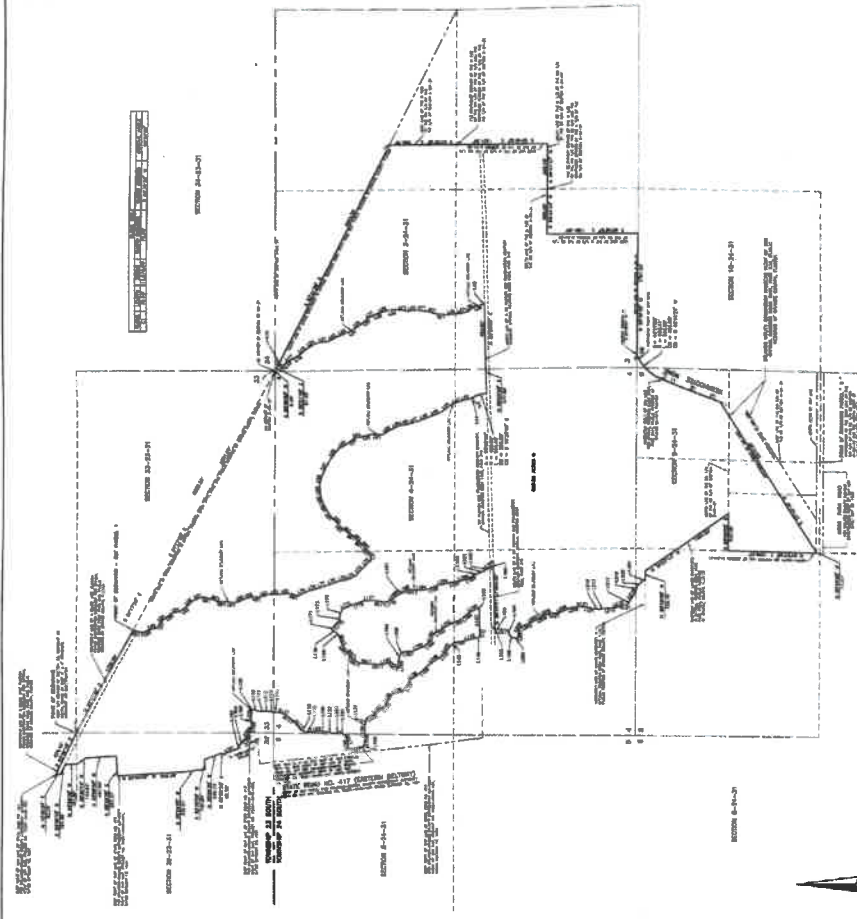
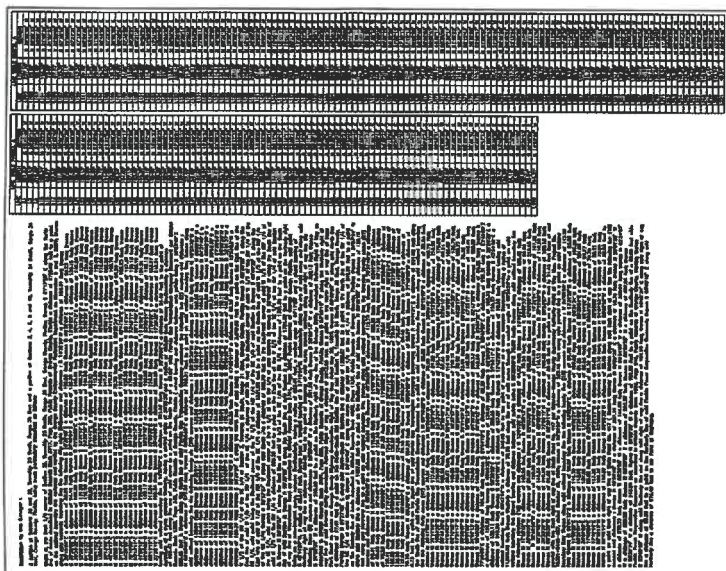
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Orlando, Florida 32803 - 407.487.2594

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ORDINANCE NO. 2020-53

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

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

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

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

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

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

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

ORDINANCE NO. 2020-53

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

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

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

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

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

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

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

ORDINANCE NO. 2020-53

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

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

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

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


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

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

BY THE MAYOR OF THE CITY OF
ORLANDO, FLORIDA:


Mayor

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


City Clerk
Stephanie Herdovia
Print Name

City Council Meeting: 11-9-2020

Item: 12-3 Documentary: 201091203

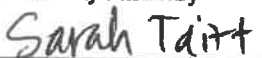
Page 3 of 4

Storey Park CDD Boundary Amendment Draft (1)

ORDINANCE NO. 2020-53

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


Assistant City Attorney


Print Name

[Remainder of page intentionally left blank.]

EXHIBIT

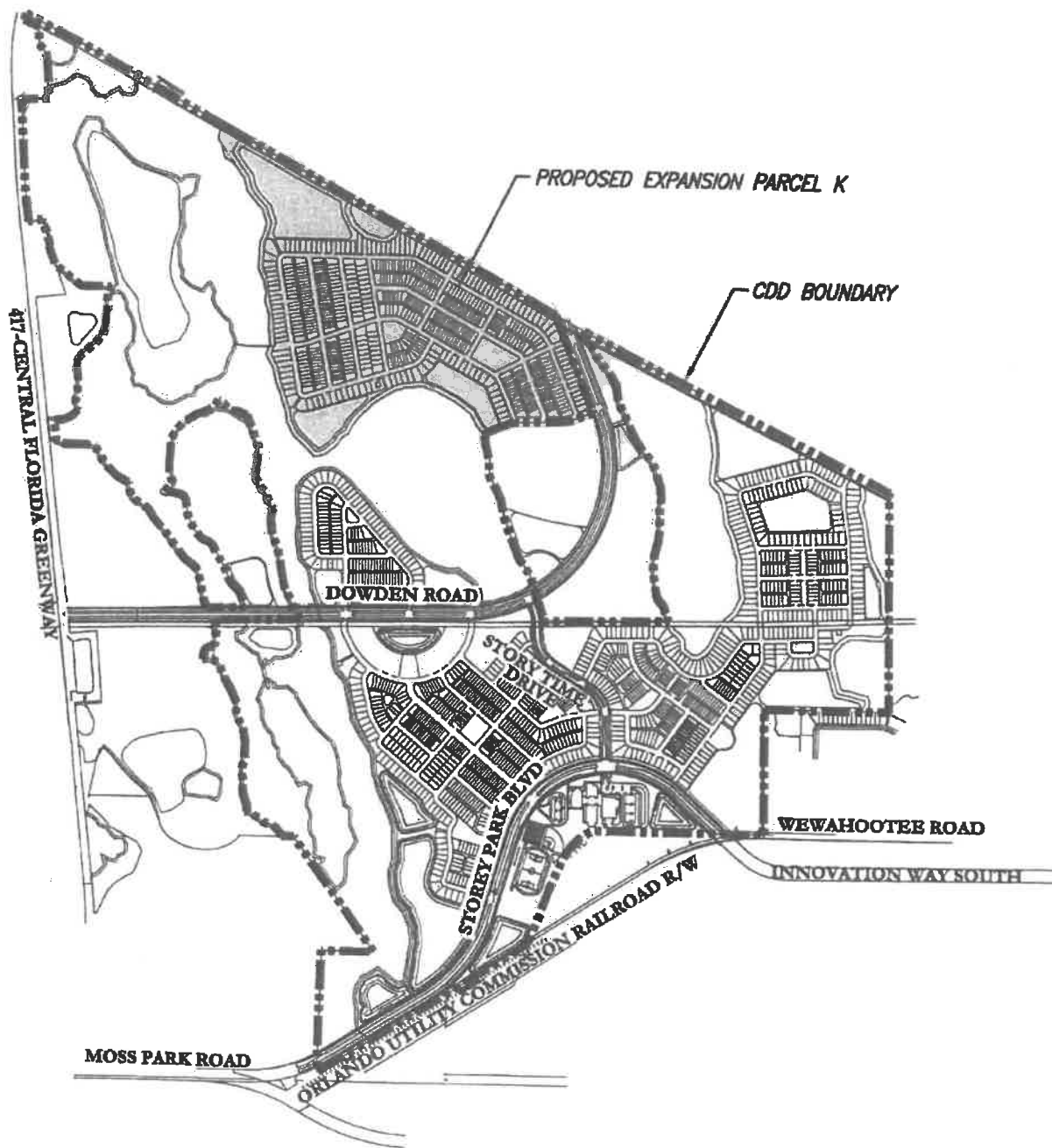
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EXHIBIT 1

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

Location Map

[ATTACHED]



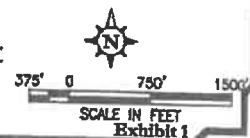
Location Map and Proposed Expansion
Storey Park Community Development District

June 08, 2020
 P&B Job No.: 12-080

2602 E Livingston St.
 Orlando, Florida 32803-407-447-8594

POULOS & BENNETT

www.poulosandbenett.com
 Certificate of Authorization No. 205567



2019/12/10-100 LBS - 100% PLASTIC & 100% POLYESTER 100% LBS

COMPOSITE EXHIBIT 2

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

[ATTACHED]

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

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 260, Public Records of Orange County, Florida a distance of 1720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances : S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00

feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances : N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances : N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of said lands a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the East line of said W 1/2 of the SE 1/4 of the SW 1/4 a distance of 1331.09 feet to a point on the South line of said Section 3; thence N 89°39'25" W along the South line of said Section 3 a distance of 1791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along

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

N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°35'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence leaving said wetland boundary line S 88°47'51" W a distance of 342.85 feet to the point of curvature of a curve concave Southerly, having a radius of 11,076.00 feet; thence Westerly a distance of 78.90 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.90 feet); thence along said wetland boundary line the following nineteen (19) courses and distances : N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 26°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'52" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances : N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence

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

LESS AND EXCEPT:

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

Begin at the Northeast corner of Tract "D", Storey Park - Phase 1 according to the plat thereof recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida, said point being on the Easterly right of way line of Literature Way as shown on said plat; thence along the Easterly, Southerly and Westerly right of way line of said Literature Way the following six (6) courses and distances : South 04°29'50" East, a distance of 23.14 feet to a point of curvature of a curve concave Westerly, having a radius of 270.00 feet and a central angle of 16°56'23"; thence Southerly, a distance of 79.83 feet along the arc of said curve to a point of compound curvature of a curve concave Northerly, having a radius of 644.67 feet and a central angle of 141°20'15"; thence Westerly, a distance of 1590.28 feet along the arc of said curve to the point of tangency of said curve; thence North 26° 13' 13" West, a distance of 116.22 feet to a point of curvature of a curve concave Easterly, having a radius of 170.00 feet and a central angle of 24°47'35"; thence Northerly, a distance of 73.56 feet along the arc of said curve to the point of tangency of said curve; thence North 0° 1'25 '37" West, a distance of 50.04 feet to a point on the North

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

Containing 13.68 acres, more or less.

AND

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

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

Containing 1.26 acres, more or less.

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

TOGETHER WITH:

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

COMMENCE at the Southeast Corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence North $61^{\circ}17'20''$ West, a distance of 279.85 feet along the North line of lands described in Official Records Book 3717, pages 250 through 253, of the Public Records of Orange County, Florida to the POINT OF BEGINNING; thence departing said North line South $22^{\circ}12'36''$ East, a distance of 1,103.32 feet to a point of curvature of a curve concave Westerly, having a radius of 1512.50 feet and a central angle of $00^{\circ}06'30''$; thence Southeasterly along the arc of said curve a distance of 2.86 feet to a point; thence South $67^{\circ}47'24''$ West, a distance of 228.29 feet to a point of curvature of a curve concave Northerly, having a radius of 286.00 feet and a central angle of $19^{\circ}54'48''$; thence Westerly along the arc of said curve a distance of 99.40 feet to a point of tangency; thence South $87^{\circ}42'12''$ West, a distance of 505.14 feet to a point of curvature of a curve concave Northerly, having a radius of 65.00 feet and a central angle of $31^{\circ}24'40''$; thence Westerly along the arc of said curve a distance of 35.63 feet; thence South $67^{\circ}47'24''$ West, a distance of 299.83 feet; thence South $48^{\circ}54'44''$ West, a distance of 50.00 feet thence North $41^{\circ}05'16''$ West, a distance of 111.87 feet; thence North $29^{\circ}11'40''$ West, a distance of 163.19 feet; thence North $52^{\circ}46'17''$ West, a distance of 206.40 feet; thence North $63^{\circ}14'11''$ West, a distance of 245.10 feet; thence North $73^{\circ}45'11''$ West, a distance of 136.18 feet; thence South $85^{\circ}13'46''$ West, a distance of 179.40 feet; thence South $72^{\circ}10'08''$ West, a distance of 106.20 feet; thence South $60^{\circ}11'14''$ West, a distance of 147.37 feet; thence South $55^{\circ}25'40''$ West, a distance of 127.36 feet; thence South $44^{\circ}31'57''$ West, a distance of 113.56 feet; thence South $45^{\circ}41'54''$ West, a distance of 102.13 feet; thence South $35^{\circ}25'45''$ West, a distance of 112.96 feet; thence South $21^{\circ}07'39''$ West, a distance of 79.10 feet; thence South $55^{\circ}58'24''$ West, a distance of 94.39 feet; thence South $27^{\circ}34'25''$ West, a distance of 70.38 feet; thence South $48^{\circ}50'15''$ West, a distance of 80.30 feet; thence South $49^{\circ}41'04''$ West, a distance of 100.70 feet; thence South $77^{\circ}47'54''$ West, a distance of 110.91 feet; thence North $42^{\circ}44'17''$ West, a distance of 138.30 feet; thence North $45^{\circ}50'13''$ West, a distance of 186.39 feet; thence North $24^{\circ}37'37''$ West, a distance of 147.44 feet; thence North $10^{\circ}13'46''$ West, a distance of 128.44 feet; thence North $18^{\circ}52'05''$ West, a distance of 173.66 feet; thence North $20^{\circ}07'53''$ West, a distance of 146.55 feet; thence North $13^{\circ}03'16''$ West, a distance of 149.20 feet; thence North $27^{\circ}20'15''$ West, a distance of 159.90 feet; thence North $21^{\circ}09'32''$ East, a distance of 112.69 feet; thence North $05^{\circ}47'23''$ West, a distance of 162.38 feet; thence North $00^{\circ}19'09''$ West, a distance of 150.81 feet; thence North $16^{\circ}44'41''$ West, a distance of 152.03 feet; thence North $07^{\circ}06'25''$ East, a distance of 89.96 feet; thence North $13^{\circ}57'50''$ West, a distance of 124.65 feet; thence North $24^{\circ}30'16''$ West, a distance of 144.90 feet; thence North $04^{\circ}19'33''$ East, a distance of 152.59 feet; thence North $03^{\circ}16'49''$ East, a distance of 130.72 feet; thence

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

TOTAL DISTRICT ACREAGE (after Expansion): 993.26 acres

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Illinois
County Of Cook

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

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

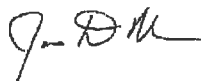


Jeremy Gates

Signature of Affiant

Name of Affiant

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



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6791221

Orlando Sentinel

NOTICE OF PROPOSED ENACTMENT

On Monday November 9, 2020, the Orlando City Council will consider proposed ordinance #2020-53, entitled AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA, GRANTING A PETITION TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, AS INITIATED BY THE DISTRICT'S BOARD OF SUPERVISORS; AMENDING ORDINANCE NO. 2019-50 TO EXPAND THE BOUNDARIES OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT, WHICH IS GENERALLY LOCATED EAST OF STATE ROAD 417 AND NORTH OF MOSS PARK ROAD, IN ACCORDANCE WITH SAID PETITION; PROVIDING FOR SEVERABILITY, CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE. A public hearing on this ordinance will be held during Council's regular meeting beginning at 2:00 p.m. In response to the COVID-19 pandemic and social distancing efforts, members of the public are advised to check the city website for up-to-date information on any changes to the manner in which the meeting will be held and the location. All pertinent information about meeting access and participation instructions will be available on orlando.gov/councilmeeting at least 3 days prior to the meeting. Interested parties are invited to watch the meeting live and may participate by providing public comment during the meeting or submitting written public comment in advance regarding the proposed ordinance. The opportunity to provide public comment on an ordinance is available until the designated public comment portion of the item is closed. This meeting may be viewed live on Orange TV channel 488, on the city's website at orlando.gov/watchonline or the city's YouTube page. Written public comment must include your name, address, phone number and topic. Comments are limited to a maximum of 700 words per item and may be submitted by one of the following: (1) online at orlando.gov/councilcomment; (2) email to cityclerk@orlando.gov; (3) mail to City Clerk, Public Comment, City of Orlando, 400 S. Orange Ave., Orlando FL 32801; or (4) drop off to the 1st floor security station at City Hall. Written public comment received by 9 a.m. on Monday, November 9, 2020 are distributed to Council and attached to the related agenda item for public viewing. Appellants and Parties to Appeals and Quasi-Judicial Hearings must submit their documentary evidence and presentations to orlando.gov/councilcomment by 5 p.m. on Wednesday, November 4, 2020. Documentary evidence and presentations received by 5 p.m. Wednesday, November 4, 2020 are distributed to Council and attached to the related agenda item for public viewing. Items received after the deadline will not be considered at the meeting. All items received are public record. The proposed ordinance may be inspected online at orlando.gov. Anyone who desires to appeal an official decision made at this meeting, if an appeal is permitted by law, may need to obtain a verbatim record of the proceedings that includes the testimony and evidence upon which the appeal is based. The City of Orlando is committed to reasonably accommodating the communication needs of persons with

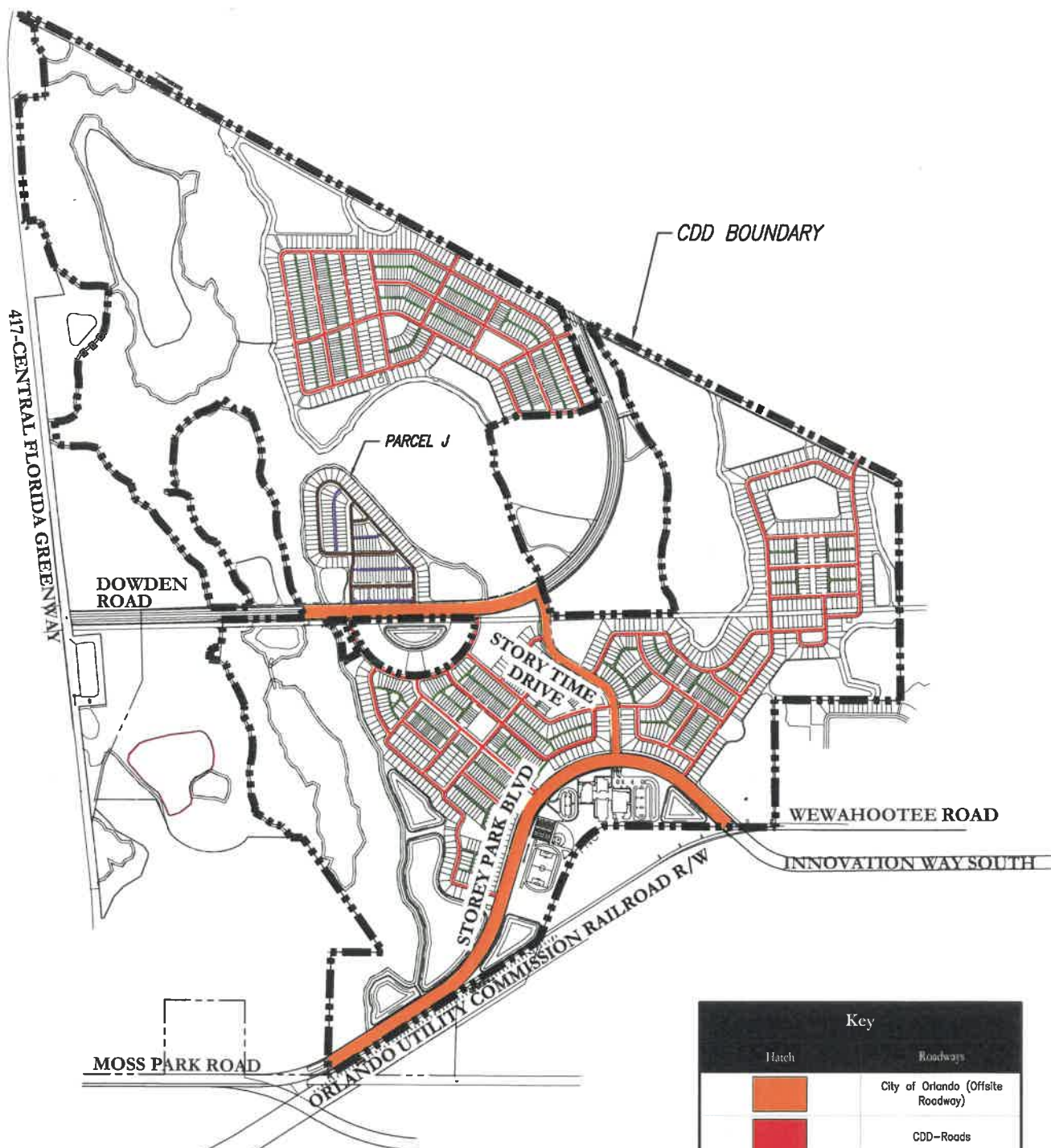
Orlando Sentinel

disabilities. Persons with disabilities who need reasonable accommodations to participate in this meeting, contact no later than 24 hours in advance of the meeting, the City Clerk's Office at 407.246.2251 or cityclerk@orlando.gov.

OS6791221

10/27/2020

6791221



NOTES:

1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THE DISTRICT CAPITAL IMPROVEMENTS PLAN.
3. CDD TO MAINTAIN LANDSCAPE AND IRRIGATION ENHANCEMENT FOR ROADS OWNED BY CITY OF ORLANDO.

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

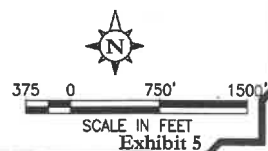
Roadway Ownership Map Storey Park Community Development District

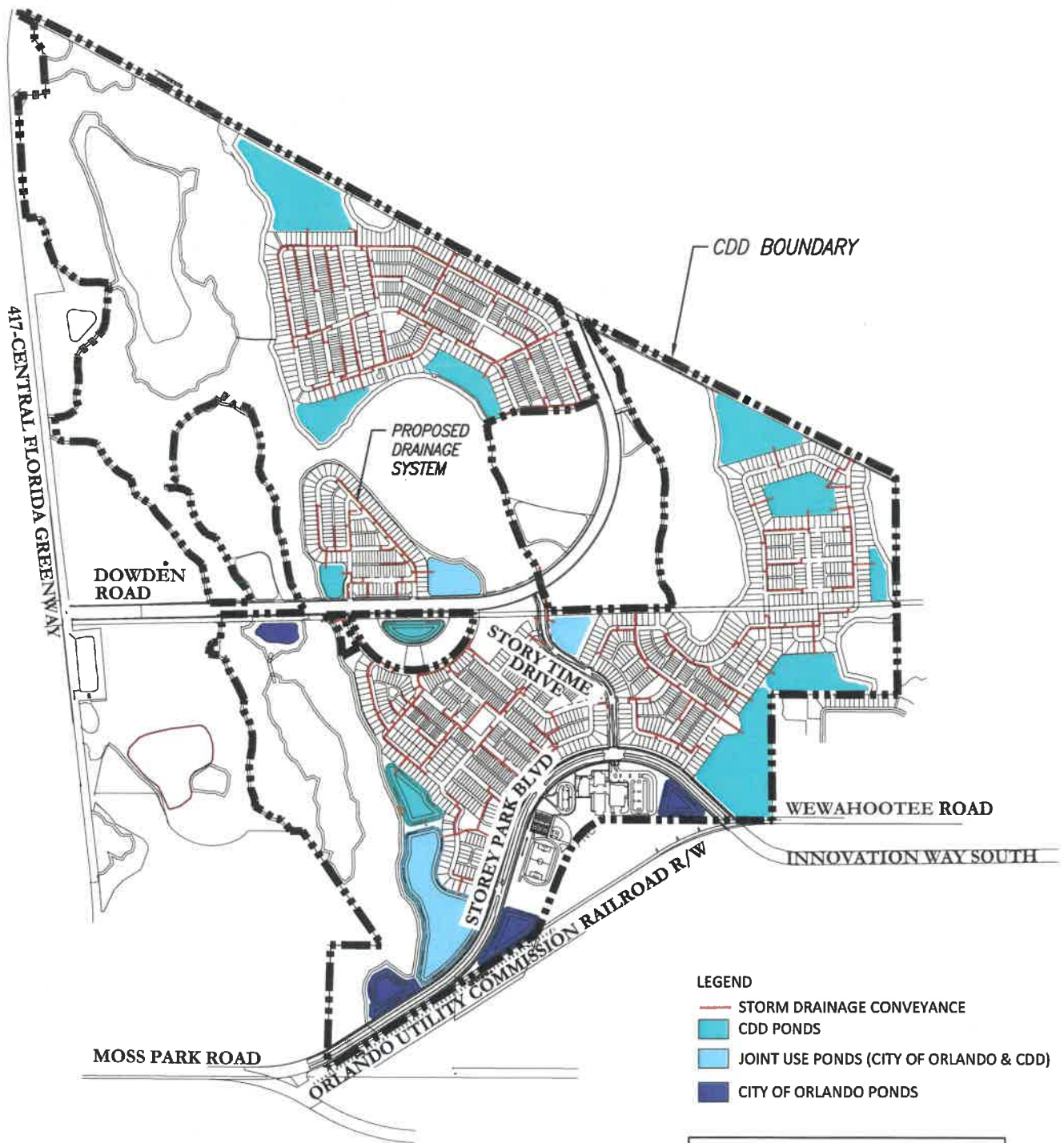
November 18, 2020
P & B Job No.: 12-060

26402 E Livingston St
Orlando, Florida 32803 - 407.487.2594

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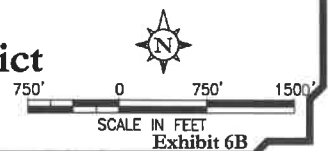
Stormwater Management Map
Storey Park Community Development District

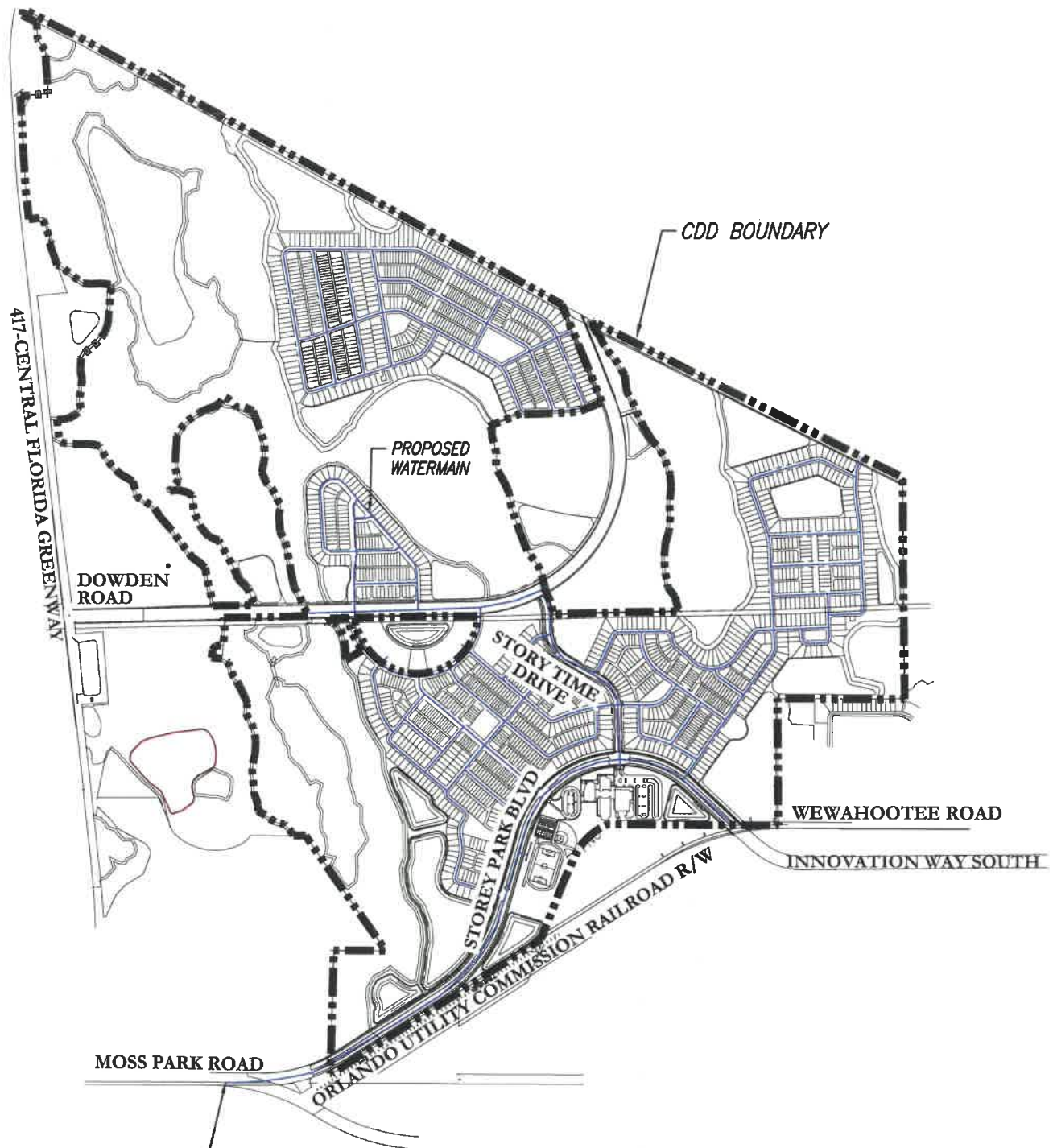
November 18, 2020
P & B Job No.: 12-080

2602 E. Livingston St
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PHASE 1 CONNECTION POINT

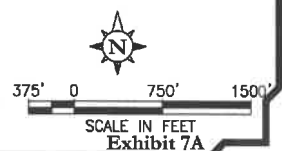
Potable Water Distribution System Map Storey Park Community Development District

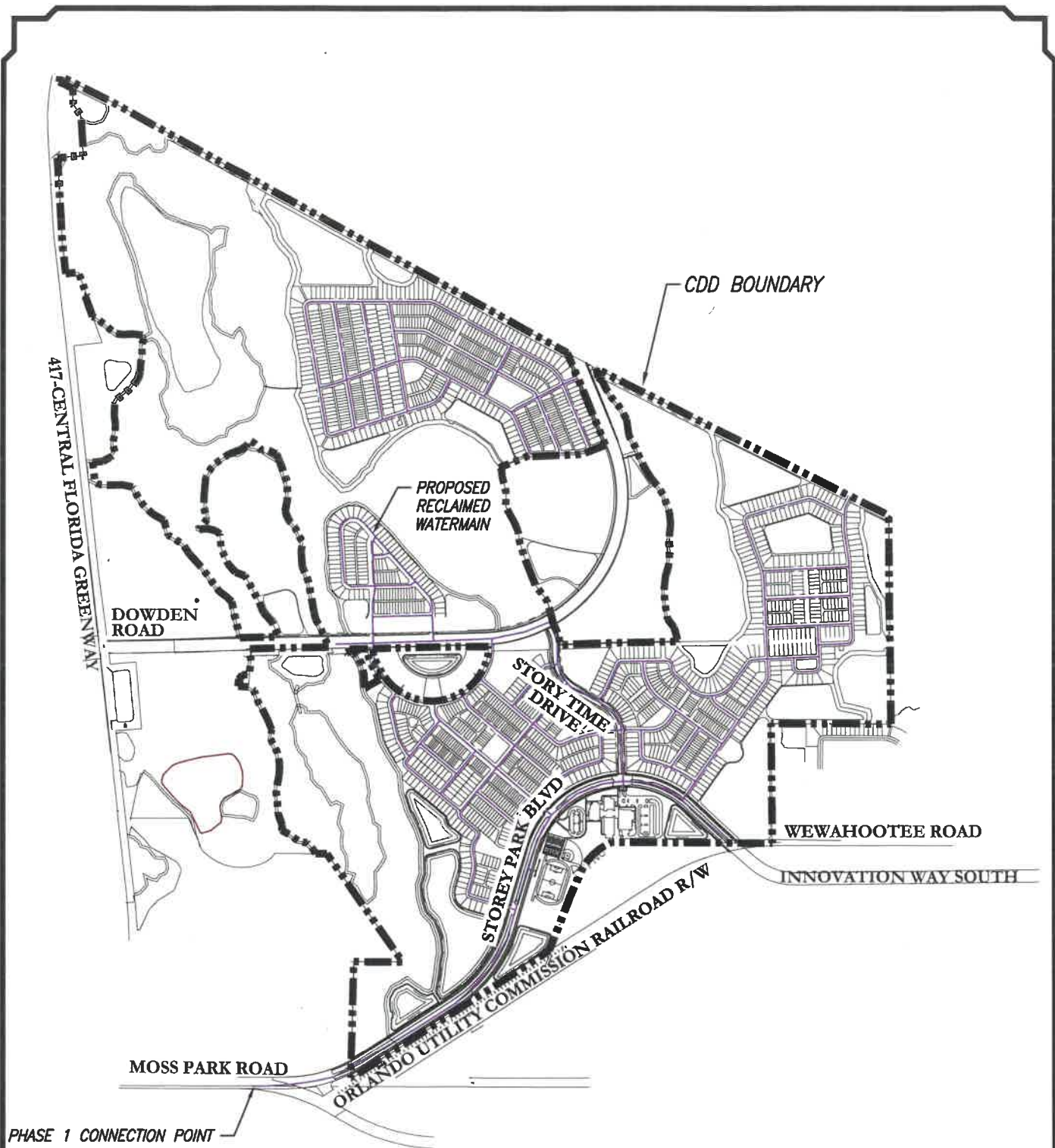
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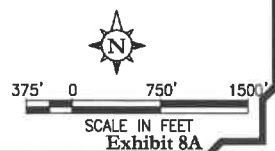
Reclaimed Water Distribution System Map
Storey Park Community Development District

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

2602 E Livingston St
 Orlando, Florida 32803 - 407.487.2594

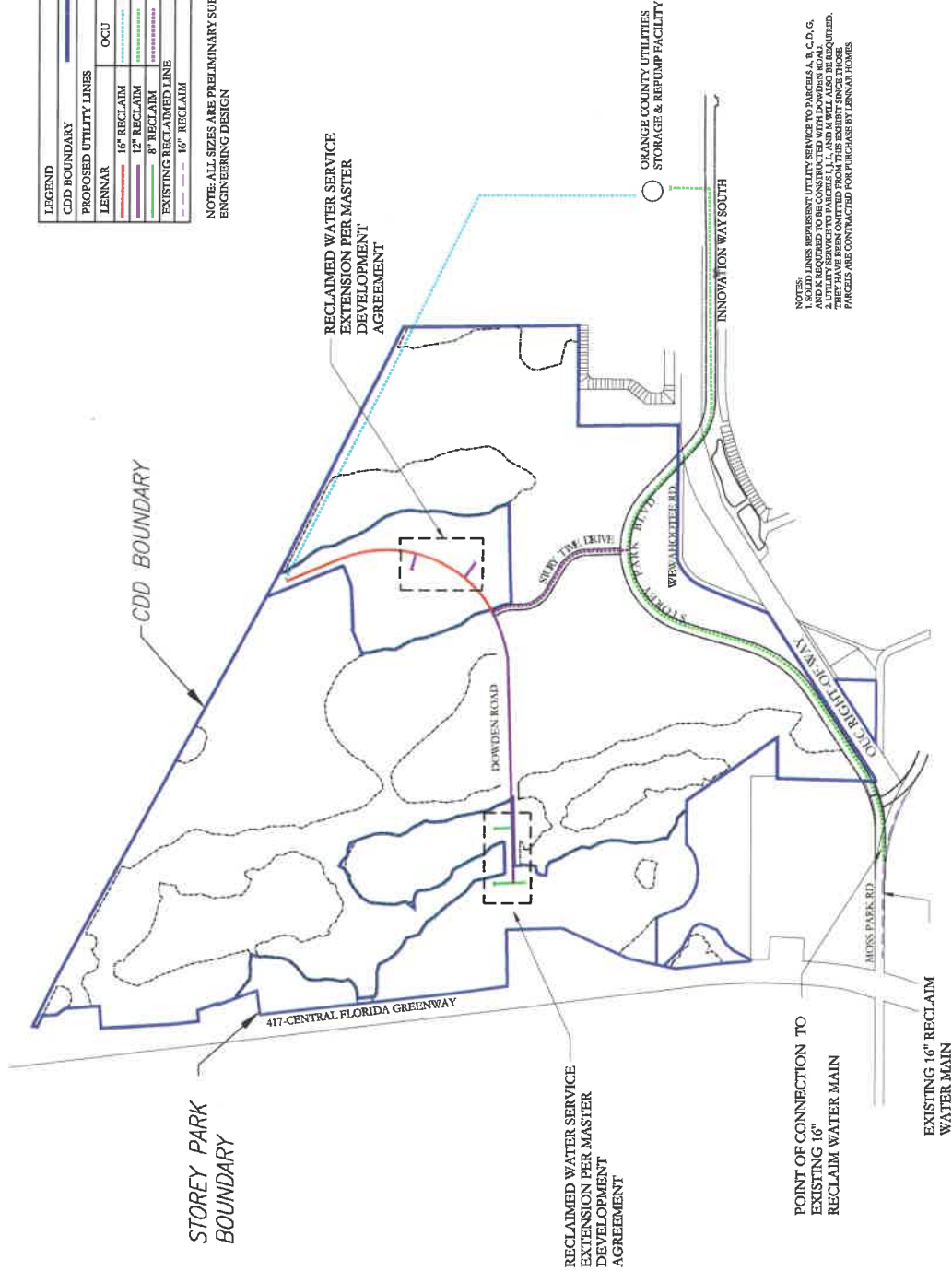
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LEGEND	
CDD BOUNDARY	
PROPOSED UTILITY LINES	
LENNAR	OCU
16" RECLAIM	24" RECLAIM
12" RECLAIM	20" RECLAIM
8" RECLAIM	12" RECLAIM
EXISTING RECLAIMED LINE	
16" RECLAIM	

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



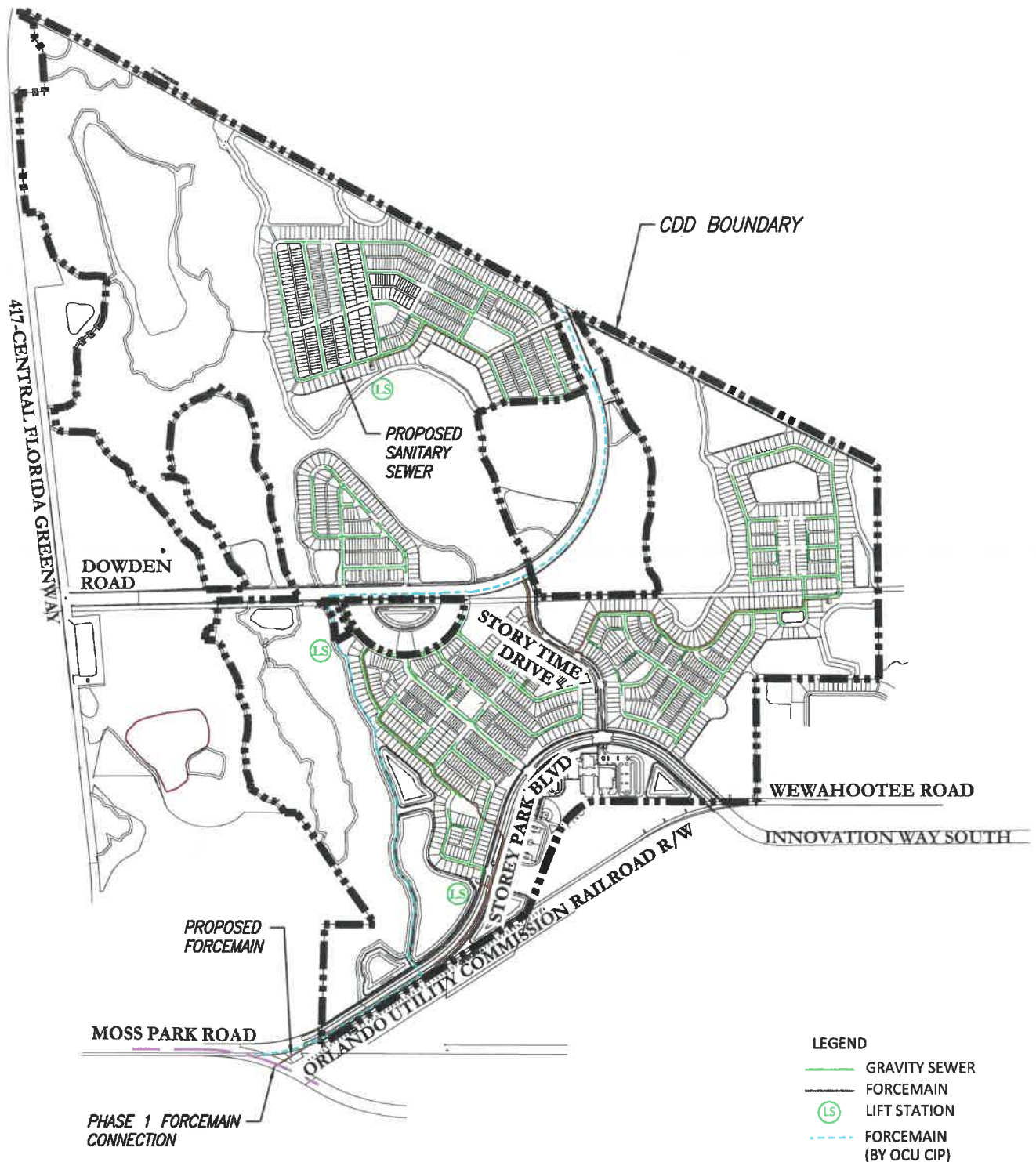
NOTES:
1. SOLID LINES REPRESENT UTILITY SERVICE TO PARCELS A, B, C, D, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND IT WILL ALSO BE REQUIRED.
2. UTILITY SERVICE TO PARCELS 1, 1.1, AND 1.2 WILL ALSO BE REQUIRED.
THEY HAVE BEEN OMITTED FROM THIS EXHIBIT SINCE THOSE PARCELS ARE CONTRACTED FOR PURCHASE BY LANNAL HOMES

Regional Reclaimed Water Infrastructure Improvements

Storey Park

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July 15, 2019
P & B Job No.: 12-080
2-201913-001 EXHIBIT - REGIONAL RECLAIMED WATER INFRASTRUCTURE IMPROVEMENTS
#100372-001



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

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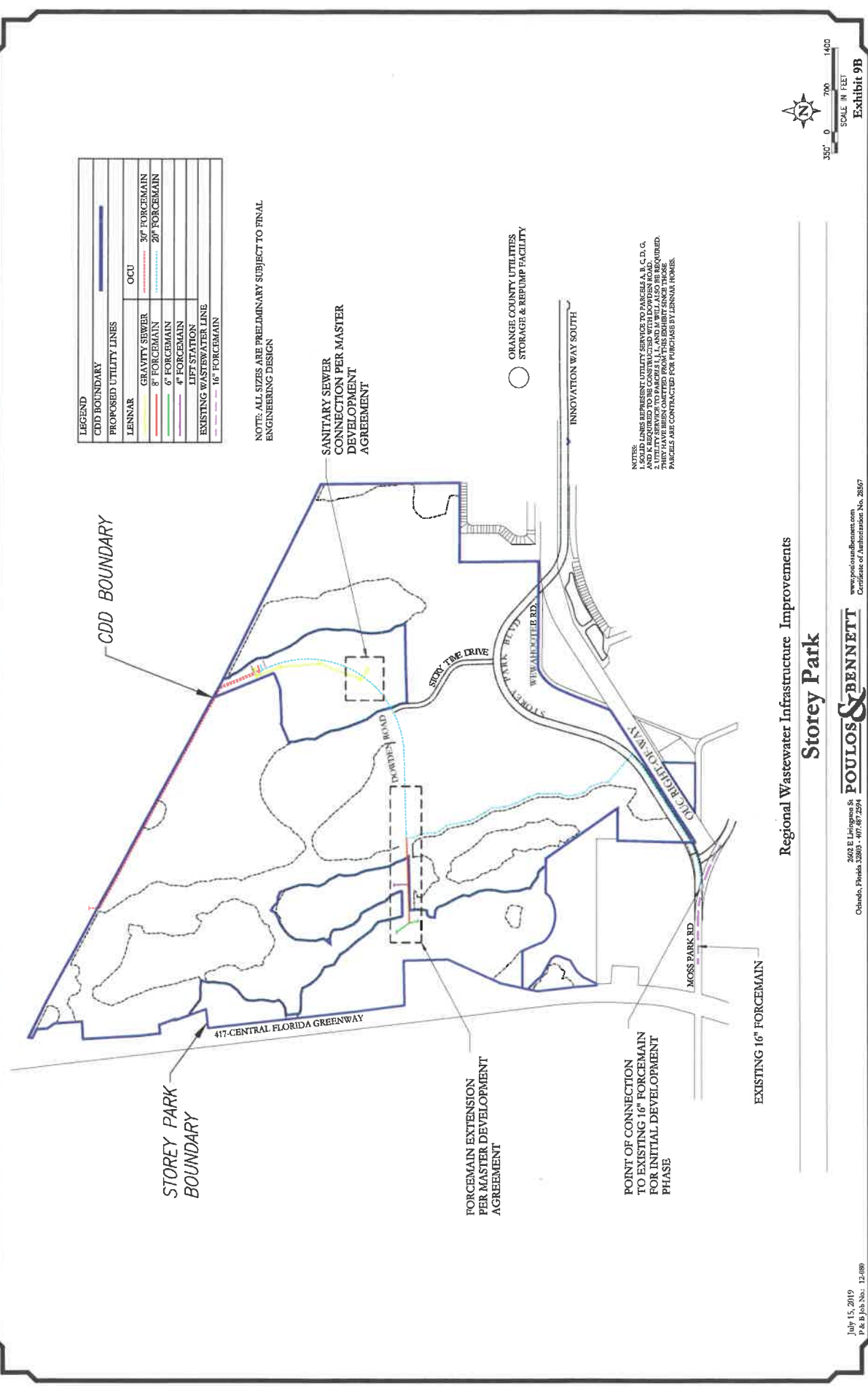
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2/2012/12-080 LDM44 - INNOVATION PLACE/CDD/CDD ENGINEER'S REPORT D01 - WITH PARCEL R/W WASTEWATER SYSTEM MAP

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

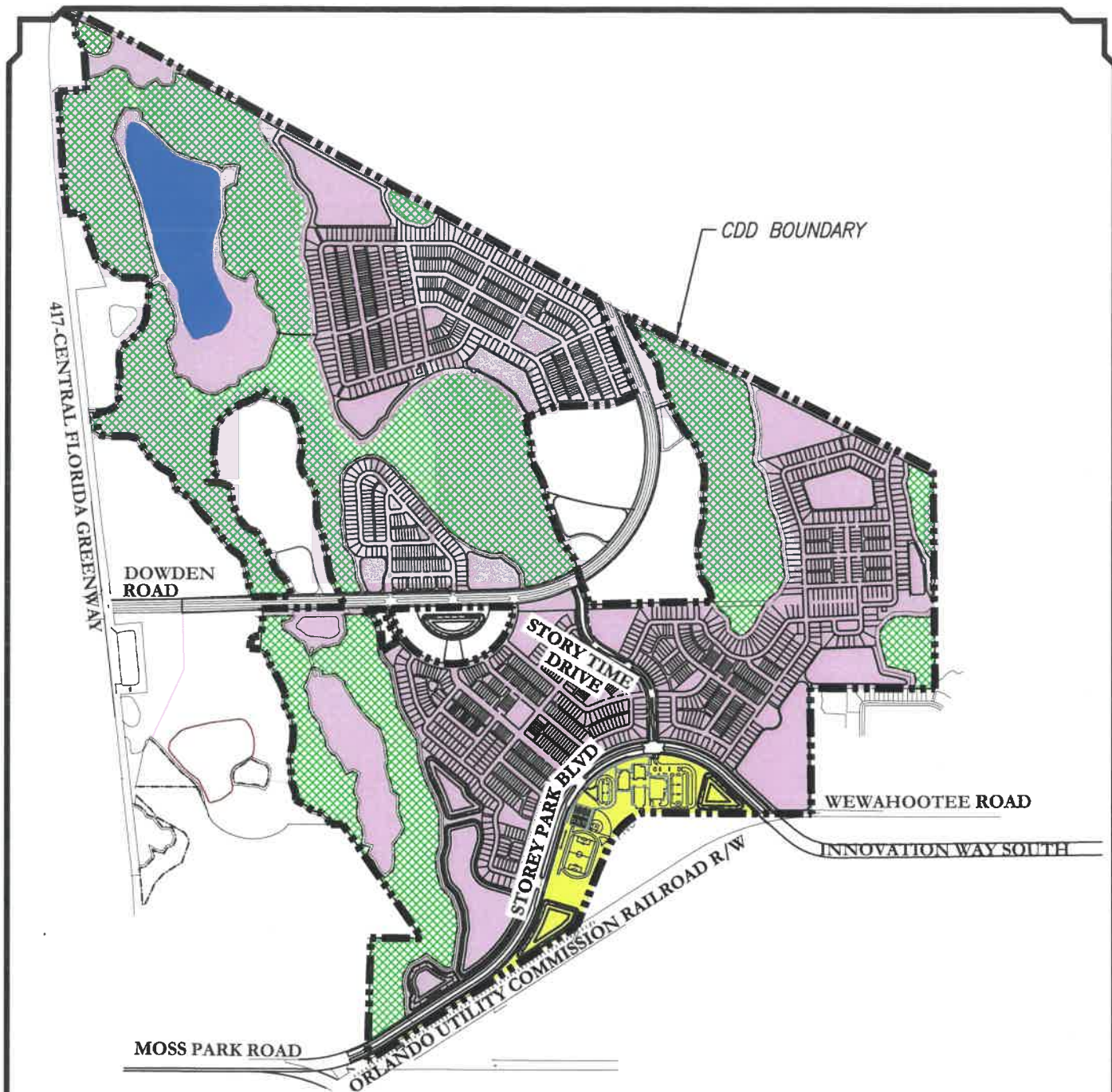
NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN



Regional Wastewater Infrastructure Improvements Storey Park

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July 15, 2019
P & B Job No.: 12-089
2.000013-200 LUMAS - INNOVATION PLACE/2013/200 BONNETT ROAD EDA - WITH FINAL KANAWHA WASTEWATER IMPROVEMENTS



LEGEND

	INTENSITY MIN	INTENSITY MAX	ALLOWABLE USES	ACREAGES
OFFICE LOW INTENSITY	NONE	21 UNITS/AC AND OR 0.40 FAR	RES/OFFICE/PUB/REST INST	549.45 ac
CONSERVATION				342.83 ac
EXISTING LAKE/CONSERVATION (WB)				30.3 ac
ROADS				32.41 ac
SCHOOL SITE				38.27 ac
TOTAL				993.26 ac

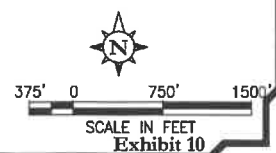
Future Land Use Plan
Storey Park Community Development District

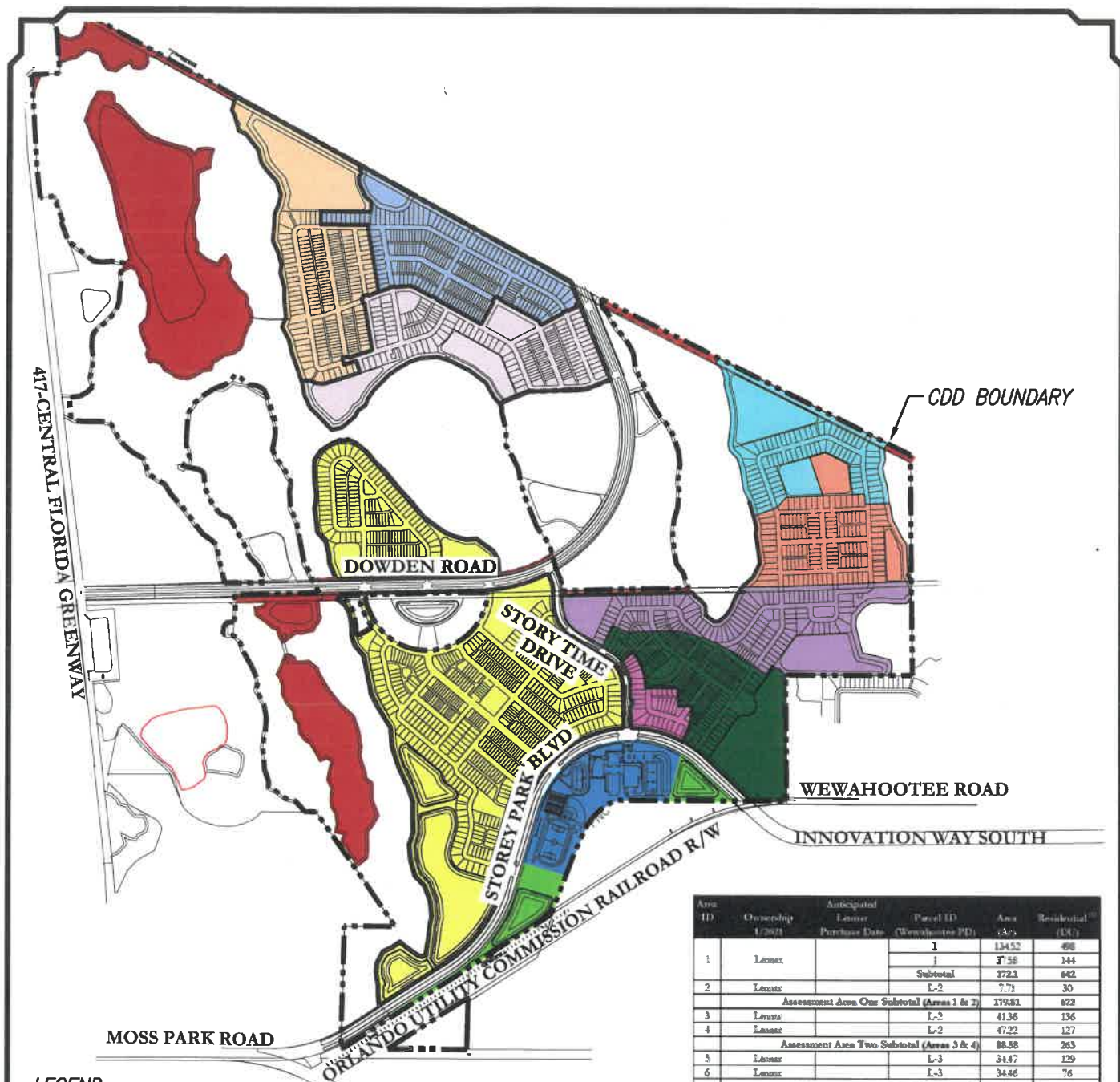
POULOS & BENNETT

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

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LEGEND

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

Area ID	Ownership	Anticipated Lease Purchase Date	Parcel ID (Wevahoootee PD)	Area (Ac.)	Residential ⁽¹⁾ (LU)
1	Leonor		1	134.52	498
			1	37.56	144
			Subtotal	172.1	642
2	Leonor		L-2	7.73	30
			Assessment Area One Subtotal (Areas 1 & 2)	179.83	672
3	Leonor		L-2	41.36	136
4	Leonor		L-2	47.22	127
			Assessment Area Two Subtotal (Areas 3 & 4)	88.58	263
5	Leonor		L-3	34.47	129
6	Leonor		L-3	34.46	76
			Assessment Area Three Subtotal (Areas 5 & 6)	68.93	205
7	Kloss Park Properties	-	H, G2, F	70.52	-
8	OCPs	-	M	25.71	-
9	Leonor		M	12.72	-
10	Leonor		K-5	50.95	160
11	Moss Park Properties	3/2021	K-3	54.13	197
			Assessment Area Four Subtotal (Areas 10 & 11)	105.08	357
12	Moss Park Properties	3/2021	K-3	42.34	251
			Assessment Area Five Subtotal (Area 12)	42.34	251
			Total	393.7	1728

(1) Residential Units are based on the Specific Parcel Lease Plan and PD endorsement.
 (2) Areas 1 and 2 continued represent the Assessment Area One as detailed in the Master Assessment Methodology prepared by Government Management Services Central Florida.
 (3) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Government Management Services Central Florida. Assessment Area Three was revised in the 5/1/18 Engineer's Report Revision 4 Update to include Area 7. Areas 5 and 6 only now represent Assessment Area Three.
 (4) Engineer's Report Revision 7 includes removing the contribution from Area 1 (64.64 ac, 30 MP units and 62,000 SF area) and adding Parcel K-3 Areas 10-12.
 (5) Areas 10 and 11 continued represent the Assessment Area Four as detailed in the Master Assessment Methodology prepared by Government Management Services Central Florida.

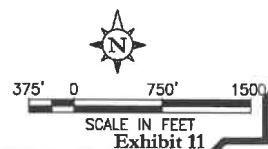
Land Ownership Map Storey Park Community Development District

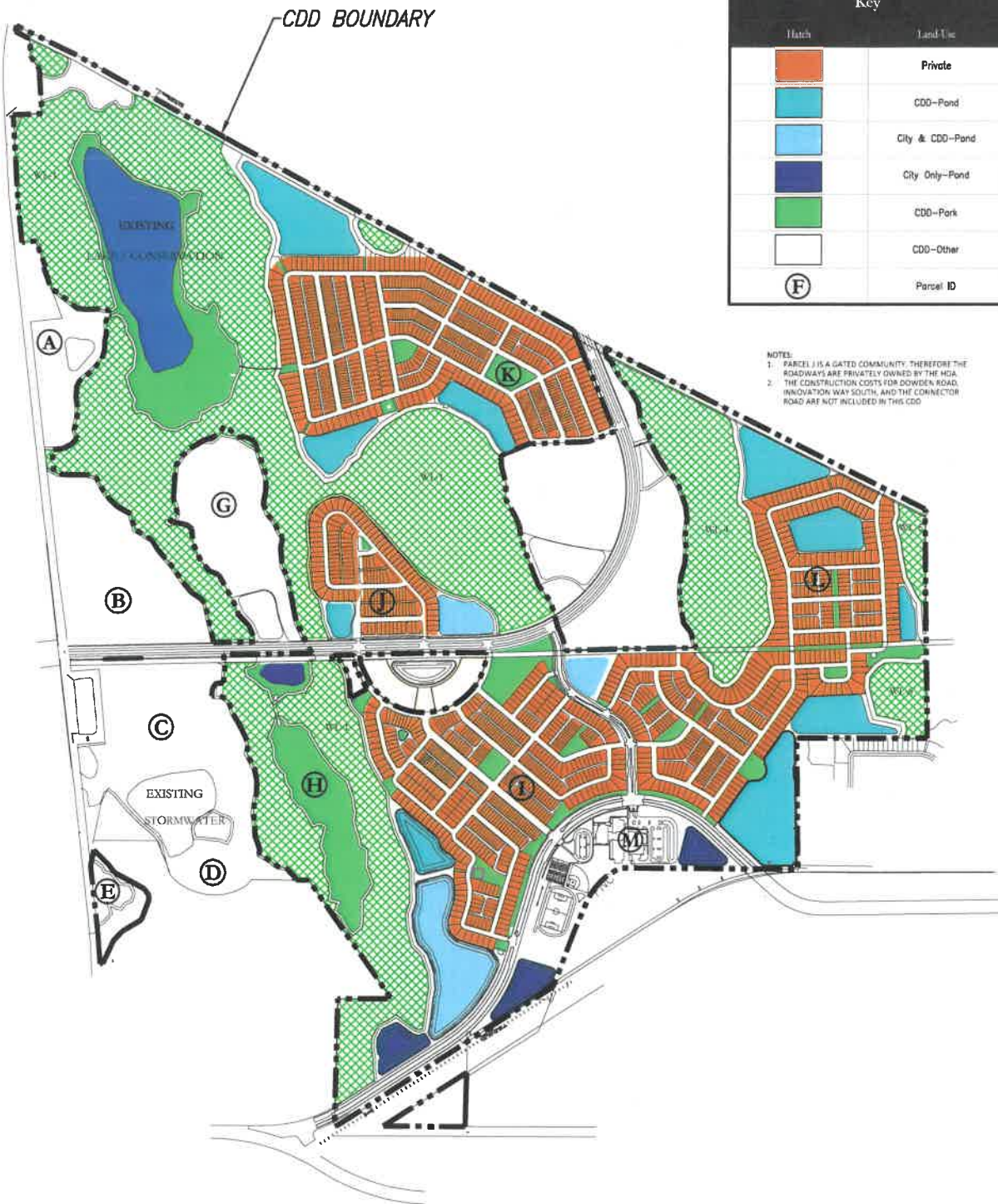
POULOS & BENNETT

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

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

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

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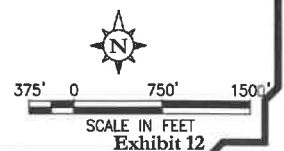


Exhibit 13

Storey Park

Cost Opinion for Community Development District Capital Improvement Plan

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

Notes:

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

Exhibit 14

**Storey Park
Permit Status**

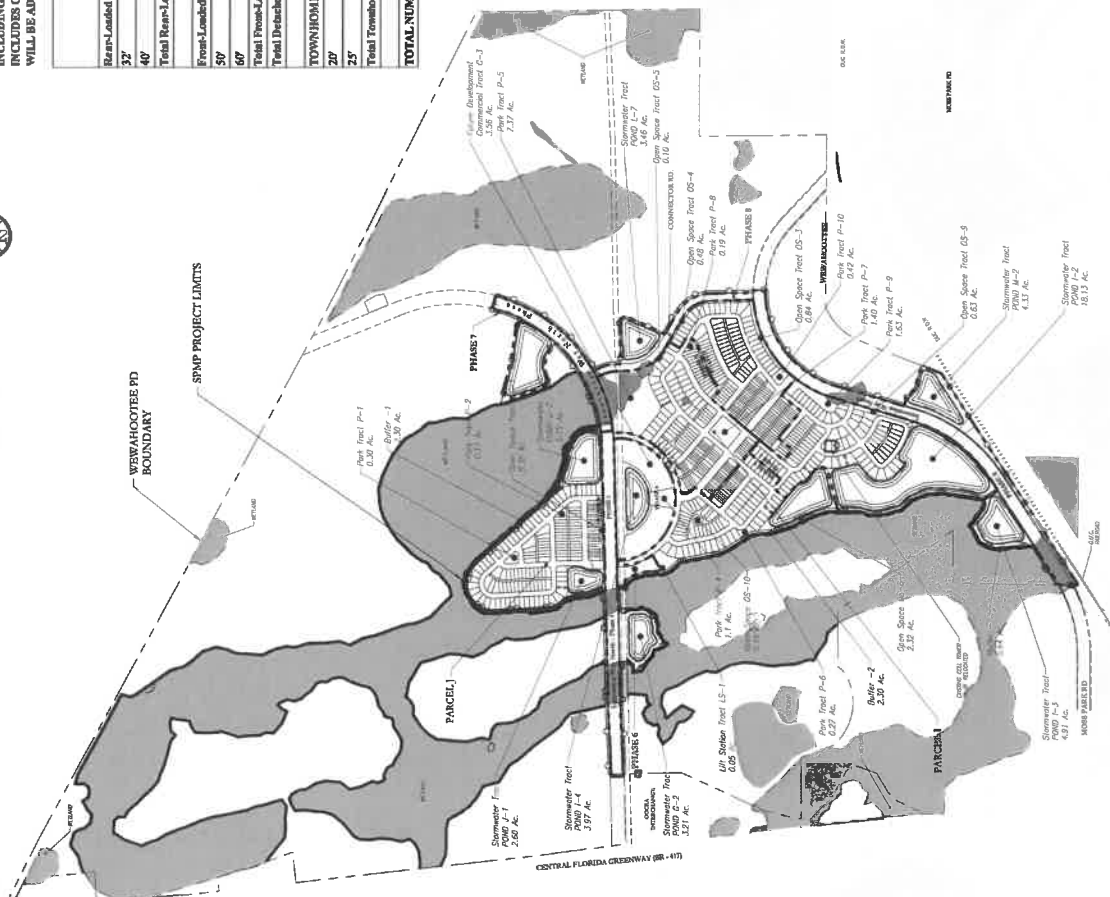
Permit	Submitted	Approved
Master		
City of Orlando Annexation and Development Agreement		9/23/2013
First Amendment to the Annexation and Development Agreement		11/25/2013
City of Orlando Wewahootee PD		12/16/2013
City of Orlando SPMP		3/18/2014
Utility Construction Reimbursement Agreement for Dowden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

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

Key Map:

PHASING:
THE PROJECT WILL BE DEVELOPED IN 8 PHASES. THE PRODUCT MIX FOR THE PHASES 1-5, INCLUDING SINGLE FAMILY AND TOWNHOME RESIDENTIAL DEVELOPMENT ARE PROVIDED. PHASES 7 & 8 INCLUDES ONLY ROADWAY IMPROVEMENTS AND PHASE 6 INCLUDES FUTURE COMMERCIAL WHICH WILL BE ADDRESSED ON A FUTURE SPECIFIC PARCEL MASTER PLAN.

PRODUCT	PROPOSED					DEVELOPMENT TOTAL
	PARCEL 1 PHASE 1	PARCEL 2 PHASE 2	PARCEL 3 PHASE 3	PARCEL 4 PHASE 4	PARCEL 5 PHASE 5	
Rear-Loaded Product						
32'	16	46	29	11	28	130
40'	9	29	12	28	28	106
Total Rear-Loaded Product	25	75	41	39	56	236
Front-Loaded Product						
50'	30	56	19	38	29	172
60'	17	0	16	20	0	53
Total Front-Loaded Product	47	56	35	58	29	225
Total Detached Product	72	131	76	97	85	461
TOWNHOMES						
22'	18	24	36	0	22	100
25'	0	0	26	0	54	80
Total Townhomes	18	24	62	0	76	180
TOTAL NUMBER OF UNITS	90	155	138	97	161	641



DATE: JANUARY 18, 2014
PROJECT NAME: STOREY PARK - PARCELS I & J (WEAHOOTEE PD)
SCALE: 1" = 60'

SUBMITTANT TO: CITY OF ORLANDO, FL
SHEET TITLE: CITY OF ORLANDO SPECIFIC PARCEL MASTER PLAN PHASING

SHEET NO.: EXHIBIT 15

DATE: March 19, 2015



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Reg. No. 15,385

AT BUILD-OUT, STONEY PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT WILL CONTAIN INTERCONNECTED AND WALKABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY PARKS AND AMENITIES. THE STONEY PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED NEAR THE CENTER OF THE PROPERTY AND PROMOTE HOUSING AND EMPLOYMENT BALANCE. STONEY PARK'S DESIGN WILL RESPECT THE NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

	FUTURE LAND USE:	OFFICE LOW INTENSITY AND CONSERVATION
PROPOSED DEVELOPMENT:	RESIDENTIAL	
EXISTING ZONING:	PLANNED DEVELOPMENT (PD)	

P-1	+/- 0.08 Ae	Oe-6	+/- 0.32 Ae
P-2	+/- 0.17 Ae	Oe-7	+/- 0.27 Ae
P-3	+/- 0.58 Ae	Oe-9	+/- 0.23 Ae
P-4	+/- 0.08 Ae	Oe-10	+/- 0.07 Ae
P-5	+/- 0.52 Ae	Oe-11	+/- 0.16 Ae
P-6	+/- 0.27 Ae	Oe-12	+/- 0.39 Ae
P-7	+/- 0.30 Ae	Oe-13	+/- 0.28 Ae
P-8	+/- 0.06 Ae	Oe-14	+/- 0.46 Ae
P-9	+/- 0.19 Ae	Oe-15	+/- 0.60 Ae
P-10	+/- 0.12 Ae	Oe-16	+/- 0.36 Ae
P-11	+/- 0.42 Ae	Oe-17	+/- 0.63 Ae
P-12	+/- 0.08 Ae	Oe-18	+/- 0.12 Ae
P-13	+/- 0.11 Ae	Oe-19	+/- 0.39 Ae
P-14	+/- 0.65 Ae	Oe-20	+/- 0.39 Ae
OS-1	+/- 0.35 Ae	Oe-21	+/- 2.61 Ae
OS-2	+/- 2.38 Ae	Oe-22	+/- 0.81 Ae
OS-3	+/- 0.19 Ae	Oe-23	+/- 0.26 Ae
OS-4	+/- 0.23 Ae	Oe-24	+/- 0.40 Ae
OS-5	+/- 0.10 Ae	Oe-25	+/- 1.55 Ae
		TOTAL(ALL PHASES)	+/- 33.65 Ae

RESIDENTIAL DEVELOPMENT STANDARDS

Product Type	Minimum Lot width (ft)	Minimum Street Lot Depth (Feet)	Minimum Street Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback	Front Side Yard Setback	Maximum Building Height - Stories (2)	Maximum USG
Single Family detached rear lot	50 ft	100 ft	25 ft	16.6 (7)	15 ft	5 ft	3 Stories	70%
Single Family detached rear lot	50 ft	100 ft	25 ft	16.6 (4)	5 ft or greater than 16.6 ft	5 ft (7)	3 Stories	70%
Duplex rear bed (on lot separately owned parcel lots)	25 ft	100 ft	25 ft	16.6 (4)	5 ft or greater than 16.6 ft	5 ft (8)	3 Stories	70%
Townhome rear lot	20 ft	100 ft	20 ft	16.6 (4)	5 ft or greater than 16.6 ft	0 ft (5)	3 Stories	90%
Multifamily		varies	25 ft	20 ft minimum	Varies by SPAD	15 ft minimum	3 Stories	70%

1) Cancer has about 10% higher than the rest of the kids on the block to accommodate the server side yard setback.

(7) Flag lots are prohibited.

Open-air bins packers very much up to it into the finer yard surface, provided that the porch has an accessible floor depth of at least 4 ft two of columns and other obstructions.

(1) Minimum side yard setbacks for townhouse units shall be 5 feet.

We invert the height between two finished floors (or finished floor and ceiling) exceeds 25 ft, each height of 19 feet or more greater than 5.5 feet it, or there is no floor above it, then the space between each floor and ceiling must always be less than 5.5 feet in height.

thereof shall be considered to be one story.

17 Rear yard building and outstory structure setback for lots abutting setback corner creases shall be 20 ft.

DEVELOPMENT NOTES

1. ALL SITE LIGHTING SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE, ALL SITE LIGHTING SHALL BE CONSISTENT WITH THE ORANGE COUNTY LIGHTING ORDINANCE (ORD. NO. 2002-08 SS 1, 6.3-4D).
2. STORMWATER MANAGEMENT SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) CRITERIA.
3. DRAINAGE LOCATIONS OF FLOOD INDICATORS TO SERVE THE PROJECT SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION PLAN REVIEW PROCESS.
4. FINAL GRADE TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION PLANS.
5. MINIMUM COVERAGE OF NEIGHBORHOOD LOTS WITHIN THE LOT, APPROVED AND PROPOSED SPOTS FOR PARCELS 1,1, G, AND E IS 42%.
6. THE CONNECTIVITY INDEX FOR THE APPROVED AND PROPOSED SPOTS WITHIN THE NEIGHBORHOOD IS 1.44.
7. PARCEL 1 HAS A PARK LEVEL OF SERVICE OF 4000 SQUARE FEET PER UNIT. THE NEIGHBORHOOD TO REQUIRE 0.0015 AC OF NEIGHBORHOOD PARKS PER UNIT.
8. SIGNAGE WILL BE DETERMINED UNDER SEPARATE APPLICATION. SIGNAGE SHALL COMPLY WITH THE APPROVED ORDINANCE.

[illegible]

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

PRODUCT	PROPOSED				DEVELOPMENT TOTAL
	PARCEL 1 PHASE 1	PARCEL 2 PHASE 2	PARCEL 3 PHASE 3	PARCEL 4 PHASE 4	
Recreational Product					
117	38	22	0	0	60
117	32	17	72	0	121
Total Recreational Product	70	39	72	0	181
Residential Product					
107	59	48	23	58	187
107	5	14	35	18	72
Total Residential Product	64	62	57	76	259
Total Proposed Product	134	101	129	76	440
TOWNSHIPS					
127	16	42	0	0	58
Total Townships	16	42	0	0	58
TOTAL NUMBER OF UNITS	190	143	129	76	498

DEVELOPMENT DATA

Sheet No.1

C2.01

October 10, 2016



Poulos & Bennett, LLC
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Consultant

[illegible]

Project Name: **STOREY PARK -
PARCEL L
(WEWAHOOTEE PD)**

Submitted To:

CITY OF ORLANDO, FL.

Short Title

Key Map:

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

DEVELOPMENT NOTES:
1. ALL STREET LIGHTING SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT SHALL COMPLY WITH CITY OF ORLANDO LAND DEVELOPMENT CODE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SPWMD) CRITERIA.
3. EXACT LOCATIONS OF FIRE HYDRANTS TO SERVE THE PROJECT SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION PLAN REVIEW PROCESS.
4. FINAL GRADE TO BE DETERMINED AT TIME OF FINAL CONSTRUCTION PLANS.
5. THE TOTAL PERCENTAGE OF REAR LOADED LOTS WITHIN THE PD, APPROVED AND PROPOSED SHIFTS FOR PARCELS 1, 1, G, L AND X IS 66% (THIRTEEN). THE PD REQUIRES A MINIMUM OF 3% REAR LOADED LOTS.
6. THE CONNECTIVITY INDEX FOR THE APPROVED AND PROPOSED SHIFTS WITHIN THE W/NEWAHOOTEE PD IS 1.44.
7. PARCEL X HAS A PARK LEVEL OF SERVICE OF 0.0066 ACRES PER UNIT. THE W/NEWAHOOTEE PD REQUIRES 0.0015 AC OF NEIGHBORHOOD PARKS PER UNIT.

SEWER
RECLAIMED WATER
ELECTRIC
FIRE/IRRIGATE
ORANGE COUNTY UTILITIES
ORANGE COUNTY UTILITIES
DUKE ENERGY CO
CITY OF ORLANDO

OWNERS/MAINTENANCE
ACCESS ALLEY TRACTS
PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER
ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

POTABLE WATER
PUBLIC TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES

SANITARY SEWER
NEIGHBORHOOD PARKS
AND OPEN SPACE
PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER
ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

CONSERVATION AREAS
PRIVATE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER
ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT

STORMWATER TRACTS
PRIVATE/PUBLIC TO BE OWNED AND MAINTAINED BY THE HOMEOWNER
WITH PERPETUAL EASEMENTS TO THE CITY FOR MAINTENANCE OF
ALL PUBLICLY DEDICATED ROAD AND DRAINAGE IMPROVEMENTS
DISTRICT.

ROADWAYS
PUBLIC TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

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

PRODUCT	PARCEL K PHASE 1	PROPOSED PARCEL K PHASE 2	PARCEL K PHASE 3	DEVELOPMENT TOTAL
Rear-Loaded Product				
12'	37	39	65	141
40'	17	68	43	128
Total Rear-Loaded Product	54	99	108	261
Front-Loaded Product				
12'	32	37	54	123
40'	33	16	11	60
Total Front-Loaded Product	65	53	65	183
Total Diversified Product	119	152	166	437
TOWNHOMES				
25'	41	45	65	151
Total Townhomes	41	45	65	151
TOTAL NUMBER OF UNITS	168	197	231	596

PROJECT DESCRIPTION
AT BUILD OUT, STOREY PARK WILL BE A DIVERSE RESIDENTIAL COMMUNITY WITH A VARIETY OF HOUSING CHOICES. IT WILL
CONTAIN INTERCONNECTED AND WALKABLE RESIDENTIAL BLOCKS, ORGANIZED AROUND COMMUNITY PARKS AND AMENITIES.
THE STOREY PARK RESIDENTIAL NEIGHBORHOODS WILL COMPLEMENT THE PLANNED MIXED-USE TOWN CENTER LOCATED NEAR
THE CENTER OF THE PROPERTY AND PROMOTE WALKING AND EMPLOYMENT BALANCE. STOREY PARK 3 DESIGN WILL RESPECT THE
NATURAL ENVIRONMENT AND PRIMARY CONSERVATION NETWORK.

FUTURE LAND USE: OFFICE LOW INTENSITY AND CONSERVATION
PROPOSED DEVELOPMENT: RESIDENTIAL
EXISTING ZONING: PLANNED DEVELOPMENT (PD)

PARASOL/OPEN SPACE	MINIMUM	MAXIMUM
P-4.1	2.15	2.15
P-4.2	1.07	1.07
P-4.3	0.33	0.33
P-4.4	0.14	0.14
P-4.5	0.39	0.39
P-4.6	0.33	0.33
P-4.7	0.03	0.03
P-4.8	2.07	2.07
P-4.9	0.03	0.03
P-4.10	1.60	1.60
TOTAL (ALL PHASES)	9.24	9.24

RESIDENTIAL DEVELOPMENT STANDARDS

Unit Type	Minimum Lot Width (ft)	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Minimum Front Yard Setback (ft)	Minimum Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)
Single-Family detached	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
Single-Family attached row	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
Double row	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
Triplex row	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
Fourplex row	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
Row town	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
Mid-density	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft
High-density	20 ft	10 ft	5 ft	5 ft	15 ft	5 ft	5 ft	15 ft	5 ft	5 ft



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EXHIBIT 17

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA FIVE**

FOR

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**

Date: March 8, 2022

Prepared by

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

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

1.0 Introduction

The Storey Park Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$6,945,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain Assessment Area Five infrastructure improvements (“Assessment Area Five Capital Improvement Plan”) within a designated assessment area (herein the “Assessment Area Five”) within the District more specifically described in the Engineer’s Report Revision 7 – Parcel K Boundary Expansion dated February 22, 2021 prepared by Poulos & Bennett, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of all or a portion of the Assessment Area Five Capital Improvement Plan that benefit property owners within the Assessment Area Five. Assessment Area Five is identified as Parcel K Phase 3 in Exhibit 17 of the Engineer’s Report.

1.1 Purpose

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

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

1.2 Background

The District currently includes approximately 1,266 acres in the City of Orlando, Orange County, Florida, of which Assessment Area Five represents approximately 41.55 acres. The development program for Assessment Area Five currently envisions approximately 231 residential units. The proposed development program is depicted in Table 1. It is identified in the Engineer’s Report as Parcel K. It is recognized that

such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

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

The assessment methodology is a four-step process.

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

1.3 Special Benefits and General Benefits

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

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

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

1.4 Requirements of a Valid Assessment Methodology

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

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

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

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Five will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Assessment Area Five Capital Improvement Plan that is necessary to support full development of property within Assessment Area Five will cost approximately \$5,154,112. The District's Underwriter projects that financing costs required to fund the Assessment Area Five Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$6,945,000. Additional funding required to complete the Assessment Area Five Capital Improvement Plan is anticipated to be funded by Developer. Without the Assessment Area Five Capital Improvement Plan, the property within Assessment Area Five would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$6,945,000 in Bonds in one or more series to fund the District's entire Assessment Area Five Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of

issuance. It is the purpose of this Assessment Report to allocate the \$6,945,000 in debt to the properties within Assessment Area Five benefiting from the Assessment Area Five Capital Improvement Plan. It is anticipated that the District will issue less than the full cost to complete the Assessment Area Five Capital Improvement Plan, and this report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within Assessment Area Five. The District has commissioned an Engineer's Report that includes estimated construction costs for the Assessment Area Five Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$5,154,112. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Assessment Area Five Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$6,945,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

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

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

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

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

2.3 Allocation of Benefit

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

2.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

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

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

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

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Five, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking

into account the full development plan of Assessment Area Five. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

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

4.0 Assessment Roll

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

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

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Townhome - 25'	65	0.50	33
Single Family 32'	58	0.64	37
Single Family 40'	43	0.80	34
Single Family 50'	54	1.00	54
Single Family 60'	11	1.20	13
Total Units	231		171

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

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

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

Capital Improvement Plan ("CIP") (1)	Cost Estimate
CDD Roadways and Alleys	\$599,078
Stormwater Improvements	\$717,244
Earthwork	\$750,887
Potable Water	\$564,976
Reclaimed Water Distribution	\$177,833
Sanitary Sewer System	\$262,545
Offsite Improvements	\$286,545
Master Signage, Trails and Street Trees	\$278,313
Electrical Differential Costs	\$498,544
Landscape and Hardscape	\$231,928
Contingency	\$786,220
	\$5,154,112

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

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

Description	Total
Construction Funds	\$ 5,154,112
Debt Service Reserve	\$ 515,411
Capitalized Interest	\$ 833,400
Underwriters Discount	\$ 138,900
Cost of Issuance	\$ 300,000
Rounding	\$ 3,177
Par Amount*	\$ 6,945,000

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

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

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

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total		Total Improvements		Improvement Costs Per Unit
				ERUs		Costs Per Product Type		
Townhome - 25'	65	0.5	33	18.98%		\$	978,324	\$15,051
Single Family 32'	58	0.64	37	21.68%		\$	1,117,397	\$19,265
Single Family 40'	43	0.8	34	20.09%		\$	1,035,518	\$24,082
Single Family 50'	54	1	54	31.54%		\$	1,625,523	\$30,102
Single Family 60'	11	1.2	13	7.71%		\$	397,350	\$36,123
Totals	231		171	100.00%		\$	5,154,112	

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

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

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome - 25'	65	\$ 978,324		\$ 1,318,260		\$20,281
Single Family 32'	58	\$ 1,117,397		\$ 1,505,656		\$25,960
Single Family 40'	43	\$ 1,035,518		\$ 1,395,328		\$32,449
Single Family 50'	54	\$ 1,625,523		\$ 2,190,340		\$40,562
Single Family 60'	11	\$ 397,350		\$ 535,416		\$48,674
Totals	231	\$ 5,154,112		\$ 6,945,000		

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

TABLE 6
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum		Net Annual		Gross Annual	
				Annual Debt	Service	Assessment	Debt	Assessment	Debt
Townhome - 25'	65	\$ 1,318,260	\$20,281	\$ 97,832	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,601	\$ 1,601
Single Family 32'	58	\$ 1,505,656	\$25,960	\$ 111,740	\$ 1,927	\$ 1,927	\$ 1,927	\$ 2,050	\$ 2,050
Single Family 40'	43	\$ 1,395,328	\$32,449	\$ 103,552	\$ 2,408	\$ 2,408	\$ 2,408	\$ 2,562	\$ 2,562
Single Family 50'	54	\$ 2,190,340	\$40,562	\$ 162,552	\$ 3,010	\$ 3,010	\$ 3,010	\$ 3,202	\$ 3,202
Single Family 60'	11	\$ 535,416	\$48,674	\$ 39,735	\$ 3,612	\$ 3,612	\$ 3,612	\$ 3,843	\$ 3,843
Totals	231	\$ 6,945,000		\$ 515,411					

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

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

TABLE 7 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL MASTER ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA FIVE									
--	--	--	--	--	--	--	--	--	--

Owner	Property ID #'s	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Moss Park Properties LLP	04-24-31-0000-00-001	41.55	\$ 167,156	\$ 6,945,000	\$ 515,411	\$ 548,310
Totals			\$	\$ 6,945,000	\$ 515,411	\$ 548,310

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

Annual Assessment Periods (Excluding any capitalized interest period)	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$515,411

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION C

RESOLUTION NO. 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Storey Park Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain certain public infrastructure improvements referred to as the Capital Improvement Plan ("Capital Improvement Plan") described in the Engineer's Report Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021, attached hereto as **Exhibit "A"** and incorporated by reference (the "Engineer's Report"); and

WHEREAS, the Board has determined that the Storey Park Community Development District ("District") shall defray the cost of the Capital Improvement Plan by the levy of non-ad valorem special assessments pursuant on the properties within District in pursuant to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology for Assessment Area Five for Storey Park Community Development District, dated March 8, 2022, attached hereto as **Exhibit "B"** and incorporated by reference (the "Assessment Report"), and on file at 219 E. Livingston Street, Orlando, Florida 32801("District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

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

1. Assessments shall be levied to defray the cost of the Capital Improvement Plan.
2. The Board hereby approves and adopts the Engineer's Report, which may be amended from time to time by this Board.
3. The general nature of the Capital Improvement Plan is more specifically described in the Engineer's Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the Capital Improvement Plan is shown in the Engineer's Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the Capital Improvement Plan is approximately \$5,154,112 (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments will defray approximately \$6,945,00 for the Capital Improvement Plan, which includes the Estimated Cost, plus financing related costs, capitalized interest and, debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit "B" and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than

thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Capital Improvement Plan, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Orange County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

PASSED AND ADOPTED this 12th day of April, 2022

ATTEST:

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

By: _____

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A"

Engineer's Report Revision 7 – Parcel K Boundary Expansion, dated February 22, 2021

[See attached.]

Exhibit "B"

Master Assessment Methodology
for Assessment Area Five for Storey Park Community Development District,
dated March 8, 2022

[See attached.]

SECTION D

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2022 AT _____ A.M./P.M. AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”); and

WHEREAS, the District has previously adopted Resolution 2022-11, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2022-11, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”).

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. **DECLARATION OF PUBLIC HEARING.** The District hereby declares a public hearing to be held on _____, 2022, at _____ A.M./P.M. at the

_____ for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Master Assessment Methodology for Assessment Area Five for Storey Park Community Development District, dated March 8, 2022 (the "Assessment Report") attached hereto as **Exhibit "A"** and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. **ADVERTISING OF PUBLIC HEARING.** Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Orange County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

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

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SIGNATURE PAGE FOR RESOLUTION 2022-12

ADOPTED this 12th day of April, 2022.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson or Vice Chairperson,
Board of Supervisors

Attest:

Its: Secretary

EXHIBIT “A”

ASSESSMENT REPORT

Master Assessment Methodology
for Assessment Area Five for Storey Park Community Development District,
dated March 8, 2022

[ATTACHED ON FOLLOWING PAGES]

SECTION V

RESOLUTION NO. 2022-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$5,000,000 STOREY PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA FIVE PROJECT) (THE “2022 BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN ASSESSMENT AREA FIVE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE 2022 BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH 2022 BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE 2022 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE 2022 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIFTH SUPPLEMENTAL TRUST INDENTURE GOVERNING THE 2022 BONDS; AUTHORIZING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE DATED AS OF NOVEMBER 1, 2019 WITH RESPECT TO THE 2022 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A COMPLETION AGREEMENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AND A COLLATERAL ASSIGNMENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE 2022 BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2022 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Storey Park Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 19-56, duly enacted by the Board of County Commissioners of Osceola County, Florida on June 17, 2019 and becoming effective on June 19, 2019; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2019-14 on July 1, 2019 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$47,500,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, pursuant to the Initial Bond Resolution, the Board approved the form of Master Trust Indenture to be entered into by the District and Regions Bank, as trustee (the “Trustee”); and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2019 (Assessment Area One Project) pursuant to that certain Master Trust Indenture dated as of November 1, 2019 (the “Master Indenture”) and that certain First Supplemental Trust Indenture dated as of November 1, 2019, both by and between the District and the Trustee; and

WHEREAS, the Board hereby determines to issue its Storey Park Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Five Project) (the “2022 Bonds”) in the principal amount of not exceeding \$5,000,000 for the purpose of providing funds to finance all or a portion of the public infrastructure within a designated assessment area within the District referred to as “Assessment Area Five,” specifically for the “Assessment Area Five Project,” as described in the District’s Engineer’s *Report for Storey Park Community Development District* dated [July 30, 2019], as may be amended or supplemented from time to time (“Engineer’s Report”); and

WHEREAS, the Assessment Area Five Project is hereby determined to be necessary to coincide with the developer’s plan of development; and

WHEREAS, there has been submitted to this meeting, with respect to the issuance and sale of the 2022 Bonds, and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the 2022 Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C;

(iv) a Fifth Supplemental Trust Indenture (the “Fifth Supplemental”) between the District and the Trustee, substantially in the form attached hereto as Exhibit D and, together with the Master Indenture, the “2022 Indenture”; and

(v) certain ancillary documents with the Developer, including a Completion Agreement, True-Up Agreement, Acquisition Agreement, and Collateral Assignment, each with the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively.

WHEREAS, in connection with the sale of the 2022 Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology for Assessment Area 1* dated August 5, 2019, as supplemented and amended from time to time (“Assessment Methodology Report”) and the Engineer’s Report to conform such reports to the final terms of the 2022 Bonds; and

WHEREAS, the proceeds of the 2022 Bonds shall also fund a debt service reserve account, pay capitalized interest, if any, and pay the costs of the issuance of the 2022 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Storey Park Community Development District, as follows:

Section 1. Negotiated Limited Offering of 2022 Bonds. The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the 2022 Bonds and secure better interest rates, it is necessary and in the best interest of the District that the 2022 Bonds, in the aggregate principal amount of not exceeding \$5,000,000, be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the 2022 Bonds are not sold pursuant to competitive sales.

Section 2. Purpose. The District has authorized its capital improvement plan for the development of the District, as set forth in the Engineer’s Report, and hereby authorizes the financing of all or a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within Assessment Area Five within the District by issuing the 2022 Bonds to finance a portion of such public infrastructure described in the Engineer’s Report and constituting the Assessment Area Five Project. The Assessment Area Five Project includes, but is not limited to, stormwater drainage facilities including related earthwork, water and sewer facilities, including related connection charges, public roadway improvements, including related impact fees, landscaping and hardscaping in public rights-of-way, public parks and related costs, all as more particularly described in the Engineer’s Report.

Section 3. Sale of the 2022 Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the 2022 Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the seal of the District and

attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District and the Chairperson, may be executed by the District without further action provided that (i) the 2022 Bonds mature not later than the statutory permitted period; (ii) the principal amount of the 2022 Bonds issued does not exceed \$5,000,000; (iii) the interest rate on the 2022 Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the 2022 Bonds are subject to optional redemption which determination will be made on or before the sale date of the 2022 Bonds, the first optional call date and the redemption price shall be determined prior to the sale of the 2022 Bonds; and (v) the purchase price to be paid by the Underwriter for the 2022 Bonds is not less than 98% of the principal amount of the 2022 Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the 2022 Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the 2022 Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the limited offering of the 2022 Bonds. The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the 2022 Bonds as shall be deemed advisable by Bond Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem "final" the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the 2022 Bonds. The proceeds of the 2022 Bonds shall be applied in accordance with the provisions of the 2022 Indenture. The 2022 Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Fifth Supplemental. The execution of the Fifth Supplemental shall constitute approval of such terms as set forth in the 2022 Indenture and this Resolution. The maximum aggregate principal amount of the 2022 Bonds authorized to be issued pursuant to this Resolution and the 2022 Indenture shall not exceed \$5,000,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the 2022 Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services – Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Fifth Supplemental Trust Indenture; Application of Master Indenture. The Board does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary or any Assistant Secretary to attest and authorize the delivery of the Fifth Supplemental, both between the District and the Trustee. The Board hereby authorizes the use and application of the Master Indenture with respect to the 2022 Bonds. The 2022 Indenture shall provide for the security of the 2022 Bonds and express the terms of the 2022 Bonds. The Fifth Supplemental shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the 2022 Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same upon the advice of Bond Counsel and counsel to the District, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the Fifth Supplemental attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the 2022 Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc., as the Underwriter for the 2022 Bonds.

Section 10. Book-Entry Only Registration System. The registration of the 2022 Bonds shall initially be by the book-entry only system established with The Depository Trust Company.

Section 11. Assessment Methodology Report. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services -Central Florida, LLC in connection with the 2022 Bonds if such modifications are determined to be appropriate in connection with the issuance of the 2022 Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Boyd Civil Engineering, Inc. in connection with the 2022 Bonds if such modifications are determined to be appropriate in connection with the issuance of the 2022 Bonds or modifications to the Assessment Area Five Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each other member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. Such documents include, but are not limited to, a completion agreement, true-up agreement, acquisition agreement and collateral assignment, each between the Developer and the District and attached hereto as Exhibit E, Exhibit F, Exhibit G, and Exhibit H, respectively and together with any other agreements relating to the Bonds or the Series 2022 Project. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Storey Park Community Development District, this 12th day of April, 2022.

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: George Flint
Title: Secretary

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF FIFTH SUPPLEMENTAL TRUST INDENTURE

EXHIBIT E

FORM OF COMPLETION AGREEMENT

EXHIBIT F

FORM OF TRUE-UP AGREEMENT

EXHIBIT G

FORM OF ACQUISITION AGREEMENT

EXHIBIT H

FORM OF COLLATERAL ASSIGNMENT

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SECTION VI

RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Storey Park Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 12, 2022

HOUR: 4:00 p.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

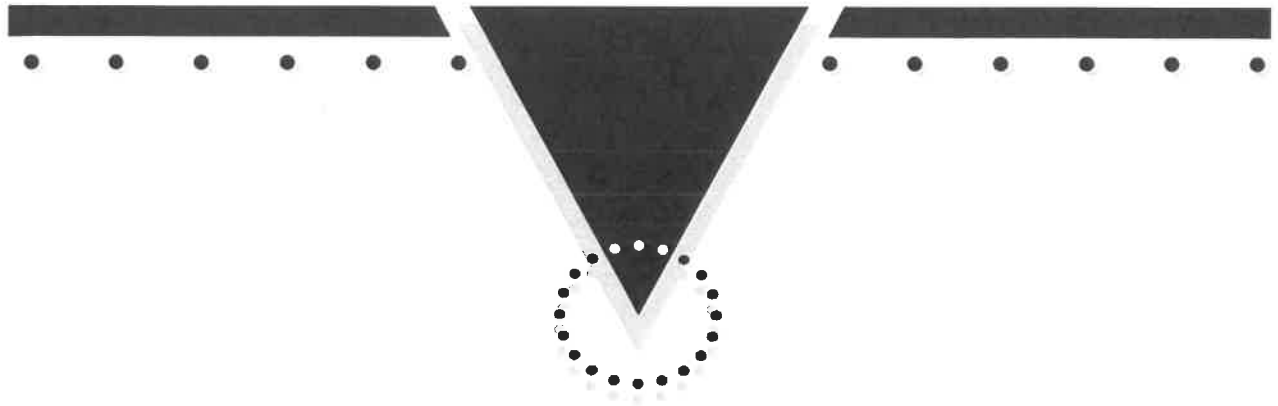
PASSED AND ADOPTED THIS 12th DAY OF APRIL, 2022.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



Storey Park

Community Development District

Proposed Budget
FY 2023



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Storey Park

Community Development District

Fiscal Year 2023 General Fund

<u>Description</u>	Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Special Assessments	\$1,103,897	\$979,537	\$124,360	\$1,103,897	\$1,195,240
Developer Contribution - Deficit	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$24	\$16	\$40	\$0
Total Revenues	\$1,103,897	\$979,561	\$124,376	\$1,103,937	\$1,195,240
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$1,600	\$3,600	\$5,200	\$12,000
FICA Expense	\$918	\$122	\$275	\$398	\$918
Engineering	\$12,000	\$2,714	\$25,000	\$27,714	\$12,000
Attorney	\$25,000	\$12,333	\$17,667	\$30,000	\$25,000
Arbitrage	\$1,200	\$0	\$0	\$0	\$1,800
Dissemination Agent	\$14,000	\$7,000	\$7,000	\$14,000	\$17,500
Annual Audit	\$7,300	\$8,300	\$0	\$8,300	\$8,400
Trustee Fees	\$14,000	\$0	\$14,000	\$14,000	\$17,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$37,132	\$18,566	\$18,566	\$37,132	\$38,989
Information Technology	\$1,050	\$525	\$525	\$1,050	\$1,300
Website Maintenance	\$600	\$300	\$300	\$600	\$800
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$750	\$449	\$451	\$900	\$1,000
Insurance	\$6,400	\$6,013	\$0	\$6,013	\$7,250
Printing & Binding	\$750	\$294	\$456	\$750	\$750
Legal Advertising	\$2,500	\$653	\$4,347	\$5,000	\$2,500
Other Current Charges	\$250	\$255	\$255	\$510	\$600
Property Appraiser	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Office Supplies	\$200	\$18	\$82	\$100	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$143,025	\$64,317	\$94,074	\$158,391	\$155,482

Storey Park

Community Development District

Fiscal Year 2023 General Fund

<u>Description</u>	Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Operation & Maintenance</u>					
Contract Services					
Field Management	\$15,922	\$7,961	\$7,961	\$15,922	\$16,718
Landscape Maintenance - Contract	\$430,008	\$183,908	\$184,083	\$367,992	\$465,668
Lake Maintenance	\$32,520	\$5,270	\$6,160	\$11,430	\$41,305
Mitigation Monitoring & Maintenance	\$13,750	\$0	\$13,750	\$13,750	\$13,750
Repairs & Maintenance					
Repairs - General	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Operating Supplies	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Landscape Contingency	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Irrigation Repairs	\$20,000	\$4,974	\$10,026	\$15,000	\$20,000
Roadways & Sidewalks	\$15,000	\$665	\$6,835	\$7,500	\$15,000
Trail & Boardwalk Maintenance	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Dog Park Maintenance	\$2,500	\$1,735	\$765	\$2,500	\$3,500
Signage	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Pressure Washing	\$5,000	\$2,175	\$2,825	\$5,000	\$5,000
Enhanced Traffic Enforcement	\$39,500	\$8,654	\$17,308	\$25,962	\$39,500
Utility					
Electric	\$3,000	\$562	\$570	\$1,132	\$3,000
Water & Sewer	\$30,000	\$9,401	\$11,280	\$20,681	\$30,000
Streetlights	\$241,740	\$91,050	\$93,802	\$184,852	\$282,340
Other					
Property Insurance	\$6,000	\$9,961	\$0	\$9,961	\$12,000
Contingency	\$1,977	\$685	\$500	\$1,185	\$1,977
Capital Outlay	\$73,956	\$0	\$23,200	\$23,200	\$60,000
Operation & Maintenance Expenses	\$960,873	\$327,002	\$394,065	\$721,067	\$1,039,758
Total Expenditures	\$1,103,897	\$391,319	\$488,139	\$879,458	\$1,195,240
Excess Revenues/(Expenditures)	(\$0)	\$588,243	(\$363,764)	\$224,479	\$0

Net Assessments	\$1,195,240
Add: Discounts & Collection	\$76,292
Gross Assessments	<u>\$1,271,532</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Townhome - 20'	18	0.40	7	\$476	\$506	\$346	\$369
Townhome - 25'	117	0.50	59	\$595	\$633	\$433	\$461
Single Family 32'	170	0.64	109	\$761	\$810	\$554	\$590
Single Family 40'	159	0.80	127	\$952	\$1,013	\$693	\$737
Single Family 50'	161	1.00	161	\$1,190	\$1,266	\$866	\$921
Single Family 60'	46	1.20	55	\$1,428	\$1,519	\$1,039	\$1,106
	<u>671</u>		<u>518</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Townhome - 20'	18	0.40	7.20	0.52%	\$6,634	\$8,568	\$9,115
Townhome - 25'	117	0.50	58.50	4.24%	\$53,900	\$69,615	\$74,059
Single Family 32'	170	0.64	108.80	7.88%	\$100,244	\$129,370	\$137,628
Single Family 40'	159	0.80	127.20	9.22%	\$117,197	\$151,368	\$161,030
Single Family 50'	161	1.00	161.00	11.67%	\$148,339	\$191,590	\$203,819
Single Family 60'	46	1.20	55.20	4.00%	\$50,859	\$65,688	\$69,881
	<u>671.00</u>		<u>517.90</u>	<u>38%</u>	<u>\$ 477,172</u>	<u>\$ 616,199</u>	<u>\$655,531</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	57	0.50	29	\$595	\$633	\$433	\$461
Single Family 32'	60	0.64	38	\$762	\$810	\$554	\$590
Single Family 40'	35	0.80	28	\$952	\$1,013	\$693	\$737
Single Family 50'	95	1.00	95	\$1,190	\$1,266	\$866	\$921
Single Family 60'	16	1.20	19	\$1,428	\$1,519	\$1,039	\$1,106
Single Family 70'	0	0.00	0	\$0	\$0	\$0	\$0
Total	<u>263</u>		<u>209</u>				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	57	0.50	28.50	2.07%	\$26,259	\$33,911	\$36,076
Single Family 32'	60	0.64	38.40	2.78%	\$35,380	\$45,691	\$48,607
Single Family 40'	35	0.80	28.00	2.03%	\$25,798	\$33,316	\$35,443
Single Family 50'	95	1.00	95.00	6.86%	\$87,529	\$113,037	\$120,252
Single Family 60'	16	1.20	19.20	1.39%	\$17,690	\$22,845	\$24,303
	<u>263.00</u>		<u>209.10</u>	<u>15%</u>	<u>\$ 192,656</u>	<u>\$ 248,800</u>	<u>\$264,681</u>

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	0	0.50	0	\$0	\$0	\$0	\$0
Single Family 32'	0	0.64	0	\$0	\$0	\$0	\$0
Single Family 40'	72	0.80	57.60	\$952	\$1,013	\$693	\$737
Single Family 50'	82	1.00	82.00	\$1,190	\$1,266	\$866	\$921
Single Family 60'	51	1.20	61.20	\$1,428	\$1,519	\$1,039	\$1,106
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	205		200.80				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	0	0.50	0.00	0.00%	\$0	\$0	\$0.00
Single Family 32'	0	0.64	0.00	0.00%	\$0	\$0	\$0.00
Single Family 40'	72	0.80	57.60	4.17%	\$53,070	\$68,536	\$72,910
Single Family 50'	82	1.00	82.00	5.94%	\$75,551	\$97,569	\$103,797
Single Family 60'	51	1.20	61.20	4.43%	\$56,387	\$72,818	\$77,466
	205.00		200.80	15%	\$ 185,009	\$ 238,923	\$ 254,173

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	86	0.50	43	\$595	\$633	\$433	\$461
Single Family 32'	76	0.64	49	\$762	\$810	\$554	\$590
Single Family 40'	77	0.80	61.60	\$952	\$1,013	\$693	\$737
Single Family 50'	69	1.00	69.00	\$1,190	\$1,266	\$866	\$921
Single Family 60'	49	1.20	58.80	\$1,428	\$1,519	\$1,039	\$1,106
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	357		281.04				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	86	0.50	43.00	3.12%	\$39,618	\$51,164	\$54,430
Single Family 32'	76	0.64	48.64	3.52%	\$44,815	\$57,875	\$61,589
Single Family 40'	77	0.80	61.60	4.46%	\$56,756	\$73,295	\$77,974
Single Family 50'	69	1.00	69.00	5.00%	\$63,574	\$82,101	\$87,341
Single Family 60'	49	1.20	58.80	4.26%	\$54,176	\$69,963	\$74,429
	357.00		281.04	20%	\$ 258,939	\$ 334,398	\$ 355,742

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

Product Type	No. of Units	ERUs per Unit	Total ERUs	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit	Net Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit
Apartments	0	0	0	\$0	\$0	\$0	\$0
Townhome - 20'	0	0.00	0	\$0	\$0	\$0	\$0
Townhome - 25'	65	0.50	33	\$0	\$0	\$433	\$461
Single Family 32'	58	0.64	37	\$0	\$0	\$554	\$590
Single Family 40'	43	0.80	34.40	\$0	\$0	\$693	\$737
Single Family 50'	54	1.00	54.00	\$0	\$0	\$866	\$921
Single Family 60'	11	1.20	13.20	\$0	\$0	\$1,039	\$1,106
Single Family 70'	0	0.00	0.00	\$0	\$0	\$0	\$0
Total	231		171.22				

Product Type	No. of Units	ERUs per Unit	Total ERUs	% of ERU	Gross O&M Assessments	Net Debt Assessments	Gross Debt Assessments
Apartments	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 20'	0	0.00	0.00	0.00%	\$0	\$0	\$0.00
Townhome - 25'	65	0.50	32.50	2.35%	\$29,944	\$0	\$0.00
Single Family 32'	58	0.64	37.12	2.69%	\$34,201	\$0	\$0.00
Single Family 40'	43	0.80	34.40	2.49%	\$31,695	\$0	\$0.00
Single Family 50'	54	1.00	54.00	3.91%	\$49,753	\$0	\$0.00
Single Family 60'	11	1.20	13.20	0.96%	\$12,162	\$0	\$0.00
	231.00		171.22	12%	\$ 157,755	\$ -	\$ -

1727.00	1380.06	100%	\$ 1,271,532
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STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ANNUAL DEBT SERVICE AND O&M ASSESSMENTS FOR EACH PRODUCT TYPE
SUMMARY OF PROPOSED INCREASE

Product Type	Units	Gross Annual O&M Assessment Per Unit	Gross Annual O&M Assessment Per Unit	Adopted Increase Per Unit	% Increase
Townhome - 20'	18	\$340	\$369	\$28	8%
Townhome - 25'	325	\$425	\$461	\$35	8%
Single Family 32'	364	\$545	\$590	\$45	8%
Single Family 40'	386	\$681	\$737	\$56	8%
Single Family 50'	461	\$851	\$921	\$70	8%
Single Family 60'	173	\$1,021	\$1,106	\$84	8%

Product Type	Units	Gross O&M Assessments FY 2022	Gross O&M Assessments FY 2023	Adopted Increase	% Increase
Townhome - 20'	18	\$6,127	\$6,634	\$507	8%
Townhome - 25'	325	\$138,278	\$149,721	\$11,443	8%
Single Family 32'	364	\$198,238	\$214,640	\$16,402	8%
Single Family 40'	386	\$262,773	\$284,516	\$21,742	8%
Single Family 50'	461	\$392,288	\$424,747	\$32,459	8%
Single Family 60'	173	\$176,657	\$191,274	\$14,617	8%
	1,727	\$ 1,174,361	\$ 1,271,532	\$ 97,170	

Storey Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 Special Assessment Revenue Bonds & Series 2021 Special Assessment Revenue Bonds. The District has contracted with Grau & Associates for this service. The District expects to issue a new bond issuance before the end of FY2022.

Storey Park
Community Development District
GENERAL FUND BUDGET

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15C2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2015, 2018, 2019 & 2021 Special Assessment Bonds. The District expects to issue a new bond issuance before the end of FY2022.

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Bonds, the Series 2018 Special Assessment Bonds, the Series 2019 Special Assessments Bonds and the upcoming Series 2021 Special Assessments Bonds held at Regions Bank. The District expects to issue a new bond issuance before the end of FY2022.

Assessment Administration

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

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Storey Park
Community Development District
GENERAL FUND BUDGET

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Property Appraiser

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operation & Maintenance:

Contract Services

Field Management

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Storey Park

Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance:		
OmegaScapes		
Common Area	\$24,990	\$ 299,880
Phase L1	\$600	\$ 7,206
Phase L2	\$900	\$ 10,803
Future Phase I4	\$583	\$ 6,996
Phase I5	\$874	\$ 10,488
Parcel K	\$5,540	\$ 66,480
2 Additional Ponds - Dowden Road	\$530	\$ 6,360
Yellowstone Landscape		
Dowden Road East	\$2,940	\$ 35,280
Contingency		\$ 22,175
Total		\$ 465,667

Lake Maintenance

Represents cost for maintaining 4 retention ponds and 5 additional ponds within the District boundaries as well as contingency for additional ponds due to come on line during fiscal year. The District has contracted with Applied Aquatic Management Inc. for these services.

Description	Monthly	Annual
Lake Maintenance:		
4 Retention Ponds	\$285	\$3,420
L-2, L-4 & L-5 Ponds	\$300	\$3,600
L6-1 & L6-2 Ponds	\$295	\$3,540
L-7, M1 Prol M Tracts A & F, Ponds 1-2 & 1-3	\$600	\$7,200
K-1, K-2 & K-4	\$1,230	\$14,760
2 Additional Ponds - Dowden Road	\$630	\$7,560
Contingency		\$1,225
Total		\$41,305

Mitigation Monitoring & Maintenance

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

Repairs & Maintenance

Repairs – General

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

Storey Park
Community Development District
GENERAL FUND BUDGET

Operating Supplies

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

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for repairs to the irrigation system.

Roadways & Sidewalks

Represented estimated costs for any maintenance of roadways and sidewalks.

Trail & Boardwalk Maintenance

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

Dog Park Maintenance

Represents estimated costs for any maintenance to the dog park.

Signage

Represents estimated cost to maintain all signs.

Pressure Washing

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

Enhanced Traffic Enforcement

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

Utilities

Electric

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

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

Storey Park
Community Development District
GENERAL FUND BUDGET

Water & Sewer

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

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

Storey Park Community Development District

GENERAL FUND BUDGET

Streetlights

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

Description	Monthly	Annual
000 Dowden Rd. Lite, SL (42)	\$1,525	\$18,300
000 Dowden Rd. Ph 2 SL	\$225	\$2,700
000 Dowden Rod Ph3 & 4 SL	\$825	\$9,900
000 Innovation Way S Ph 1 SL	\$600	\$7,200
000 Storey Time Dr. Lite SL L PH1&2 (77)	\$3,100	\$37,200
000 Wewahootee Rd. Connector Rd SL	\$825	\$9,900
000 Wewahootee Rd. Lite PH4 SL (33)	\$1,325	\$15,900
000 Wewahootee Rd. Lite PH3 SL (50)	\$2,005	\$24,060
000 Wewahootee Rd. Lite PH1B SL (33)	\$1,325	\$15,900
00 State Road 528 Lite	\$1,525	\$18,300
0000 State Road 528 Lite	\$1,040	\$12,480
0000 State Road 528 Lite SP L PH3	\$1,325	\$15,900
0 Dowden Rd. Lite Parcel K Ph1 SL	\$525	\$6,300
Parcel K PH I, PH II & PH III		\$78,300
Contingency		\$10,000
Total		\$282,340

Other

Property Insurance

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

Contingency

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

Capital Outlay

Represents estimated costs for any capital project expenses.

FY23 Proposed Expenses	Annual
Parcel K Signage	\$25,000
Concrete & Curb Replacement	\$35,000
Total	\$60,000

Storey Park

Community Development District

Fiscal Year 2023 Debt Service Fund Series 2015

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$616,298	\$525,824	\$90,474	\$616,298	\$616,298
Interest	\$50	\$33	\$22	\$55	\$50
Carry Forward Surplus	\$616,346	\$449,694	\$0	\$449,694	\$457,632

Total Revenues	\$1,232,694	\$975,552	\$90,496	\$1,066,048	\$1,073,980
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Expenses

Special Call - 11/1	\$0	\$10,000	\$0	\$10,000	\$0
Interest - 11/1	\$211,359	\$211,359	\$0	\$211,359	\$207,056
Principal - 11/1	\$180,000	\$180,000	\$0	\$180,000	\$190,000
Interest - 5/1	\$207,309	\$0	\$207,056	\$207,056	\$202,781

Total Expenditures	\$598,668	\$401,359	\$207,056	\$608,416	\$599,838
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Excess Revenues/(Expenditures)	\$634,026	\$574,192	(\$116,560)	\$457,632	\$474,142
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Principal - 11/1/23	\$200,000
Interest - 11/1/23	\$202,781
Total	\$402,781

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/22	\$8,270,000	\$ -	\$ 207,056.25	\$ -
11/1/22	\$8,270,000	\$ 190,000	\$ 207,056.25	\$ 604,112.50
5/1/23	\$8,080,000	\$ -	\$ 202,781.25	\$ -
11/1/23	\$8,080,000	\$ 200,000	\$ 202,781.25	\$ 605,562.50
5/1/24	\$7,880,000	\$ -	\$ 198,281.25	\$ -
11/1/24	\$7,880,000	\$ 205,000	\$ 198,281.25	\$ 601,562.50
5/1/25	\$7,675,000	\$ -	\$ 193,668.75	\$ -
11/1/25	\$7,675,000	\$ 215,000	\$ 193,668.75	\$ 602,337.50
5/1/26	\$7,235,000	\$ -	\$ 188,831.25	\$ -
11/1/26	\$7,235,000	\$ 225,000	\$ 188,831.25	\$ 602,662.50
5/1/27	\$7,235,000	\$ -	\$ 183,768.75	\$ -
11/1/27	\$7,235,000	\$ 235,000	\$ 183,768.75	\$ 602,537.50
5/1/28	\$7,000,000	\$ -	\$ 177,893.75	\$ -
11/1/28	\$7,000,000	\$ 250,000	\$ 177,893.75	\$ 605,787.50
5/1/29	\$6,750,000	\$ -	\$ 171,643.75	\$ -
11/1/29	\$6,750,000	\$ 260,000	\$ 171,643.75	\$ 603,287.50
5/1/30	\$6,490,000	\$ -	\$ 165,143.75	\$ -
11/1/30	\$6,490,000	\$ 275,000	\$ 165,143.75	\$ 605,287.50
5/1/31	\$6,215,000	\$ -	\$ 158,268.75	\$ -
11/1/31	\$6,215,000	\$ 285,000	\$ 158,268.75	\$ 601,537.50
5/1/32	\$5,930,000	\$ -	\$ 151,143.75	\$ -
11/1/32	\$5,930,000	\$ 300,000	\$ 151,143.75	\$ 602,287.50
5/1/33	\$5,630,000	\$ -	\$ 143,643.75	\$ -
11/1/33	\$5,630,000	\$ 315,000	\$ 143,643.75	\$ 602,287.50
5/1/34	\$5,315,000	\$ -	\$ 135,768.75	\$ -
11/1/34	\$5,315,000	\$ 335,000	\$ 135,768.75	\$ 606,537.50
5/1/35	\$4,980,000	\$ -	\$ 127,393.75	\$ -
11/1/35	\$4,980,000	\$ 350,000	\$ 127,393.75	\$ 604,787.50
5/1/36	\$4,630,000	\$ -	\$ 118,643.75	\$ -
11/1/36	\$4,630,000	\$ 365,000	\$ 118,643.75	\$ 602,287.50

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/37	\$4,265,000	\$ -	\$ 109,290.63	\$ -
11/1/37	\$4,265,000	\$ 385,000	\$ 109,290.63	\$ 603,581.25
5/1/38	\$3,880,000	\$ -	\$ 99,425.00	\$ -
11/1/38	\$3,880,000	\$ 405,000	\$ 99,425.00	\$ 603,850.00
5/1/39	\$3,475,000	\$ -	\$ 89,046.88	\$ -
11/1/39	\$3,475,000	\$ 425,000	\$ 89,046.88	\$ 603,093.75
5/1/40	\$3,050,000	\$ -	\$ 78,156.25	\$ -
11/1/40	\$3,050,000	\$ 445,000	\$ 78,156.25	\$ 601,312.50
5/1/41	\$2,605,000	\$ -	\$ 66,753.13	\$ -
11/1/41	\$2,605,000	\$ 470,000	\$ 66,753.13	\$ 603,506.25
5/1/42	\$2,135,000	\$ -	\$ 54,709.38	\$ -
11/1/42	\$2,135,000	\$ 495,000	\$ 54,709.38	\$ 604,418.75
5/1/43	\$1,640,000	\$ -	\$ 42,025.00	\$ -
11/1/43	\$1,640,000	\$ 520,000	\$ 42,025.00	\$ 604,050.00
5/1/44	\$1,120,000	\$ -	\$ 28,700.00	\$ -
11/1/44	\$1,120,000	\$ 545,000	\$ 28,700.00	\$ 602,400.00
5/1/45	\$ 575,000	\$ -	\$ 14,734.38	\$ -
11/1/45	\$ 575,000	\$ 575,000	\$ 14,734.38	\$ 604,468.75
Totals		\$8,270,000	\$ 6,213,543.75	\$ 14,483,543.75

Storey Park

Community Development District

Fiscal Year 2023 Debt Service Fund Series 2018

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$248,827	\$211,734	\$37,093	\$248,827	\$248,827
Interest	\$0	\$11	\$9	\$20	\$0
Carry Forward Surplus	\$102,841	\$108,300	\$0	\$108,300	\$109,440

Total Revenues	\$351,668	\$320,044	\$37,102	\$357,146	\$358,267
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Expenses

Interest - 12/15	\$88,853	\$88,853	\$0	\$88,853	\$87,541
Principal - 6/15	\$70,000	\$0	\$70,000	\$70,000	\$70,000
Interest - 6/15	\$88,853	\$0	\$88,853	\$88,853	\$87,541

Total Expenditures	\$247,706	\$88,853	\$158,853	\$247,706	\$245,081
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Excess Revenues/(Expenditures)	\$103,962	\$231,191	(\$121,751)	\$109,440	\$113,186
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Interest - 12/15/23	\$86,228
Total	\$86,228

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/22	\$3,670,000	\$ 70,000	\$ 88,853.13	\$ -
12/15/22	\$3,600,000	\$ -	\$ 87,540.63	\$ 246,393.75
6/15/23	\$3,600,000	\$ 70,000	\$ 87,540.63	\$ -
12/15/23	\$3,530,000	\$ -	\$ 86,228.13	\$ 243,768.75
6/15/24	\$3,530,000	\$ 75,000	\$ 86,228.13	\$ -
12/15/24	\$3,455,000	\$ -	\$ 84,587.50	\$ 245,815.63
6/15/25	\$3,455,000	\$ 80,000	\$ 84,587.50	\$ -
12/15/25	\$3,375,000	\$ -	\$ 82,837.50	\$ 247,425.00
6/15/26	\$3,375,000	\$ 80,000	\$ 82,837.50	\$ -
12/15/26	\$3,295,000	\$ -	\$ 81,087.50	\$ 243,925.00
6/15/27	\$3,295,000	\$ 85,000	\$ 81,087.50	\$ -
12/15/27	\$3,210,000	\$ -	\$ 79,228.13	\$ 245,315.63
6/15/28	\$3,210,000	\$ 90,000	\$ 79,228.13	\$ -
12/15/28	\$3,120,000	\$ -	\$ 77,259.38	\$ 246,487.50
6/15/29	\$3,120,000	\$ 95,000	\$ 77,259.38	\$ -
12/15/29	\$3,025,000	\$ -	\$ 74,943.75	\$ 247,203.13
6/15/30	\$3,025,000	\$ 100,000	\$ 74,943.75	\$ -
12/15/30	\$2,925,000	\$ -	\$ 72,506.25	\$ 247,450.00
6/15/31	\$2,925,000	\$ 105,000	\$ 72,506.25	\$ -
12/15/31	\$2,820,000	\$ -	\$ 69,946.88	\$ 247,453.13
6/15/32	\$2,820,000	\$ 110,000	\$ 69,946.88	\$ -
12/15/32	\$2,710,000	\$ -	\$ 67,265.63	\$ 247,212.50
6/15/33	\$2,710,000	\$ 115,000	\$ 67,265.63	\$ -
12/15/33	\$2,595,000	\$ -	\$ 64,462.50	\$ 246,728.13
6/15/34	\$2,595,000	\$ 120,000	\$ 64,462.50	\$ -
12/15/34	\$2,475,000	\$ -	\$ 61,537.50	\$ 246,000.00
6/15/35	\$2,475,000	\$ 125,000	\$ 61,537.50	\$ -
12/15/35	\$2,350,000	\$ -	\$ 58,490.63	\$ 245,028.13
6/15/36	\$2,350,000	\$ 130,000	\$ 58,490.63	\$ -
12/15/36	\$2,220,000	\$ -	\$ 55,321.88	\$ 243,812.50
6/15/37	\$2,220,000	\$ 140,000	\$ 55,321.88	\$ -
12/15/37	\$2,080,000	\$ -	\$ 51,909.38	\$ 247,231.25
6/15/38	\$2,080,000	\$ 145,000	\$ 51,909.38	\$ -
12/15/38	\$1,935,000	\$ -	\$ 48,375.00	\$ 245,284.38
6/15/39	\$1,935,000	\$ 155,000	\$ 48,375.00	\$ -

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/39	\$ 1,780,000	\$ -	\$ 44,500.00	\$ 247,875.00
6/15/40	\$ 1,780,000	\$ 160,000	\$ 44,500.00	\$ -
12/15/40	\$ 1,620,000	\$ -	\$ 40,500.00	\$ 245,000.00
6/15/41	\$ 1,620,000	\$ 170,000	\$ 40,500.00	\$ -
12/15/41	\$ 1,450,000	\$ -	\$ 36,250.00	\$ 246,750.00
6/15/42	\$ 1,450,000	\$ 180,000	\$ 36,250.00	\$ -
12/15/42	\$ 1,270,000	\$ -	\$ 31,750.00	\$ 248,000.00
6/15/43	\$ 1,270,000	\$ 185,000	\$ 31,750.00	\$ -
12/15/43	\$ 1,085,000	\$ -	\$ 27,125.00	\$ 243,875.00
6/15/44	\$ 1,085,000	\$ 195,000	\$ 27,125.00	\$ -
12/15/44	\$ 890,000	\$ -	\$ 22,250.00	\$ 244,375.00
6/15/45	\$ 890,000	\$ 205,000	\$ 22,250.00	\$ -
12/15/45	\$ 685,000	\$ -	\$ 17,125.00	\$ 244,375.00
6/15/46	\$ 685,000	\$ 215,000	\$ 17,125.00	\$ -
12/15/46	\$ 470,000	\$ -	\$ 11,750.00	\$ 243,875.00
6/15/47	\$ 470,000	\$ 230,000	\$ 11,750.00	\$ -
12/15/47	\$ 240,000	\$ -	\$ 6,000.00	\$ 247,750.00
6/15/48	\$ 240,000	\$ 240,000	\$ 6,000.00	\$ 246,000.00
Totals		\$3,670,000	\$ 2,970,409.38	\$ 6,640,409.38

Storey Park

Community Development District

**Fiscal Year 2023
Debt Service Fund
Series 2019**

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$238,964	\$203,829	\$35,135	\$238,964	\$238,964
Interest	\$0	\$14	\$0	\$14	\$0
Carry Forward Surplus	\$95,933	\$101,755	\$0	\$101,755	\$103,770
Total Revenues	\$334,897	\$305,598	\$35,135	\$340,733	\$342,734

Expenses

Interest - 12/15	\$80,981	\$80,982	\$0	\$80,982	\$79,669
Principal - 6/15	\$75,000	\$0	\$75,000	\$75,000	\$80,000
Interest - 6/15	\$80,981	\$0	\$80,981	\$80,981	\$79,669
Total Expenditures	\$236,962	\$80,982	\$155,981	\$236,963	\$239,338

Excess Revenues/(Expenditures)	\$97,935	\$224,616	(\$120,846)	\$103,770	\$103,396
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Interest - 12/15/23	\$78,269
Total	\$78,269

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/22	\$3,850,000	\$ 75,000	\$ 80,981.25	\$ -
12/15/22	\$3,775,000	\$ -	\$ 79,668.75	\$ 235,650.00
6/15/23	\$3,775,000	\$ 80,000	\$ 79,668.75	\$ -
12/15/23	\$3,695,000	\$ -	\$ 78,268.75	\$ 237,937.50
6/15/24	\$3,695,000	\$ 80,000	\$ 78,268.75	\$ -
12/15/24	\$3,615,000	\$ -	\$ 76,868.75	\$ 235,137.50
6/15/25	\$3,615,000	\$ 85,000	\$ 76,868.75	\$ -
12/15/25	\$3,530,000	\$ -	\$ 75,275.00	\$ 237,143.75
6/15/26	\$3,530,000	\$ 90,000	\$ 75,275.00	\$ -
12/15/26	\$3,440,000	\$ -	\$ 73,587.50	\$ 238,862.50
6/15/27	\$3,440,000	\$ 90,000	\$ 73,587.50	\$ -
12/15/27	\$3,350,000	\$ -	\$ 71,900.00	\$ 235,487.50
6/15/28	\$3,350,000	\$ 95,000	\$ 71,900.00	\$ -
12/15/28	\$3,255,000	\$ -	\$ 70,118.75	\$ 237,018.75
6/15/29	\$3,255,000	\$ 100,000	\$ 70,118.75	\$ -
12/15/29	\$3,155,000	\$ -	\$ 68,243.75	\$ 238,362.50
6/15/30	\$3,155,000	\$ 100,000	\$ 68,243.75	\$ -
12/15/30	\$3,055,000	\$ -	\$ 66,118.75	\$ 234,362.50
6/15/31	\$3,055,000	\$ 105,000	\$ 66,118.75	\$ -
12/15/31	\$2,950,000	\$ -	\$ 63,887.50	\$ 235,006.25
6/15/32	\$2,950,000	\$ 110,000	\$ 63,887.50	\$ -
12/15/32	\$2,840,000	\$ -	\$ 61,550.00	\$ 235,437.50
6/15/33	\$2,840,000	\$ 115,000	\$ 61,550.00	\$ -
12/15/33	\$2,725,000	\$ -	\$ 59,106.25	\$ 235,656.25
6/15/34	\$2,725,000	\$ 120,000	\$ 59,106.25	\$ -
12/15/34	\$2,605,000	\$ -	\$ 56,556.25	\$ 235,662.50
6/15/35	\$2,605,000	\$ 125,000	\$ 56,556.25	\$ -
12/15/35	\$2,480,000	\$ -	\$ 53,900.00	\$ 235,456.25
6/15/36	\$2,480,000	\$ 130,000	\$ 53,900.00	\$ -
12/15/36	\$2,350,000	\$ -	\$ 51,137.50	\$ 235,037.50
6/15/37	\$2,350,000	\$ 135,000	\$ 51,137.50	\$ -
12/15/37	\$2,215,000	\$ -	\$ 48,268.75	\$ 234,406.25
6/15/38	\$2,215,000	\$ 145,000	\$ 48,268.75	\$ -
12/15/38	\$2,070,000	\$ -	\$ 45,187.50	\$ 238,456.25
6/15/39	\$2,070,000	\$ 150,000	\$ 45,187.50	\$ -
12/15/39	\$1,920,000	\$ -	\$ 42,000.00	\$ 237,187.50
6/15/40	\$1,920,000	\$ 155,000	\$ 42,000.00	\$ -

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
12/15/40	\$ 1,765,000	\$ -	\$ 38,609.38	\$ 235,609.38
6/15/41	\$ 1,765,000	\$ 165,000	\$ 38,609.38	\$ -
12/15/41	\$ 1,600,000	\$ -	\$ 35,000.00	\$ 238,609.38
6/15/42	\$ 1,600,000	\$ 170,000	\$ 35,000.00	\$ -
12/15/42	\$ 1,430,000	\$ -	\$ 31,281.25	\$ 236,281.25
6/15/43	\$ 1,430,000	\$ 180,000	\$ 31,281.25	\$ -
12/15/43	\$ 1,250,000	\$ -	\$ 27,343.75	\$ 238,625.00
6/15/44	\$ 1,250,000	\$ 185,000	\$ 27,343.75	\$ -
12/15/44	\$ 1,065,000	\$ -	\$ 23,296.88	\$ 235,640.63
6/15/45	\$ 1,065,000	\$ 195,000	\$ 23,296.88	\$ -
12/15/45	\$ 870,000	\$ -	\$ 19,031.25	\$ 237,328.13
6/15/46	\$ 870,000	\$ 205,000	\$ 19,031.25	\$ -
12/15/46	\$ 665,000	\$ -	\$ 14,546.88	\$ 238,578.13
6/15/47	\$ 665,000	\$ 215,000	\$ 14,546.88	\$ -
12/15/47	\$ 450,000	\$ -	\$ 9,843.75	\$ 239,390.63
6/15/48	\$ 450,000	\$ 220,000	\$ 9,843.75	\$ -
12/15/48	\$ 230,000	\$ -	\$ 5,031.25	\$ 234,875.00
6/15/49	\$ 230,000	\$ 230,000	\$ 5,031.25	\$ 235,031.25
Totals		\$3,850,000	\$ 2,772,237.50	\$ 6,622,237.50

Storey Park

Community Development District

Fiscal Year 2023 Debt Service Fund Series 2021

Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments	\$334,300	\$311,794	\$22,506	\$334,300	\$334,300
Interest	\$0	\$15	\$10	\$25	\$0
Carry Forward Surplus	\$104,450	\$104,452	\$0	\$104,452	\$104,878
Total Revenues	\$438,750	\$416,261	\$22,516	\$438,778	\$439,178

Expenses

Interest - 12/15	\$104,450	\$104,450	\$0	\$104,450	\$102,966
Principal - 6/15	\$125,000	\$0	\$125,000	\$125,000	\$125,000
Interest - 6/15	\$104,450	\$0	\$104,450	\$104,450	\$102,966
Total Expenditures	\$333,900	\$104,450	\$229,450	\$333,900	\$330,931

Excess Revenues/(Expenditures)	\$104,850	\$311,811	(\$206,934)	\$104,878	\$108,246
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Interest - 12/15/23	\$101,481
Total	\$101,481

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

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

Amortization Schedule

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/43	\$2,505,000	\$ 235,000	\$ 50,100.00	\$ -
12/15/43	\$2,270,000	\$ -	\$ 45,400.00	\$ 330,500
6/15/44	\$2,270,000	\$ 245,000	\$ 45,400.00	\$ -
12/15/44	\$2,025,000	\$ -	\$ 40,500.00	\$ 330,900
6/15/45	\$2,025,000	\$ 255,000	\$ 40,500.00	\$ -
12/15/45	\$1,770,000	\$ -	\$ 35,400.00	\$ 330,900
6/15/46	\$1,770,000	\$ 265,000	\$ 35,400.00	\$ -
12/15/46	\$1,505,000	\$ -	\$ 30,100.00	\$ 330,500
6/15/47	\$1,505,000	\$ 275,000	\$ 30,100.00	\$ -
12/15/47	\$1,230,000	\$ -	\$ 24,600.00	\$ 329,700
6/15/48	\$1,230,000	\$ 290,000	\$ 24,600.00	\$ -
12/15/48	\$ 940,000	\$ -	\$ 18,800.00	\$ 333,400
6/15/49	\$ 940,000	\$ 300,000	\$ 18,800.00	\$ -
12/15/49	\$ 640,000	\$ -	\$ 12,800.00	\$ 331,600
6/15/50	\$ 640,000	\$ 315,000	\$ 12,800.00	\$ -
12/15/50	\$ 325,000	\$ -	\$ 6,500.00	\$ 334,300
6/15/51	\$ 325,000	\$ 325,000	\$ 6,500.00	\$ 331,500
Totals		\$6,030,000	\$ 3,926,298	\$ 9,956,298

SECTION VII

**STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 15, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 15, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Storey Park Community Development District, City of Orlando, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$880,252.
- The change in the District's total net position was (\$48,265), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$7,169,117, an increase of \$5,975,218 in comparison with the prior period. A portion of fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Current and other assets	\$ 7,182,478	\$ 1,249,999
Capital assets, net of depreciation	16,072,060	16,209,688
Total assets	23,254,538	17,459,687
Current liabilities	349,493	335,695
Long-term liabilities	22,024,793	16,195,475
Total liabilities	22,374,286	16,531,170
Net position		
Net investment in capital assets	(5,952,733)	14,213
Restricted	6,656,808	838,480
Unrestricted	176,177	75,824
Total net position	\$ 880,252	\$ 928,517

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,747,372	\$ 1,688,891
Operating grants and contributions	320,592	47,386
Capital grants and contributions	402,250	344,719
General revenues	25	52
Total revenues	2,470,239	2,081,048
Expenses:		
General government	158,089	114,891
Maintenance and operations	1,227,091	593,118
Interest	827,474	738,573
Bond issuance costs	305,850	-
Total expenses	2,518,504	1,446,582
Change in net position	(48,265)	634,466
Net position - beginning	928,517	294,051
Net position - ending	\$ 880,252	\$ 928,517

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,518,504. In total, expenses increased from the prior fiscal year mainly as a result of bond issuance costs and maintenance costs. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised largely of assessments. In total, program revenues increased in the current fiscal year due to an increase in assessments and capital contributions from the Developer.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget was amended to increase revenues and appropriations by \$120,215. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$16,709,803 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$637,743 has been taken, which resulted in a net book value of \$16,072,060. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$22,010,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Storey Park Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 73,995
Due from Developer	93,027
Assessments receivable	4,411
Prepaid items	20,974
Restricted assets:	
Investments	6,990,071
Capital assets:	
Depreciable, net	<u>16,072,060</u>
Total assets	<u>23,254,538</u>
 LIABILITIES	
Accounts payable	13,361
Accrued interest payable	336,132
Non-current liabilities:	
Due within one year	450,000
Due in more than one year	<u>21,574,793</u>
Total liabilities	<u>22,374,286</u>
 NET POSITION	
Net investment in capital assets	(5,952,733)
Restricted for debt service	1,089,807
Restricted for capital projects	5,567,001
Unrestricted	<u>176,177</u>
Total net position	<u>\$ 880,252</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 158,089	\$ -	\$ 320,468	\$ -
Maintenance and operations	1,227,091	608,047	-	402,250
Interest on long-term debt	827,474	1,139,325	124	-
Bond issuance costs	305,850	-	-	-
Total governmental activities	2,518,504	1,747,372	320,592	402,250
General revenues:				
Unrestricted investment earnings				25
Total general revenues				25
Change in net position				(48,265)
Net position - beginning				928,517
Net position - ending				\$ 880,252

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 73,995	\$ -	\$ -	\$ 73,995
Investments	-	1,423,070	5,567,001	6,990,071
Due from Developer	93,027	-	-	93,027
Assessments receivable	1,542	2,869	-	4,411
Prepaid items	20,974	-	-	20,974
Total assets	\$ 189,538	\$ 1,425,939	\$ 5,567,001	\$ 7,182,478
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,361	\$ -	\$ -	\$ 13,361
Total liabilities	13,361	-	-	13,361
Fund balances:				
Nonspendable:				
Prepaid items	20,974	-	-	20,974
Restricted for:				
Debt service	-	1,425,939	-	1,425,939
Capital projects	-	-	5,567,001	5,567,001
Unassigned	155,203	-	-	155,203
Total fund balances	176,177	1,425,939	5,567,001	7,169,117
Total liabilities and fund balances	\$ 189,538	\$ 1,425,939	\$ 5,567,001	\$ 7,182,478

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 7,169,117

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	16,709,803	
Accumulated depreciation	<u>(637,743)</u>	16,072,060

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(336,132)	
Bonds payable	<u>(22,024,793)</u>	<u>(22,360,925)</u>
Net position of governmental activities		<u><u>\$ 880,252</u></u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 608,047	\$ 1,139,325	\$ -	\$ 1,747,372
Developer contributions	320,468	-	-	320,468
Interest	25	124	120	269
Total revenues	928,540	1,139,449	120	2,068,109
EXPENDITURES				
Current:				
General government	158,089	-	-	158,089
Maintenance and operations	670,098	-	-	670,098
Debt service:				
Principal	-	315,000	-	315,000
Interest	-	770,951	-	770,951
Bond issue costs	-	-	305,850	305,850
Capital outlay	-	-	17,235	17,235
Total expenditures	828,187	1,085,951	323,085	2,237,223
Excess (deficiency) of revenues over (under) expenditures	100,353	53,498	(322,965)	(169,114)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	10,072	(10,072)	-
Bond issuance	-	271,600	5,758,400	6,030,000
Original issue premium	-	-	114,332	114,332
Total other financing sources (uses)	-	281,672	5,862,660	6,144,332
Net change in fund balances	100,353	335,170	5,539,695	5,975,218
Fund balances - beginning	75,824	1,090,769	27,306	1,193,899
Fund balances - ending	\$ 176,177	\$ 1,425,939	\$ 5,567,001	\$ 7,169,117

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 5,975,218
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	17,235
Conveyances of infrastructure improvements to the District are reported as capital contributions in the government wide statements and not shown on the fund financial statements.	402,130
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(6,030,000)
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(556,993)
In connection with the issuance of the Bonds, the original issue premium is reported as a financing use when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces long-term liabilities in the statement of net position.	(114,332)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	315,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	14
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(56,537)
Change in net position of governmental activities	<u>\$ (48,265)</u>

See notes to the financial statements

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Storey Park Community Development District ("District") was created on March 9, 2015 by Ordinance 2015-7 of the City of Orlando, Florida, amended by Ordinance 2019-50 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with Lennar Homes, LLC (the "Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of funds for capital reserves.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roadways and streetlights	30
Infrastructure – stormwater management	30
Infrastructure – landscape and hardscape	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
Fidelity Investments Money Market Government Portfolio	\$ 6,990,071	Not Available	Not Available
	<u>\$ 6,990,071</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2021 were as follows:

Fund	Transfer in	Transfer Out
Debt service	\$ 10,072	\$ -
Capital projects	-	10,072
Total	<u>\$ 10,072</u>	<u>\$ 10,072</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 12,137,581	\$ -	\$ 12,137,581	\$ -
Total capital assets, not being depreciated	12,137,581	-	12,137,581	-
Capital assets, being depreciated				
Infrastructure - roadways and streetlights	1,520,541	4,728,823	-	6,249,364
Infrastructure - stormwater management	1,946,827	5,679,502	-	7,626,329
Infrastructure - landscape and hardscape	685,489	2,148,621	-	2,834,110
Total capital assets, being depreciated	4,152,857	12,556,946	-	16,709,803
Less accumulated depreciation for:				
Infrastructure - roadways and streetlights	29,566	208,312	-	237,878
Infrastructure - stormwater management	37,855	254,211	-	292,066
Infrastructure - landscape and hardscape	13,329	94,470	-	107,799
Total accumulated depreciation	80,750	556,993	-	637,743
Total capital assets, being depreciated, net	4,072,107	11,999,953	-	16,072,060
Governmental activities capital assets, net	\$ 16,209,688	\$ 11,999,953	\$ 12,137,581	\$ 16,072,060

Total infrastructure improvements for the District were estimated to cost approximately \$33,577,600. The infrastructure will include roadways, stormwater, potable and reclaimed water, wastewater, landscaping and lighting improvements. Upon completion, certain assets will be conveyed to other governments or governmental entities. A portion of the project costs was to be funded with the proceeds of the Series 2015 Bonds and future bond issuances with the remainder to be funded by the Developer. The project is to be completed in Phases which include the Series 2015, Series 2018, Series 2019 and Series 2021 corresponding to Assessment Area One, Assessment Area Two, Assessment Area Three and Assessment Area Four, respectively.

During the prior fiscal year, Assessment Area Two was declared complete and all associated infrastructure was placed into placed in service. During the current year, Assessment Area One and Three were declared complete and all associated infrastructure was placed into placed in service. The District paid the Developer \$12,137,851 of bond funds for the improvements, thereby recognizing a contribution of \$402,130 comprising the difference between the value of the acquired infrastructure and the amount paid. The Assessment Area Four project is under construction as of September 30, 2021.

NOTE 7 – LONG-TERM LIABILITIES

Series 2015

On September 10, 2015, the District issued \$9,210,000 of Special Assessment Bonds (Assessment Area One Project), Series 2015 consisting of \$750,000 Term Bonds due November 1, 2020 with a fixed interest rate of 4.000%, \$1,215,000 Term Bonds due November 1, 2026 with a fixed interest rate of 4.500%, \$2,610,000 due November 1, 2035 with a fixed interest rate of 5.000%, and \$4,635,000 Term Bonds due November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2018

On April 27, 2018, the District issued \$3,865,000 of Special Assessment Bonds (Assessment Area Two Project), Series 2018 consisting of multiple term bonds with due dates ranging from June 15, 2023 – June 15, 2048 and fixed interest rates ranging from 3.75% to 5%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Two Project. Interest is to be paid semiannually on each December 15 and June 15. Principal on the Series 2018 Bonds is to be paid serially commencing June 15, 2019 through June 15, 2048.

The Series 2018 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2019

On May 31, 2019, the District issued \$3,995,000 of Special Assessment Bonds (Assessment Area Three Project), Series 2019 consisting of multiple term bonds with due dates ranging from June 15, 2024 to June 15, 2049 and fixed rates ranging from 3.5% to 4.375%. The Bonds were issued to acquire and/or construct a portion of the Assessment Area Three Project. Interest is to be paid semiannually on each June 15 and December 15 of each year, commencing June 15, 2019. Principal on the Series 2019 Bonds is to be paid serially commencing on June 15, 2020 through June 15, 2049.

The Series 2019 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after June 15, 2029. The Bonds are subject to mandatory sinking fund redemption and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2021

During May 2021, the District issued \$6,030,000 of Special Assessment Bonds, Series 2021 consisting of Term Bonds due ranging from June 15, 2026 to June 15, 2051 and fixed interest rates ranging from 2.375% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021 and the principal on the bonds is to be paid serially commencing June 15, 2022 through June 15, 2051.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at any time on or after June 15, 2031 and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 8,635,000	\$ -	\$ 175,000	\$ 8,460,000	\$ 180,000
Less: Original issue discount	(91,786)	-	(3,530)	(88,256)	-
Series 2018	3,735,000	-	65,000	3,670,000	70,000
Series 2019	3,925,000	-	75,000	3,850,000	75,000
Less: Original issue discount	(7,739)	-	(267)	(7,472)	-
Series 2021	-	6,030,000	-	6,030,000	125,000
Plus: Original issue premium	-	114,332	3,811	110,521	-
	<u>\$ 16,195,475</u>	<u>\$ 6,144,332</u>	<u>\$ 315,014</u>	<u>\$ 22,024,793</u>	<u>\$ 450,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2022	\$ 450,000	\$ 967,238	\$ 1,417,238
2023	465,000	950,695	1,415,695
2024	485,000	933,525	1,418,525
2025	505,000	915,245	1,420,245
2026	520,000	895,899	1,415,899
2027-2031	2,960,000	4,142,141	7,102,141
2032-2036	3,665,000	3,431,025	7,096,025
2037-2041	4,575,000	2,519,794	7,094,794
2042-2046	5,745,000	1,339,997	7,084,997
2047-2051	2,640,000	279,944	2,919,944
Total	<u>\$ 22,010,000</u>	<u>\$ 16,375,503</u>	<u>\$ 38,385,503</u>

NOTE 8 – INTERLOCAL

The District and/or the Developer have conveyed certain rights-of-ways (the “City ROW”) to the City of Orlando, Florida (the “City”) and may or will convey others in the future (the “Future City ROW”). However, there are improvements within the City ROW and the Future City ROW that have been constructed by the District that will not be dedicated to the City (the “Improvements”). Therefore, in order to promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services in and around the District, the District and the City entered into the Interlocal Agreement for Rights-of-Way Maintenance during a prior fiscal year. Per the Interlocal Agreement, the City agreed to perpetually maintain the Improvements at its sole cost. However, the District may, but is not obliged to, perform optional maintenance (landscaping, irrigation, fertilization, pest control, etc) on the Improvements at intervals more frequent than the City’s regular maintenance schedule to enhance the aesthetic quality of the rights-of-ways.

NOTE 9 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 10 – CONCENTRATION

The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There have been no settled claims over the past three years.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Assessments	\$ 593,471	593,471	\$ 608,047	\$ 14,576
Developer contributions	179,368	299,383	320,468	21,085
Interest	-	-	25	25
Total revenues	772,839	892,854	928,540	35,686
EXPENDITURES				
Current:				
General government	131,818	172,733	158,089	14,644
Maintenance and operations	641,020	720,120	670,098	50,022
Total expenditures	772,838	892,853	828,187	64,666
Excess (deficiency) of revenues over (under) expenditures	\$ 1	\$ 1	100,353	\$ 100,352
Fund balance - beginning			75,824	
Fund balance - ending			\$ 176,177	

See notes to required supplementary information

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed appropriations, is in the aggregate. Any budget amendment that increases the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget was amended to increase revenues and appropriations by \$120,215. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF ORLANDO, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	2
Number of independent contractors compensated in September 2021	11
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$2,401.10
Independent contractor compensation for FYE 9/30/2021	\$674,727.22
Construction projects to begin on or after October 1; (>\$65K)	
Series 2021	No Construction Project
Budget variance report	See page 23 of annual financial report
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	
<u>Operation & Maintenance:</u>	
Townhome 20'	\$272.19
Townhome 25'	\$340.24
Single Family 32'	\$435.51
Single Family 40'	\$544.38
Single Family 50'	\$680.48
Single Family 60'	\$816.58
<u>Debt Service:</u>	
<u>Series 2015</u>	
Townhome 20'	\$506.38
Townhome 25'	\$632.98
Single Family 32'	\$809.57
Single Family 40'	\$1,012.77
Single Family 50'	\$1,265.96
Single Family 60'	\$1,519.15
<u>Series 2018</u>	
Townhome 25'	\$632.90
Single Family 32'	\$810.12
Single Family 40'	\$1,012.64
Single Family 50'	\$1,265.81
Single Family 60'	\$1,518.95
<u>Series 2019</u>	
Single Family 40'	\$1,012.64
Single Family 50'	\$1,265.81
Single Family 60'	\$1,518.95
Special assessments collected FYE 9/30/2021	
Operation & Maintenance	\$608,046.66
Debt Service	\$1,139,324.31
Outstanding Bonds:	
Series 2015, due November 1, 2045,	see Note 7 for details
Series 2018, due June 15, 2048,	see Note 7 for details
Series 2019, due June 15, 2049,	see Note 7 for details
Series 2021, due June 15, 2051,	see Note 7 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 15, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 15, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

We have examined Storey Park Community Development District, City of Orlando, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 15, 2022



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Storey Park Community Development District
City of Orlando, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Storey Park Community Development District, City of Orlando, Florida ("District") as of and for the fiscal year ended September 30, 2021 and have issued our report thereon dated March 15, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 15, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Storey Park Community Development District, City of Orlando, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Storey Park Community Development District, City of Orlando, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 15, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

SECTION VIII



April 5, 2022

Storey Park Community Development District
c/o Governmental Management Services - Central Florida, L.L.C.
219 East Livingston Street
Orlando, Florida 32801
Attention: Mr. George Flint

Re: Storey Park CDD, Series 2022 Bonds

Dear Mr. Flint:

We are writing to provide you, as Storey Park Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

SECTION X

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Checks

March 1, 2022 to March 31, 2022

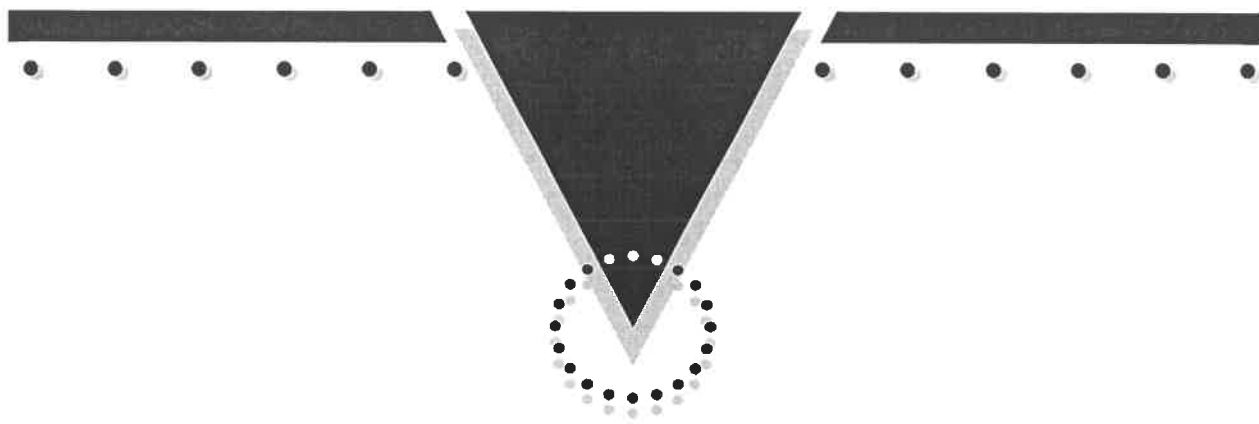
Bank	Date	Check #	Amount
General Fund	3/4/22	802-807	\$ 216,772.42
	3/9/22	808	\$ 5,759.68
	3/11/22	809-817	\$ 34,838.75
	3/16/22	818	\$ 549.50
	3/23/22	819-821	\$ 11,412.40
	3/30/22	822-823	\$ 3,695.50
			<hr/>
			\$ 273,028.25
Payroll	<u>March 2022</u>		
	Michael McQuarrie	50019	\$ 184.70
	Patrick Bonin Jr.	50020	\$ 184.70
			<hr/>
			\$ 369.40
			<hr/>
			\$ 273,397.65

*** CHECK DATES 03/01/2022 - 03/31/2022 ***																	
STOREY PARK - GENERAL FUND																	
BANK A GENERAL FUND																	
CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK.....	AMOUNT	.....CHECK.....	AMOUNT	#
3/04/22	00035	2/27/22	I-022722	202202	320-53800-48100					CITY OF ORLANDO - POLICE DEPARTMENT	*	549.50		549.50		549.50	000802
SPEED ENFORCEMENT FEB22																	
3/04/22	00001	2/16/22	49626941	202202	310-51300-48000						*	245.00		245.00			
FY22 NOT.OF MEETING DATES																	
ORLANDO SENTINEL																	
3/04/22	00015	3/02/22	03022022	202203	300-20700-10000					STOREY PARK CDD C/O REGIONS BANK	*	105,869.03		105,869.03		105,869.03	000804
FY22 DEBT SERV SER2015																	
3/04/22	00015	3/02/22	03022022	202203	300-20700-10100					STOREY PARK CDD C/O REGIONS BANK	*	42,630.41		42,630.41			
FY22 DEBT SERV SER2018																	
3/04/22	00015	3/02/22	03022022	202203	300-20700-10200					STOREY PARK CDD C/O REGIONS BANK	*	41,038.70		41,038.70		42,630.41	000805
FY22 DEBT SERV SER2019																	
3/04/22	00015	3/02/22	03022022	202203	300-20700-10500					STOREY PARK CDD C/O REGIONS BANK	*	26,439.78		26,439.78		41,038.70	000806
FY22 DEBT SERV SER2021																	
3/09/22	00002	3/01/22	183	202203	310-51300-34000					STOREY PARK CDD C/O REGIONS BANK	*	3,094.33		3,094.33		26,439.78	000807
MANAGEMENT FEES MAR22																	
3/01/22	183	202203	310-51300-35200								*	50.00		50.00			
WEBSITE ADMIN MAR22																	
3/01/22	183	202203	310-51300-35100								*	87.50		87.50			
INFORMATION TECH MAR22																	
3/01/22	183	202203	310-51300-31300								*	1,166.67		1,166.67			
DISSEMINATION FEE MAR22																	
3/01/22	183	202203	310-51300-51000								*	.45		.45			
OFFICE SUPPLIES																	
3/01/22	183	202203	310-51300-42000								*	7.95		7.95			
POSTAGE																	
3/01/22	183	202203	310-51300-42500								*	25.95		25.95			
COPIES																	
3/01/22	184	202203	320-53800-12000								*	1,326.83		1,326.83			
FIELD MANAGEMENT MAR22																	
GOVERNMENTAL MANAGEMENT SERVICES																	
3/11/22	00012	2/28/22	201023	202202	320-53800-47000						*	285.00		285.00		5,759.68	000808
AQUATIC PLANT MGMT FEB22																	
2/28/22	201024	202202	320-53800-47000								*	295.00		295.00			
I-6 POND MANAGEMENT FEB22																	
STOR -STOREY PARK- TWISCARRA																	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/11/22	00015	3/10/22 03102022	202203 300-20700-10500 FY22 DEBT SRVC SER2021		STOREY PARK CDD C/O REGIONS BANK	*	15.85	15.85 000817
3/16/22	00035	3/13/22 I-031322	202203 320-53800-48100 SPEED ENFORCEMENT MAR22			*	549.50	549.50 000818
3/23/22	00035	3/20/22 I-032022	202203 320-53800-48100 SPEED ENFORCEMENT MAR22		CITY OF ORLANDO - POLICE DEPARTMENT	*	755.50	755.50 000819
3/23/22	00009	3/01/22 22169	202202 310-51300-32200 FY21 AUDIT FINAL PAYMENT		CITY OF ORLANDO - POLICE DEPARTMENT	*	5,800.00	5,800.00 000820
3/23/22	00005	3/17/22 26063	202202 310-51300-31500 2021 BOND/PARCEL L CONVEY		GRAU & ASSOCIATES	*	4,856.90	4,856.90 000821
3/30/22	00035	3/27/22 I-032722	202203 320-53800-48100 SPEED ENFORCE-03/20-03/26		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	755.50	755.50 000822
3/30/22	00031	3/15/22 ON 34047	202203 320-53800-46200 MTHLY LANDSCAPE MNT MAR22		CITY OF ORLANDO - POLICE DEPARTMENT	*	2,940.00	2,940.00 000823
					YELLOWSTONE LANDSCAPE			
					TOTAL FOR BANK A		273,028.25	
					TOTAL FOR REGISTER		273,028.25	

STOR -STOREY PARK- TVISCARRA

SECTION 2



**Storey Park
Community Development District**

**Unaudited Financial Reporting
March 31, 2022**



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
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9	<u>Long Term Debt Summary</u>
10	<u>FY22 Assessment Receipt Schedule</u>
11	<u>Construction Schedule Series 2021</u>

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$763,992	---	---	\$763,992
DUE FROM DEVELOPER	\$428	---	---	\$428
SERIES 2015				
RESERVE	---	\$308,641	---	\$308,641
REVENUE	---	\$572,811	---	\$572,811
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$1,362	---	\$1,362
PREPAYMENT	---	\$0	---	\$0
SERIES 2018				
RESERVE	---	\$64,481	---	\$64,481
REVENUE	---	\$231,125	---	\$231,125
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
GENERAL REDEMPTION	---	\$63	---	\$63
SERIES 2019				
RESERVE	---	\$119,700	---	\$119,700
REVENUE	---	\$226,399	---	\$226,399
INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$0	---	\$0
PREPAYMENT	---	\$1	---	\$1
SERIES 2021				
RESERVE	---	\$167,164	---	\$167,164
REVENUE	---	\$311,795	---	\$311,795
CAPITALIZED INTEREST	---	\$6	---	\$6
CONSTRUCTION	---	---	\$334,761	\$334,761
TOTAL ASSETS	\$764,420	\$2,003,549	\$334,761	\$3,102,730
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	---	---	---	\$0
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$882,815	---	\$882,815
RESTRICTED FOR DEBT SERVICE 2018	---	\$295,669	---	\$295,669
RESTRICTED FOR DEBT SERVICE 2019	---	\$346,101	---	\$346,101
RESTRICTED FOR DEBT SERVICE 2021	---	\$478,965	---	\$478,965
RESTRICTED FOR CAPITAL PROJECTS 2021	---	---	\$334,761	\$334,761
UNASSIGNED	\$764,420	---	---	\$764,420
TOTAL LIABILITIES & FUND EQUITY	\$764,420	\$2,003,549	\$334,761	\$3,102,730

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$845,800	\$721,441	\$721,441	\$0
ASSESSMENTS - DIRECT BILLED	\$258,097	\$258,097	\$258,097	\$0
INTEREST	\$0	\$0	\$24	\$24
TOTAL REVENUES	\$1,103,897	\$979,537	\$979,561	\$24
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$6,000	\$1,600	\$4,400
FICA EXPENSE	\$918	\$459	\$122	\$337
ENGINEERING	\$12,000	\$6,000	\$2,714	\$3,286
ATTORNEY	\$25,000	\$12,500	\$12,333	\$167
ARBITRAGE	\$1,200	\$0	\$0	\$0
DISSEMINATION AGENT	\$14,000	\$7,000	\$7,000	(\$0)
ANNUAL AUDIT	\$7,300	\$7,300	\$8,300	(\$1,000)
TRUSTEE FEES	\$14,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$37,132	\$18,566	\$18,566	\$0
INFORMATION TECHNOLOGY	\$1,050	\$525	\$525	\$0
WEBSITE ADMINISTRATION	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$750	\$375	\$449	(\$74)
INSURANCE	\$6,400	\$6,400	\$6,013	\$387
PRINTING & BINDING	\$750	\$375	\$294	\$81
LEGAL ADVERTISING	\$2,500	\$1,250	\$653	\$598
OTHER CURRENT CHARGES	\$250	\$125	\$255	(\$130)
PROPERTY APPRAISER	\$1,500	\$0	\$0	\$0
OFFICE SUPPLIES	\$200	\$100	\$18	\$82
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,922	\$7,961	\$7,961	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$430,008	\$215,004	\$183,908	\$31,096
LAKE MAINTENANCE	\$32,520	\$16,260	\$5,270	\$10,990
MITIGATION MONITORING & MAINTENANCE	\$13,750	\$6,875	\$0	\$6,875
REPAIRS & MAINTENANCE				
REPAIRS - GENERAL	\$5,000	\$2,500	\$0	\$2,500
OPERATING SUPPLIES	\$5,000	\$2,500	\$0	\$2,500
LANDSCAPE CONTINGENCY	\$10,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$20,000	\$10,000	\$4,974	\$5,026
ROADWAYS & SIDEWALKS	\$15,000	\$7,500	\$665	\$6,835
TRAIL MAINTENANCE	\$5,000	\$2,500	\$0	\$2,500
DOG PARK MAINTENANCE	\$2,500	\$1,250	\$1,735	(\$485)
SIGNAGE	\$5,000	\$2,500	\$0	\$2,500
PRESSURE WASHING	\$5,000	\$2,500	\$2,175	\$325
ENHANCED TRAFFIC ENFORCEMENT	\$39,500	\$19,750	\$8,654	\$11,096
UTILITY				
ELECTRIC	\$3,000	\$1,500	\$562	\$938
STREETLIGHTS	\$241,740	\$120,870	\$91,050	\$29,820
WATER & SEWER	\$30,000	\$15,000	\$9,401	\$5,599
OTHER				
PROPERTY INSURANCE	\$6,000	\$6,000	\$9,961	(\$3,961)
CONTINGENCY	\$1,977	\$988	\$685	\$303
CAPITAL OUTLAY	\$73,956	\$36,978	\$0	\$36,978
TOTAL EXPENDITURES	\$1,103,897	\$556,036	\$391,319	\$164,717
EXCESS REVENUES (EXPENDITURES)	\$0		\$588,243	
FUND BALANCE - Beginning	\$0		\$176,177	
FUND BALANCE - Ending	\$0		\$764,420	

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
Series 2015
Statement of Revenues & Expenditures
For The Period Ending March 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$616,298	\$525,824	\$525,824	\$0
INTEREST	\$50	\$25	\$33	\$8
TOTAL REVENUES	\$616,348	\$525,849	\$525,857	\$8

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		\$124,498	
FUND BALANCE - Beginning	\$425,432		\$758,317	
FUND BALANCE - Ending	\$443,112		\$882,815	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2018

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$248,827	\$211,734	\$211,734	\$0
INTEREST	\$0	\$0	\$11	\$11
TOTAL REVENUES	\$248,827	\$211,734	\$211,745	\$11

EXPENDITURES:

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		\$122,892	
FUND BALANCE - Beginning	\$102,841		\$172,777	
FUND BALANCE - Ending	\$103,962		\$295,669	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$238,964	\$203,829	\$203,829	\$0
INTEREST	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$238,964	\$203,829	\$203,842	\$14

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		\$122,861	
FUND BALANCE - Beginning	\$95,933		\$223,240	
FUND BALANCE - Ending	\$97,935		\$346,101	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
ASSESSMENTS - TAX ROLL	\$153,826	\$131,320	\$131,320	\$0
ASSESSMENTS - DIRECT BILLED	\$180,474	\$180,474	\$180,474	\$0
INTEREST	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$334,300	\$311,794	\$311,809	\$15

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		\$207,359	
FUND BALANCE - Beginning	\$104,450		\$271,606	
FUND BALANCE - Ending	\$104,850		\$478,965	

Storey Park

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2021

Statement of Revenues & Expenditures

For The Period Ending March 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
INTEREST	\$0	\$0	\$302	\$302
TOTAL REVENUES	\$0	\$0	\$302	\$302

EXPENDITURES:

CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,232,542	(\$5,232,542)
TOTAL EXPENDITURES	\$0	\$0	\$5,232,542	(\$5,232,542)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,232,241)	
FUND BALANCE - Beginning	\$0		\$5,567,001	
FUND BALANCE - Ending	\$0		\$334,761	

Storey Park
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$40,170	\$51,030	\$444,809	\$145,254	\$87	\$0	\$0	\$0	\$0	\$0	\$0	\$721,441
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$0	\$258,097	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,097
INTEREST	\$1	\$1	\$2	\$5	\$8	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$24
TOTAL REVENUES	\$1	\$40,171	\$51,031	\$703,001	\$145,263	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$979,561
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$400	\$0	\$0	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FOIA FEE	\$31	\$0	\$31	\$31	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$122
ENGINEERING	\$173	\$80	\$160	\$0	\$0	\$2,300	\$0	\$0	\$0	\$0	\$0	\$0	\$2,714
ATTORNEY	\$1,090	\$150	\$1,048	\$4,588	\$4,857	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,333
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION AGENT	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000
ANNUAL AUDIT	\$0	\$0	\$0	\$2,500	\$5,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,300
TRUSTEE FEES	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ASSESSMENT ADMINISTRATION	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$0	\$0	\$0	\$0	\$0	\$0	\$18,566
MANAGEMENT FEES	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$525
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$300
WEBSITE ADMINISTRATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TELEPHONE	\$15	\$327	\$27	\$36	\$8	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$449
INSURANCE	\$6,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,013
PRINTING & BINDING	\$19	\$241	\$1	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$294
LEGAL ADVERTISING	\$204	\$0	\$0	\$204	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$653
OTHER CURRENT CHARGES	\$41	\$35	\$47	\$40	\$62	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$255
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$16	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18
DUES, LICENSES & SUBSCRIPTIONS	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$0	\$0	\$0	\$0	\$0	\$0	\$7,961
LANDSCAPE MAINTENANCE	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$30,637	\$0	\$0	\$0	\$0	\$0	\$0	\$183,908
LAKE MAINTENANCE	\$880	\$1,750	\$880	\$880	\$880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,270
MITIGATION MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE													
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE CONTINENCY	\$752	\$0	\$0	\$1,757	\$2,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,974
IRRIGATION REPAIRS	\$865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$865
ROADWAYS & SIDEWALKS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAIL MAINTENANCE	\$0	\$0	\$0	\$950	\$785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735
DOG PARK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE WASHING	\$0	\$2,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175
ENHANCED TRAFFIC ENFORCEMENT	\$0	\$0	\$0	\$2,816	\$2,816	\$3,022	\$0	\$0	\$0	\$0	\$0	\$0	\$8,654
UTILITY													
ELECTRIC	\$85	\$80	\$84	\$65	\$142	\$107	\$0	\$0	\$0	\$0	\$0	\$0	\$562
STREETLIGHTS	\$14,027	\$13,059	\$14,071	\$11,154	\$14,420	\$24,320	\$0	\$0	\$0	\$0	\$0	\$0	\$91,050
WATER & SEWER	\$1,633	\$1,633	\$1,604	\$1,777	\$0	\$2,753	\$0	\$0	\$0	\$0	\$0	\$0	\$5,401
OTHER													
PROPERTY INSURANCE	\$9,961	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,961
CONTINGENCY	\$0	\$685	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$685
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$78,127	\$54,544	\$54,286	\$43,557	\$49,531	\$49,405	\$0	\$0	\$0	\$0	\$0	\$0	\$391,319
EXCESS REVENUES (EXPENDITURES)	(\$78,126)	(\$14,423)	(\$3,746)	(\$639,443)	(\$75,912)	(\$59,310)	\$0	\$0	\$0	\$0	\$0	\$0	(\$588,243)

**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	\$308,641
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	\$64,481
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	\$119,700
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	\$167,164
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			DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND					DEBT SERVICE					DEBT SERVICE					TOTAL 100%
		RECEIVED							40.21%	29.31%	11.80%	11.36%	7.32%	2015	2018	2019	2021							
11/4/21	1	\$	4,411.18	\$	237.21	\$	-	\$	4,173.97	\$	1,678.39	\$	1,223.30	\$	492.59	\$	474.19	\$	305.51	\$	4,173.97			
11/10/21	2	\$	31,716.00	\$	1,268.64	\$	-	\$	30,447.36	\$	12,243.12	\$	8,923.44	\$	3,593.21	\$	3,459.05	\$	2,228.54	\$	30,447.36			
11/18/21	3	\$	67,998.00	\$	2,719.92	\$	-	\$	65,278.08	\$	26,248.83	\$	19,131.53	\$	7,703.72	\$	7,416.08	\$	4,777.92	\$	65,278.08			
12/2/21	4	\$	78,394.46	\$	3,113.94	\$	-	\$	75,280.52	\$	30,270.89	\$	22,063.02	\$	8,884.14	\$	8,552.43	\$	5,510.03	\$	75,280.52			
12/9/21	5	\$	133,244.33	\$	5,329.78	\$	-	\$	127,914.55	\$	51,435.45	\$	37,488.87	\$	15,095.69	\$	14,532.05	\$	9,362.49	\$	127,914.55			
12/16/21	6	\$	24,123.50	\$	964.94	\$	27.94	\$	23,186.50	\$	9,323.47	\$	6,795.44	\$	2,736.33	\$	2,634.16	\$	1,697.10	\$	23,186.50			
1/12/22	7	\$	1,152,518.00	\$	46,100.72	\$	-	\$	1,106,417.28	\$	444,899.13	\$	324,265.97	\$	130,572.56	\$	125,697.30	\$	80,982.31	\$	1,106,417.28			
2/10/22	8	\$	355,881.97	\$	14,208.17	\$	-	\$	341,673.80	\$	137,389.73	\$	100,136.89	\$	40,322.24	\$	38,816.71	\$	25,008.23	\$	341,673.80			
2/18/22	9	\$	20,329.29	\$	770.83	\$	-	\$	19,558.46	\$	7,864.61	\$	5,732.14	\$	2,308.17	\$	2,221.99	\$	1,431.55	\$	19,558.46			
3/10/22	10	\$	-	\$	-	\$	216.50	\$	216.50	\$	87.06	\$	63.45	\$	25.55	\$	24.60	\$	15.85	\$	216.50			
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**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		\$ 5,567,001.39
Fiscal Year 2022				
2/8/22	1	Lennar Homes LLC	Reimbursement Parcel K Mass Grading/Infrastructure	\$ 5,229,042.30
3/23/22	2	GMS-CF, LLC	Invoice #186 - Construction Accounting	\$ 3,500.00
		TOTAL		\$ 5,232,542.30
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
2/1/22		Interest		\$ 47.29
3/1/22		Interest		\$ 12.62
		TOTAL		\$ 301.68
		Acquisition/Construction Fund at 9/30/21		\$ 5,567,001.39
		Interest Earned thru 3/31/22		\$ 301.68
		Requisitions Paid thru 2/31/22		\$ (5,232,542.30)
		Remaining Acquisition/Construction Fund		\$ 334,760.77

SECTION 4

2022 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, June 13, 2022 to Noon, June 17, 2022

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions.

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes, and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Qualifying fee of \$25.00 or
 - 25 valid petitions

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need to 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **noon, May 16, 2022.**

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION 5

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 8, 2022

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Storey Park Community Development District** to be held at the offices of **GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801** on **November 8, 2022 at 4:00 PM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes: _____

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment