Storey Creek Community Development District

Agenda

May 4, 2020

AGENDA

Storey Creek
Community Development District

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

April 27, 2020

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, May 4, 2020 at 12:30 p.m. via Zoom: https://zoom.us/j/97552643655.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Consideration of Resignation of Rob Bonin and Appointment of Individual to Fulfill Board Vacancy
    B. Administration of Oath of Office to Newly Appointed Board Member
    C. Consideration of Resolution 2020-07 Electing Assistant Secretary
4. Approval of Minutes of the December 2, 2019 Meeting
5. Ratification of Series 2019 Requisitions #1 - #4
6. Consideration of Series 2019 Requisition #5
7. Consideration of Bill of Sale Absolute and Agreement with Lennar Homes, LLC
8. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services
9. Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
10. Discussion of Aquatic Plant Management Agreement
11. Staff Reports
    A. Attorney
        i. Update on Auditing Requirements
    B. Engineer
    C. District Manager's Report
        i. Balance Sheet and Income Statement
        ii. Ratification of Funding Requests #3 - #8
12. Supervisor's Requests & Audience Comments
13. Adjournment

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

The third order of business is the Organizational Matters. Section A is the acceptance of resignation of Rob Bonin and appointment of an individual to fulfill the Board vacancy. Section B is the administration of the Oath of Office to the newly appointed Board member and Section C is the consideration of Resolution 2020-07 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the December 2, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the ratification of the Series 2019 Requisitions #1 - #4. The requisitions and supporting documentation are enclosed for your review.

The sixth order of business is the consideration of the Series 2019 Requisition #5. A copy of the Requisition and supporting documentation is enclosed for your review.

The seventh order of business is the consideration of the Bill of Sale and Absolute Agreement with Lennar Homes, LLC. A copy of the agreement is enclosed for your review.

The eighth order of business is the consideration of agreement with Amtec to provide arbitrage rebate calculation services. A copy of the agreement is enclosed for your review.

The ninth order of business is the consideration of Resolution 2020-08 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The tenth order of business is the discussion of an aquatic plant management agreement for the retention pond. A proposed agreement from Applied Aquatic Management is enclosed for your review.

The eleventh order of business is Staff Reports. Section 1 of the Attorney's Report is an update on the auditing requirements. Chapter 2019-15 (SB7014) is enclosed for your review. Section 1 of the District Manager's Report includes the balance sheet and income statement and Section 2 is the ratification of Funding Request #3 - #8. Copies of the funding requests and supporting documentation are enclosed for your review.

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

Sincerely,

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

SECTION III

SECTION A

From: **George Flint** gflint@gmscfl.com
Subject: Fwd:
Date: December 2, 2019 at 1:13 PM
To: svanderbilt@gmscfl.com

For next agendas

Sent from my iPhone

Begin forwarded message:

> **From:** Patrick Bonin <Rob.Bonin@Lennar.com>
> **Date:** December 2, 2019 at 12:56:31 PM EST
> **To:** George Flint <gflint@gmscfl.com>
>
> I hereby resign my board position from
>
> Stoneybrook south at ChampionsGate CDD
>
> And
>
> Storey creek community development district
>
> Rob Bonin
> VP, Land - Central Florida
>
> Rob.bonin@lennar.com
> Cell: 407.448.3361
>
> 6750 Forum Drive, Suite 310
> Orlando, FL 32821

SECTION C

RESOLUTION 2020-07

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

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

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

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

Adopted this 4th day of May, 2020.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, December 2, 2019 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order, called the roll, and a quorum was present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Consideration of Resignation and Appointment of Individual to Fulfill Board Vacancy

Mr. Flint: I don't believe we are ready to handle this item at this time. We will move on to approval of minutes of the October 21st and November 4th meetings.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 21, 2019 Meeting and November 4, 2019**

Mr. Flint: Were there any comments or corrections to those minutes?

Mr. Morgan: They looked good to me.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the minutes of the October 21, 2019, and the November 4, 2019 meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2020-04 Finalizing Special Assessments and Securing the District's Series 2019 Bonds**

Mr. d'Adesky: This is the finalization resolution that brings the assessments levied by the bonds in line with the final pricing of the bonds. So, they are brought down to the interest rate, and the particular amount that was issued.

Mr. Morgan: That's the $8,445,000?

Mr. d'Adesky: Yes.

Mr. Flint: Any questions on Resolution 2020-04 or the attached Supplemental Assessment and Methodology?

Mr. Morgan: We reviewed all that previously.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Resolution 2020-04 Finalizing Special Assessment and Securing the District's Series 2019 Bonds, were approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2020-05 Approving the Form Acquisition, Collateral Assignment, Completion and True-Up Agreements**

Mr. d'Adesky: These are all standard documents. We are doing another acquisition agreement because the initial acquisition agreement we did only contemplated 2 million dollars in funding.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Resolution 2020-05 Approving the Form Acquisition, Collateral Assignment, Completion and True-Up Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2020-06 Amending the Fiscal Year 2019 Budget**

Mr. Flint: Any time the total expenses exceed the total adopted budget year, we are required to amend it. Legal advertising, with the Bond Issue and the required assessment process,

was over budget. Basically we're recognizing $6,800 in additional developer contributions, and then adjusting the attorney and legal advertising line items. Any questions on that budget amendment?

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution of 2020-06 Amending the Fiscal Year 2019 Budget, was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Andrew, anything else?

Mr. d'Adesky: No, these bonds should get issued shortly, and we should have a requisition to us soon. When we do, we will process that expeditiously so that the bonds can be requisitioned off as quickly as possible.

Mr. Morgan: All that will happen after next week?

Mr. d'Adesky: We can already begin to reviewing the form because the form is included in the bond packets.

B. Engineer

Mr. Flint: Steve, anything?

Mr. Boyd: I'm just working on the first capital requisition that will be executed in conjunction with the bond issuance. It's going to be about $8 million dollar capital. Right now I'm working on the draft, it is a very rough draft of items that will be included which will exceed that amount right now. Obviously, we'll be adjusting it, so it doesn't' exceed the value of the bonds issued.

Mr. d'Adesky: So, the construction fund itself $7.77 million.

Mr. Morgan: That's $2 million over?

Mr. Flint: Yes, all you need to do is to show another row with the difference being developer contribution. There's a $479,043 payment here, and then I see a $479,000 payment again.

Mr. Morgan: Yes, it's showing up twice.

Mr. Boyd: I just got this from my assistant this morning. I'll go through it again.

Mr. Flint: We've got different payment numbers, but the amounts are the same.

Mr. Boyd: Oh, I see what we did. I'm sorry. That's my fault for not catching that before I forwarded that to you this morning.

Mr. d'Adesky: Just cc George on everything you send, so we are in the loop.

Mr. Flint: Yes, he needs to prepare the bills of sale or any deeds.

Mr. Boyd: We will have these numbers finalized and in your hands this week, Andrew.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the balance sheet and income statement for October. No action is required. If there are any questions we can discuss those.

ii. Ratification of Funding Request #2

Mr. Flint: Part of the funding request is for FY19 and part of it is for FY20 and it totals $13,523.83. It has already been transmitted to the developer under the funding agreement. We are just asking for the Board to ratify that.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Funding Request #2, was ratified.

NINTH ORDER OF BUSINESS **Supervisor's Request & Audience Comments**

Mr. Flint: Any other items the Board would like to discuss that's not on the agenda? Hearing none,

TENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint: Is there a motion to adjourn?

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the was meeting adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***1***

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee*:* ***Lennar Homes LLC***

(D) Amount Payable: ***$4,457,818.70***

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Infrastructure Construction Previously Completed by Payee and Approved by the District Engineer. See Attachment A for a Summary and Supporting Documents.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 1/7/2020

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

Storey Creek CDD, Assessment Area 1
Summary of Qualified Reimbursable Costs to be included in Requisition #1
Completed by : Steve Boyd, District Engineer. Boyd Civil Engineering , Inc. Dec 9, 2019

Invoice Name	Total	Category	Payee	Contract / Invoice	Description
JBB Enterprises Contract 8 40465296-2.pdf	$ 76,913.58	Electrical Infr.	JBB Enterprises	40465296	Payment for Conduit Installation
Deduct Secondary Conduits	$ (28,230.65)				
Adjusted Total	**$ 48,682.93**				

Invoice Name	Total	Category	Payee	Contract / Invoice	Description
Jr Davis Contract # 37377328-1.pdf	$ 164,843.62	Site Work	JR Davis Const. Co.	Invoice #124137, App #1	Woodland Park Phase 1
Jr Davis Contract # 37377328-2.pdf	$ 402,679.55	Site Work	JR Davis Const. Co.	Invoice #124918, App #2	Woodland Park Phase 1 (Earthwork, Sanitary & General Conditions)
Jr Davis Contract # 37377328-3.pdf	$ 583,156.21	Site Work	JR Davis Const. Co.	Invoice #124968, App #3	Woodland Park Phase 1 (Earthwork, Sanitary & General Conditions)
Jr Davis Contract # 37377328-4.pdf	$ 648,695.39	Site Work	JR Davis Const. Co.	Invoice #125054, App #4	Woodland Park Phase 1 (Earthwork, Sanitary & General Conditions)
Jr Dwis Contract # 37377328-5.pdf	$ 86,532.68	Site Work	JR Davis Const. Co.	Invoice #125118, App #5	Woodland Park Phase 1 (Earthwork, Sanitary & General Conditions)
JR Davis Contrast # 37377328-6.pdf	$ 73,404.44	Site Work	JR Davis Const. Co.	Invoice #125176, App #6	Woodland Park Phase 1 (Earthwork, Sanitary & General Conditions)
Jr Davis Contract # 37377328-7.pdf	$ 37,926.67	Site Work	JR Davis Const. Co.	Invoice #125222, App #7	Woodland Park Phase 1 (Earthwork, Sanitary & General Conditions)
Total	$ 1,997,238.56				
Deduct Master Blvd. Related Items	$ (44,286.50)				
Deduct Lot Grading	$ (22,050.00)				
Adjusted Total	**$ 1,930,902.06**				

Invoice Name	Total	Category	Payee	Contract / Invoice	Description
Jr Davis Contrast # 37379147-2.pdf	$ 479,043.77	Site Work	JR Davis Const. Co.	Invoice #124968, App #1 (Mislabeled as App#2)	Woodland Park Phase 1 (Water and Drainage)
Jr Davis Contract # 37379147-2 02.25.19.pdf	$ 450,463.13	Site Work	JR Davis Const. Co.	Invoice #125054, App #2	Woodland Park Phase 1 (Water and Drainage)
Jr Davis Contract # 37379147-3 03.25.19.pdf	$ 531,075.04	Site Work	JR Davis Const. Co.	Invoice #125118, App #3	Woodland Park Phase 1 (Water and Drainage)
Jr Davis Contract # 37379147-4 04.25.19.pdf	$ 509,184.18	Site Work	JR Davis Const. Co.	Invoice #125176, App #4	Woodland Park Phase 1 (Water and Drainage)
Jr Davis Contract # 37379147-5 5.25.19.pdf	$ 228,444.65	Site Work	JR Davis Const. Co.	Invoice #125222, App #5	Woodland Park Phase 1 (Water and Drainage)
Total	$ 2,198,210.77				
Deduct Master Blvd. Related Items	$ (151,297.47)				
Adjusted Total	**$ 2,046,913.30**				

Invoice Name	Total	Category	Payee	Contract / Invoice	Description
JR Davis Contract 37379873-1.pdf	$ 138,014.59	Site Work	JR Davis Const. Co.	Invoice #124918, App #1	Woodland Park Phase 1 (LS Paving)
JR Davis Contract 37379873-2.pdf	$ 63,539.74	Site Work	JR Davis Const. Co.	Invoice #124968, App #2	Woodland Park Phase 1 (LS Paving)
JR Davis Contract 37379873-3.pdf	$ 6,550.94	Site Work	JR Davis Const. Co.	Invoice #125054, App #3	Woodland Park Phase 1 (LS Paving)
JR Davis Contract 37379873-4.pdf	$ 96,374.21	Site Work	JR Davis Const. Co.	Invoice #125118, App #4	Woodland Park Phase 1 (LS Paving)
Back up for App #5 for this contract was not received					
JR Davis Contrast # 37379873-7.pdf	$ 37,070.20	Site Work	JR Davis Const. Co.	Invoice #125222, App #6	Woodland Park Phase 1 (LS Paving)
Total	$ 341,549.68				
Deduct Master Blvd. Related Items	$ (18,537.84)				
Deduct for Off-Site Intersection	$ (37,866.33)				
Adjusted Total	**$ 285,145.51**				

Invoice Name	Total	Category	Payee	Contract / Invoice	Description
S Creek KUA Payment # 1139771.pdf	$ 95,342.64	Electrical Infr.	KUA	EO0021926	Storey Creek - Contract for Line Extension
S Creek KUA p payment # 1139773.pdf	$ 50,732.26	Electrical Infr.	KUA	EO0021925	Storey Creek - Contract for Line Extension
Total	**$ 146,074.90**				

GRAND TOTAL FOR REQUISITION #1	**$ 4,457,718.70**

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **2**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: **Boyd Civil Engineering**

(D) Amount Payable: **$2,035.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice# 02509 – October & November 2019 services related to Phase 1 lift station transfer and preparation of Requisition# 1.

Invoice# 02543 – December 2019 services related to preparation of Requisition# 1.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 2/26/2020

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 2/26/2020

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____ 2/28/2020
Consulting Engineer

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

INVOICE

December 13, 2019

Contract: 1140.000
Invoice: 02509

Mr. George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Storey Creek CDD
Miscellaneous Hourly Tasks as Requested
October 28, 2019- December 1, 2019

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
10/29/19	S. Boyd - Phase 1 Lift Station Transfer to TWA	2	$ 185.00	$ 370.00
11/19/19	S. Boyd - Working on Requisition 1	2	$ 185.00	$ 370.00
Total		**4.00**		**$ 740.00**

Reimbursable Expenses:

Date	Description	Miles	Rate	Amount
	Total Reimbursable Expenses			**$0.00**

Total Amount Due: $ 740.00

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

INVOICE

January 9, 2020

Contract: 1140.001
Invoice: 02543

Mr. George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Storey Creek CDD
Service Related to 2019 Bonds

Professional Services:

Description	Fee	Percent Complete	Previously Invoiced	Amount Due
Storey Creek CDD Engineer's Report	$ 8,790.00	100%	$ 8,790.00	$ -
Total	**$ 8,790.00**		**$ 8,790.00**	**$ -**

Date	Description	Hours	Hourly Rate	Amount Due
12/4/2019	Review and processing of Requisition 1	6	$ 185.00	$ 1,110.00
12/9/2019	Follow up associated with Requisition 1	1	$ 185.00	$ 185.00
		Total	**$ 370.00**	**$ 1,295.00**

Total Amount Due: $1,295.00

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **3**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: **Lennar Homes LLC**

(D) Amount Payable: **$2,600,582.31**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Reimbursement #2 - Infrastructure construction previously completed by payee and approved by District Engineer. See attached summary and supporting documents.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 2/27/2020

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

2020.02.27
09:31:43 -05'00'

_____
Consulting Engineer

Storey Creek CDD, Assessment Area 1
Summary of Qualified Reimbursable Costs to be Included in Requisition #2
Completed by : Steve Boyd, District Engineer. Boyd Civil Engineering , Inc. - Feb 26, 2020

							REDUCTIONS TO CDD ELIGIBABLE AMOUNTS	
Phase 2A Invoice Name	**Total**	**Category**	**Payee**	**Period**	**Approved**	**Description**	**Blvd.**	**Lot Grading**
Jr. Davis Storey Creek Phase 2A Draw 1 Invoice 125578	$ 107,961.48	Site Work	JR Davis Const. Co.	10/25/2019	12/18/2019	Storey Creek Phase 2A	$ -	$ -
Jr. Davis Storey Creek Phase 2A Draw 2 Invoice 125671	$ 620,579.28	Site Work	JR Davis Const. Co.	11/25/2019	12/18/2019	Storey Creek Phase 2A	$ -	$ 9,450.00
Jr. Davis Storey Creek Phase 2A Draw 3 Invoice 125757	$ 424,485.87	Site Work	JR Davis Const. Co.	11/25/2019	12/18/2019	Storey Creek Phase 2A		
Total	$ 1,153,026.63						$ -	$ 9,450.00
Deduct Master Blvd. Related Items	$ -							
Deduct Lot Grading	$ (9,450.00)							
Adjusted Total	**$ 1,143,576.63**							

Phase 1 Invoice Name	**Total**	**Category**	**Payee**	**Period**	**Approved**	**Description**	**Blvd**	**Lot Grading**
Storey Creek Phase 1 (LS Paving) Pay App 8 Invoice 125355	$ 176,245.89	Lift Station	JR Davis Constr. Co.	6/25/2019	8/1/2019	Storey Creek Phase 1 Lift Station		
Storey Creek Phase 1 (Earthwork, San. GC) Pay App 9 Invoice 125355	$ 79,576.61	Site Work	JR Davis Const. Co.	7/25/2020	8/1/2019	Storey Creek Phase 1 SiteWork		
Storey Creek Phase 1 (Earthwork, San. GC) Pay App 8 Invoice 125282	$ 73,174.40	Site Work	JR Davis Const. Co.	6/25/2019	7/2/2019	Storey Creek Phase 1 SiteWork	$ 13,420.73	$ 14,700.00
Storey Creek Phase 1 (LS Paving) Pay App 7 Invoice 125282	$ 315,022.60	Lift Station	JR Davis Constr. Co.	6/25/2019	7/2/2019	Storey Creek Phase 1 Lift Station	$ 252,110.79	
Storey Creek Phase 1 (Water Drainage) Pay App 6 Invoice 125282	$ 187,895.79	Site Work	JR Davis Const. Co.	6/25/2019	7/17/2019	Storey Creek Phase 1 SiteWork		
Storey Creek Phase 1 (Water Drainage) Pay App 7 Invoice 125444	$ 132,561.47	Site Work	JR Davis Const. Co.	8/25/2019	10/22/2019	Storey Creek Phase 1 SiteWork		
Storey Creek Phase 1 (LS Pavinge) Pay App 9 Invoice 125444	$ 61,116.38	Lift Station	JR Davis Const. Co.	8/25/2019	10/22/2019	Storey Creek Phase 1 SiteWork Retaimage Reduction		
Storey Creek Phase 1 (Earthwork, San. GC) Pay App 10 Invoice 125444	$ 29,677.02	Site Work	JR Davis Const. Co.	8/25/2019	10/22/2019	Storey Creek Phase 1 SiteWork		$ 22,834.34
Storey Creek Phase 1 (Earthwork, San. GC) Pay App 11 Invoice 125444	$ 121,092.59	Site Work	JR Davis Const. Co.	8/25/2019	10/22/2019	Storey Creek Phase 1 SiteWork Retaimage Reduction		
Total	$ 1,176,362.75						$ 265,531.52	$ 37,534.34
Deduct Master Blvd. Related Items	$ (265,531.52)							
Deduct Lot Grading	$ (37,534.34)							
Adjusted Total	**$ 873,296.89**							

Phase 1 Invoice Name	Total	Category	Payee	Period	Approved	Description	Blvd	Lot Grading
1070.003Woodlands Phase 1 - Invoice #2142	$ 7,049.06	Engineering	Boyd Civil	1/8/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2172	$ 7,466.38	Engineering	Boyd Civil	2/6/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2212	$ 4,072.96	Engineering	Boyd Civil	3/4/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2239	$ 2,709.18	Engineering	Boyd Civil	4/3/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2267	$ 3,150.44	Engineering	Boyd Civil	4/29/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2306	$ 3,091.34	Engineering	Boyd Civil	6/7/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2328	$ 4,246.90	Engineering	Boyd Civil	7/9/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2370	$ 2,793.68	Engineering	Boyd Civil	8/1/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2390	$ 15,206.34	Engineering	Boyd Civil	9/4/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2443	$ 2,719.21	Engineering	Boyd Civil	10/1/2019	Yes	Payment Recevied		
1070.003Woodlands Phase 1 - Invoice #2454	$ 2,679.76	Engineering	Boyd Civil	10/23/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2250	$ 38,142.42	Engineering	Boyd Civil	4/17/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2268	$ 19,051.46	Engineering	Boyd Civil	4/29/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2307	$ 2,339.16	Engineering	Boyd Civil	6/7/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2329	$ 8,400.04	Engineering	Boyd Civil	7/9/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2391	$ 960.05	Engineering	Boyd Civil	9/4/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2444	$ 1,860.51	Engineering	Boyd Civil	10/1/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2455	$ 4,675.30	Engineering	Boyd Civil	10/23/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2506	$ 3,098.00	Engineering	Boyd Civil	12/12/2019	Yes	Payment Recevied		
1070.004Woodlands Park - Phase 2 - Invoice #2535	$ 3,143.82	Engineering	Boyd Civil	1/9/2020	Yes	Payment Recevied	$ 15,311.50	
1070.005Storey Creek Phase 2B - Invoice #2349	$ 23,131.30	Engineering	Boyd Civil	7/19/2019	Yes	Payment Recevied		
1070.005Storey Creek Phase 2B - Invoice #2371	$ 42,530.24	Engineering	Boyd Civil	8/1/2019	Yes	Payment Recevied		
1070.005Storey Creek Phase 2B - Invoice #2392	$ 17,261.00	Engineering	Boyd Civil	9/4/2019	Yes	Payment Recevied		
1070.005Storey Creek Phase 2B - Invoice #2456	$ 5,976.13	Engineering	Boyd Civil	10/23/2019	Yes	Payment Recevied		
1070.005Storey Creek Phase 2B - Invoice #2507	$ 17,474.14	Engineering	Boyd Civil	12/12/2019	Yes	Payment Recevied		
1070.005Storey Creek Phase 2B - Invoice #2536	$ 7,109.10	Engineering	Boyd Civil	1/9/2020	Yes	Payment Recevied	$ 26,418.00	
Total	$ 250,337.92						$ 41,729.50	$ -
Deduct Master Blvd. Related Items	$ (41,729.50)							
Deduct Lot Grading	$ -							
Adjusted Total	$ 208,608.42							

Utility Capital Payments	Total	Category	Payee	Contract / Invoice		Description	Blvd	Intersection
TWA Payment #1076502	$ 213,975.00	Utilities	TWA			Phase 1 TWA Water and Sewer Capital Charges		
TWA Payment #1305939	$ 42,987.00	Utilities	TWA			Phase 2A TWA Water and Sewer Capital Charges		
TWA Payment #1305940	$ 61,410.00	Utilities	TWA			Phase 2A TWA Water and Sewer Capital Charges		
KUA Payment #1139772	$ 53,578.37	Utilities	KUA			Electric Power Infrastructure Capital Charges		
JBB Contract 40465296-3	$ 3,150.00	Utilities	JBB Enterprises			Electrical Conduit		
Total	$ 375,100.37						$ -	$ -
Deduct Master Blvd. Related Items	$ -							
Deduct for Off-Site Intersection	$ -							
Adjusted Total	**$ 375,100.37**							

GRAND TOTAL FOR REQUISITION #2	**$ 2,600,582.31**

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **4**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: **Boyd Civil Engineering**

(D) Amount Payable: **$1,850.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #02593 – February services for preparation of Requisition #3.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 3/4/2020

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

INVOICE

March 3, 2020

Contract: 1140.001
Invoice: 02593

Mr. George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Storey Creek CDD
Bond Issuance
February 3, 2020 – March 1, 2020

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
2/10/20	S. Boyd - Preparation for Requision #3	3	$ 185.00	$ 555.00
2/11/20	S. Boyd - Preparation for Requision #3	1	$ 185.00	$ 185.00
2/19/20	S. Boyd - Preparation for Requision #3	1	$ 185.00	$ 185.00
2/25/20	S. Boyd - Preparation for Requision #3	4	$ 185.00	$ 740.00
2/26/20	S. Boyd - Preparation for Requision #3	1	$ 185.00	$ 185.00
Total		10.00		$ 1,850.00

Reimbursable Expenses:

Date	Description	Miles	Rate	Amount
			0.58	$0.00
	Total Reimbursable Expenses			$0.00

Total Amount Due: $ 1,850.00

SECTION VI

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
(ASSESSMENT AREA ONE PROJECT)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **5**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: **Boyd Civil Engineering**

(D) Amount Payable: **$2,000.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #02626 – March services for preparation of Requisition #5.

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2019 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

_____
Consulting Engineer

BOYD CIVIL
ENGINEERING
6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

INVOICE

April 6, 2020

Contract: 1140.001
Invoice: 02626

Mr. George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Storey Creek CDD
Bond Issuance
March 2, 2020- March 29, 2020

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
3/25/20	S. Boyd - Review and Preparation of Req. #5	6	$ 200.00	$ 1,200.00
3/26/20	S. Boyd- Review and Preparation of Req. #5	4	$ 200.00	$ 800.00
Total		**10.00**		**$ 2,000.00**

Reimbursable Expenses:

Date	Description	Miles	Rate	Amount
			0.58	$0.00
	Total Reimbursable Expenses			**$0.00**

Total Amount Due: $ 2,000.00

SECTION VII

BILL OF SALE ABSOLUTE AND AGREEMENT
(STOREY CREEK – PHASE 1 AND PHASE 2A REQUISITION NO. 2)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this 27th day of February, 2020, by and between **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, FL 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821, and

RECITALS

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

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

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

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

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

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

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

Signed, sealed and delivered
in the presence of:

Witness

D. Lane Register
Printed Name

Witness

Andrew Ashby
Printed Name

LENNAR HOMES, LLC,
a Florida limited liability company

By: _____

Print: ROB BONIN

Title: Authorized Agent

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by physical presence this 28th day of February, 2020, by Rob Bonin, as Authorized Agent of **LENNAR HOMES, LLC**, a Florida limited liability company, on its behalf. Said person is [✓] personally known to me or [ ] has produced _____ as identification.

LINDA E. CHAMBERS
Notary Public-State of Florida
Commission # GG 910292
My Commission Expires
September 04, 2023

Notary Public; State of Florida
Print Name: LINDA E. CHAMBERS
My Commission Expires: 9-4-2023
My Commission No.: 910292

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
(STOREY CREEK – PHASE 1 AND PHASE 2A REQUISITION NO. 2)

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by physical presence this _____ day of _____, 2020, by _____, as _____ of the Board of Supervisors of the **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

The following improvements within Storey Creek Phase 1 and Phase 2A:

1. Earthwork
2. Lift Station Paving
3. Water Drainage
4. Electrical Conduit
5. Reuse Water
6. Sanitary Sewer
7. Potable Water

[SUMMARY SHEET ATTACHED BELOW FOR REFERENCE]

SECTION VIII

Arbitrage Rebate Computation
Proposal For

Storey Creek
Community Development District

(Osceola County, Florida)

$8,445,000 Special Assessment Bonds

Series 2019

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

January 8, 2020

Storey Creek Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: $8,445,000 Storey Creek Community Development District, (Osceola County, Florida), Special Assessment Bonds, Series 2019 (Assessment Area One Project)

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Storey Creek Community Development District (the "District") Series 2019 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,200 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than $9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Cities of Cape Coral and Palm Beach in Florida. Nationally, we are rebate consultants for the County of Orange (CA), the City of Tulsa (OK), the City of Corpus Christi (TX) and the States of Connecticut, New Jersey, Montana, Mississippi and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of December 16th, based upon the anniversary of the closing date of the Bonds in December 2019.

Proposal

We are proposing rebate computation services based on the following:

- $8,445,000 Series 2019 Bonds;
- Fixed Rate Issue; and
- Acquisition and Construction, Debt Service Reserve and Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2019 Bonds is $450 per year and will encompass all activity from December 16, 2019, the date of the closing, through December 16, 2024, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – $8,445,000 Series 2019 Bonds

Report Date	Type of Report	Period Covered	Fee
November 30, 2020	Rebate and Opinion	Closing – November 30, 2020	$ 450
November 30, 2021	Rebate and Opinion	Closing – November 30, 2021	450
November 30, 2022	Rebate and Opinion	Closing – November 30, 2022	450
November 30, 2023	Rebate and Opinion	Closing – November 30, 2023	450
December 16, 2024	Rebate and Opinion	Closing – December 16, 2024	450
		Total	**$2,250**

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. US Bank statements for all accounts from December 16, 2019, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

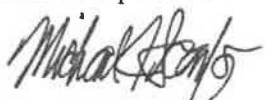
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2020.

Storey Creek Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
	
By: Storey Creek Community Development District	By: Michael J. Scarfo Senior Vice President

SECTION IX

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 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 Creek Community Development District (**"District"**) prior to June 15, 2020, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**"Fiscal Year 2020/2021"**); 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 CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 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:	August 3, 2020
HOUR:	12:30 p.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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 Osceola County 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 4TH DAY OF MAY, 2020.

ATTEST:

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Storey Creek

Community Development District

Proposed Budget

FY 2021

GMS
Governmental
Management Services

Table of Contents

Storey Creek
Community Development District

Fiscal Year 2021
General Fund

	Adopted Budget FY2020	Actual Thru 3/31/20	Projected Next 6 Months	Total Thru 9/30/20	Proposed Budget FY2021
Revenues					
Special Assessments	$0	$0	$0	$0	$259,188
Developer Contributions	$87,800	$47,890	$44,962	$92,852	$53,449
Total Revenues	**$87,800**	**$47,890**	**$44,962**	**$92,852**	**$312,637**
Expenditures					
Administrative					
Supervisor Fees	$0	$0	$0	$0	$0
FICA Expense	$0	$0	$0	$0	$0
Engineering	$12,000	$1,394	$4,606	$6,000	$12,000
Attorney	$25,000	$6,274	$8,726	$15,000	$25,000
Dissemination	$0	$875	$1,750	$2,625	$3,500
Arbitrage	$0	$0	$0	$0	$450
Annual Audit	$0	$0	$0	$0	$5,000
Trustee Fees	$0	$0	$0	$0	$5,000
Assessment Administration	$0	$0	$0	$0	$5,000
Management Fees	$35,000	$17,500	$17,500	$35,000	$35,000
Information Technology	$1,200	$600	$600	$1,200	$1,200
Telephone	$300	$7	$143	$150	$300
Postage	$1,000	$79	$421	$500	$1,000
Printing & Binding	$1,000	$297	$453	$750	$1,000
Insurance	$5,500	$5,000	$0	$5,000	$5,650
Legal Advertising	$5,000	$226	$2,274	$2,500	$2,500
Other Current Charges	$1,000	$183	$117	$300	$1,000
Office Supplies	$625	$17	$133	$150	$625
Dues, Licenses & Subscriptions	$175	$175	$0	$175	$175
Field					
Field Services	$0	$0	$0	$0	$15,000
Property Insurance	$0	$0	$0	$0	$2,500
Electric	$0	$440	$300	$740	$5,000
Streetlights	$0	$12,446	$6,000	$18,446	$60,000
Water & Sewer	$0	$0	$0	$0	$10,000
Landscape Maintenance	$0	$0	$0	$0	$83,442
Landscape Contingency	$0	$0	$0	$0	$7,500
Irrigation Repairs	$0	$285	$0	$285	$5,000
Lake Maintenance	$0	$0	$0	$0	$12,295
Contingency	$0	$0	$0	$0	$2,500
Repairs & Maintnenance	$0	$4,030	$0	$4,030	$5,000
Total Expenditures	**$87,800**	**$49,829**	**$43,023**	**$92,852**	**$312,637**
Excess Revenues/(Expenditures)	**$0**	**($1,939)**	**$1,939**	**$0**	**($0)**

Net Assessment	**$259,188**
Collection Cost (6%)	**$16,544**
Gross Assessment	**$275,732**

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	126	$549	$69,139
Single Family 50'	264	$686	$181,078
Single Family 60'	31	$823	$25,515
Total	**421**		**$275,732**

Storey Creek
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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. No expense for this line item is anticipated at this time.

FICA Expense

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

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Dissemination

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.

Storey Creek
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds (Area One Project). The District has contracted with AMTEC Corporation for this service.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 2019 Special Assessment Bonds (Area One Project) that are deposited with a Trustee at USBank.

Assessment Administration

The District will contract to levy and administer the collection of 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 not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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

Storey Creek
Community Development District
GENERAL FUND BUDGET

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.

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.

Field:

Field Services

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

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.

Electric

Represents cost of electric services for items such as monument, irrigation meters, etc. District currently has one account with Kissimmee Utility Authority.

Account #	Description	Monthly	Annual
002380417-123479770	44981 Storey Creek Blvd Monu/Irrg	$50	$600
	Contingency		$4,400
Total			**$5,000**

Storey Creek
Community Development District
GENERAL FUND BUDGET

Streetlights

Represents cost for streetlight services maintained by the District. The District currently has one account with Kissimmee Utility Authority with two more areas set to come online within the next fiscal year.

Account #	Description	Monthly	Annual
002380417-123469510	44991 Storey Creek Boulevard V Lights	$2,000	$24,000
	Phase 1 - 65 Teardrop Fixtures	$1,850	$22,200
	Phase 2A - 24 Teardrop Fixtures	$700	$8,400
	Contingency		$5,400
Total			**$60,000**

Water & Sewer

Represents estimated costs for water services for areas within the District.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed.

Description	Monthly	Annual
Landscape Maintenance		
Phase 1	$5,344	$64,122
Phase 2	$1,610	$19,320
Total		**$83,442**

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Lake Maintenance

Represents costs to maintain one large stormwater pond. Amount based on proposal from Applied Aquatic Management, Inc. for initial start-up, monthly maintenance and as needed clean-up/treatments.

Description	Monthly	Annual
Pond Maintenance		
1 Large Stormwater Pond (11 Mths)	$595	$6,545
Start Up Charge		$2,150
Contingency		$3,600
Total		**$12,295**

Storey Creek
Community Development District
GENERAL FUND BUDGET

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Stone y Creek
Com m unytDevelop m en tDistrct

Fiscal Year 2021
DebtSer vice Fun d
Series 2019

	Adopted Budget FY2020	Actual Thru 3/31/20	Projected Ne xt6 Months	Total Thru 9/30/20	Prop osed Budg et FY2021
Reven ues					
Special Assessments	$0	$0	$488,896	$488,896	$491,331
Bond Proceeds	$0	$245,666	$0	$245,666	$0
Interest Income	$0	$73	$52	$125	$250
Carry Forward Surplus	$0	$0	$0	$0	$324,958
Total Reven ues	**$0**	**$245,739**	**$488,948**	**$734,687**	**$816,540**
Exp en ses					
Interest - 12/15	$0	$0	$0	$0	$164,906
Principal - 12/15	$0	$0	$0	$0	$160,000
Interest - 6/15	$0	$0	$163,990	$163,990	$162,406
Transfer Out	$0	$73	$0	$73	$0
Total Exp en ditures	**$0**	**$73**	**$163,990**	**$164,063**	**$487,313**
Excess Reven ues/(Exp en ditures)	**$0**	**$245,666**	**$324,958**	**$570,624**	**$329,227**

Prin cip al - 12/15/2021	**$165,000**
In terest- 12/15/2021	**$162,406**
Total	**$327,406**
NetAssessmen t	**$491,331**
Collection Cost(6%)	**$31,362**
Gross Assessm en t	**$522,693**

Prop erty Typ e	Un its	Gross PerU n it	Gross Total
Single Family 40'	126	$1,040	$131,063
Single Family 50'	264	$1,300	$343,262
Single Family 60'	31	$1,560	$48,368
Total	**421**		**$522,693**

Storey Creek
Series 2019, Special Assessment Bonds (Area One Project)
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/20	$ 8,445,000	$ -	$ 163,990.10	$ -
12/15/20	$ 8,445,000	$ 160,000	$ 164,906.25	$ 488,896.35
6/15/21	$ 8,285,000	$ -	$ 162,406.25	$ -
12/15/21	$ 8,285,000	$ 165,000	$ 162,406.25	$ 489,812.50
6/15/22	$ 8,120,000	$ -	$ 159,828.13	$ -
12/15/22	$ 8,120,000	$ 170,000	$ 159,828.13	$ 489,656.25
6/15/23	$ 7,950,000	$ -	$ 157,171.88	$ -
12/15/23	$ 7,950,000	$ 175,000	$ 157,171.88	$ 489,343.75
6/15/24	$ 7,775,000	$ -	$ 154,437.50	$ -
12/15/24	$ 7,775,000	$ 180,000	$ 154,437.50	$ 488,875.00
6/15/25	$ 7,595,000	$ -	$ 151,625.00	$ -
12/15/25	$ 7,595,000	$ 185,000	$ 151,625.00	$ 488,250.00
6/15/26	$ 7,410,000	$ -	$ 148,734.38	$ -
12/15/26	$ 7,410,000	$ 190,000	$ 148,734.38	$ 487,468.75
6/15/27	$ 7,220,000	$ -	$ 145,290.63	$ -
12/15/27	$ 7,220,000	$ 200,000	$ 145,290.63	$ 490,581.25
6/15/28	$ 7,020,000	$ -	$ 141,665.63	$ -
12/15/28	$ 7,020,000	$ 205,000	$ 141,665.63	$ 488,331.25
6/15/29	$ 6,815,000	$ -	$ 137,950.00	$ -
12/15/29	$ 6,815,000	$ 215,000	$ 137,950.00	$ 490,900.00
6/15/30	$ 6,600,000	$ -	$ 134,053.13	$ -
12/15/30	$ 6,600,000	$ 220,000	$ 134,053.13	$ 488,106.25
6/15/31	$ 6,380,000	$ -	$ 130,065.63	$ -
12/15/31	$ 6,380,000	$ 230,000	$ 130,065.63	$ 490,131.25
6/15/32	$ 6,150,000	$ -	$ 125,465.63	$ -
12/15/32	$ 6,150,000	$ 240,000	$ 125,465.63	$ 490,931.25
6/15/33	$ 5,910,000	$ -	$ 120,665.63	$ -
12/15/33	$ 5,910,000	$ 250,000	$ 120,665.63	$ 491,331.25
6/15/34	$ 5,660,000	$ -	$ 115,665.63	$ -
12/15/34	$ 5,660,000	$ 260,000	$ 115,665.63	$ 491,331.25
6/15/35	$ 5,400,000	$ -	$ 110,465.63	$ -
12/15/35	$ 5,400,000	$ 270,000	$ 110,465.63	$ 490,931.25
6/15/36	$ 5,130,000	$ -	$ 105,065.63	$ -
12/15/36	$ 5,130,000	$ 280,000	$ 105,065.63	$ 490,131.25
6/15/37	$ 4,850,000	$ -	$ 99,465.63	$ -
12/15/37	$ 4,850,000	$ 290,000	$ 99,465.63	$ 488,931.25
6/15/38	$ 4,560,000	$ -	$ 93,665.63	$ -
12/15/38	$ 4,560,000	$ 300,000	$ 93,665.63	$ 487,331.25
6/15/39	$ 4,260,000	$ -	$ 87,665.63	$ -
12/15/39	$ 4,260,000	$ 315,000	$ 87,665.63	$ 490,331.25
6/15/40	$ 3,945,000	$ -	$ 81,365.63	$ -
12/15/40	$ 3,945,000	$ 325,000	$ 81,365.63	$ 487,731.25
6/15/41	$ 3,620,000	$ -	$ 74,662.50	$ -
12/15/41	$ 3,620,000	$ 340,000	$ 74,662.50	$ 489,325.00
6/15/42	$ 3,280,000	$ -	$ 67,650.00	$ -
12/15/42	$ 3,280,000	$ 355,000	$ 67,650.00	$ 490,300.00
6/15/43	$ 2,925,000	$ -	$ 60,328.13	$ -
12/15/43	$ 2,925,000	$ 370,000	$ 60,328.13	$ 490,656.25
6/15/44	$ 2,555,000	$ -	$ 52,696.88	$ -
12/15/44	$ 2,555,000	$ 385,000	$ 52,696.88	$ 490,393.75
6/15/45	$ 2,170,000	$ -	$ 44,756.25	$ -
12/15/45	$ 2,170,000	$ 400,000	$ 44,756.25	$ 489,512.50
6/15/46	$ 1,770,000	$ -	$ 36,506.25	$ -
12/15/46	$ 1,770,000	$ 415,000	$ 36,506.25	$ 488,012.50
6/15/47	$ 1,355,000	$ -	$ 27,946.88	$ -
12/15/47	$ 1,355,000	$ 435,000	$ 27,946.88	$ 490,893.75
6/15/48	$ 920,000	$ -	$ 18,975.00	$ -
12/15/48	$ 920,000	$ 450,000	$ 18,975.00	$ 487,950.00
6/15/49	$ 470,000	$ -	$ 9,693.75	$ -
12/15/49	$ 470,000	$ 470,000	$ 9,693.75	$ 489,387.50
Totals		**$ 8,445,000**	**$ 6,240,765**	**$ 14,685,765.10**

SECTION X

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT
AGREEMENT

Submitted to: Date: April 15, 2020

Name Storey Creek CDD
c/o GMS Central Florida
Address 135 West Central Blvd Suite 320
City Orlando, FL 32801
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and signee hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

One (1) Large Stormwater Pond Associated with Storey Creek CDD
2041 Ham Brown Rd
Kissimmee, FL 34746

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control Included
2. Emersed vegetation control Included
3. Floating vegetation control Included
4. Filamentous algae control Included
5. Shoreline grass & brush control Included

Service shall consist of an initial control (start-up) followed by monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 07/01/2020 thru 09/30/2020
Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	$2,150.00	Due at the start of work			
Maintenance Fee	$595.00	Due	monthly	as billed	x 11.
Total Annual Cost	$8,695.00				

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before May 15, 2020

F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith Date: 4/15/2020 Accepted Date:

AAM Customer

SECTION XI

SECTION A

SECTION 1

An act relating to government accountability; amending s. 11.40, F.S.; specifying that the Governor, the Commissioner of Education, or the designee of the Governor or of the commissioner, may notify the Legislative Auditing Committee of an entity's failure to comply with certain auditing and financial reporting requirements; amending s. 11.45, F.S.; revising definitions and defining the terms "abuse," "fraud," and "waste"; excluding water management districts from certain audit requirements; removing a cross-reference; authorizing the Auditor General to conduct audits of tourist development councils and county tourism promotion agencies; revising reporting requirements applicable to the Auditor General; amending s. 11.47, F.S.; specifying that any person who willfully fails or refuses to provide access to an employee, officer, or agent of an entity under audit is subject to a penalty; amending s. 28.35, F.S.; revising reporting requirements applicable to the Florida Clerks of Court Operations Corporation; amending s. 43.16, F.S.; revising the responsibilities of the Justice Administrative Commission, each state attorney, each public defender, the criminal conflict and civil regional counsel, the capital collateral regional counsel, and the Guardian Ad Litem Program, to include the establishment and maintenance of certain internal controls; amending ss. 129.03, 129.06, and 166.241, F.S.; requiring counties and

30 municipalities to maintain certain budget documents on
31 the entities' websites for a specified period;
32 amending s. 215.86, F.S.; revising the purposes for
33 which management systems and internal controls must be
34 established and maintained by each state agency and
35 the judicial branch; amending s. 215.97, F.S.;
36 revising certain audit threshold requirements;
37 amending s. 215.985, F.S.; revising the requirements
38 for a monthly financial statement provided by a water
39 management district; amending s. 218.31, F.S.:
40 revising the definition of the term "financial audit";
41 amending s. 218.32, F.S.; authorizing the Department
42 of Financial Services to request additional
43 information from a local governmental entity in
44 preparation of an annual report; requiring a local
45 governmental entity to respond to such requests within
46 a specified timeframe; requiring the department to
47 notify the Legislative Auditing Committee of
48 noncompliance; amending s. 218.33, F.S.; requiring
49 local governmental entities to establish and maintain
50 internal controls to achieve specified purposes;
51 amending s. 218.391, F.S.; revising membership, and
52 restrictions thereof, for an auditor selection
53 committee; prescribing requirements and procedures for
54 selecting an auditor if certain conditions exist;
55 amending s. 373.536, F.S.; deleting obsolete language;
56 requiring water management districts to maintain
57 certain budget documents on the districts' websites
58 for specified periods; amending s. 1001.42, F.S.;

59 authorizing additional internal audits as directed by
60 the district school board; amending s. 1002.33, F.S.;
61 revising the responsibilities of the governing board
62 of a charter school to include the establishment and
63 maintenance of internal controls; amending s. 1002.37,
64 F.S.; requiring completion of an annual financial
65 audit of the Florida Virtual School; specifying audit
66 requirements; requiring an audit report to be
67 submitted to the board of trustees of the Florida
68 Virtual School and the Auditor General; deleting
69 obsolete provisions; amending s. 1010.01, F.S.;
70 requiring each school district, Florida College System
71 institution, and state university to establish and
72 maintain certain internal controls; creating ss.
73 1012.8551 and 1012.915, F.S.; specifying applicable
74 standards as to employee background screening and
75 investigations of Florida College System and State
76 University System personnel, respectively; amending s.
77 218.503, F.S.; conforming provisions and cross-
78 references to changes made by the act; providing a
79 declaration of important state interest; providing an
80 effective date.
81
82 Be It Enacted by the Legislature of the State of Florida:
83
84 Section 1. Subsection (2) of section 11.40, Florida
85 Statutes, is amended to read:
86 11.40 Legislative Auditing Committee.—
87 (2) Following notification by the Auditor General, the

88 Department of Financial Services, ~~or~~ the Division of Bond
89 Finance of the State Board of Administration, the Governor or
90 his or her designee, or the Commissioner of Education or his or
91 her designee of the failure of a local governmental entity,
92 district school board, charter school, or charter technical
93 career center to comply with the applicable provisions within s.
94 11.45(5)-(7), s. 218.32(1), s. 218.38, or s. 218.503(3), the
95 Legislative Auditing Committee may schedule a hearing to
96 determine if the entity should be subject to further state
97 action. If the committee determines that the entity should be
98 subject to further state action, the committee shall:
99 (a) In the case of a local governmental entity or district
100 school board, direct the Department of Revenue and the
101 Department of Financial Services to withhold any funds not
102 pledged for bond debt service satisfaction which are payable to
103 such entity until the entity complies with the law. The
104 committee shall specify the date that such action must ~~shall~~
105 begin, and the directive must be received by the Department of
106 Revenue and the Department of Financial Services 30 days before
107 the date of the distribution mandated by law. The Department of
108 Revenue and the Department of Financial Services may implement
109 ~~the provisions of~~ this paragraph.
110 (b) In the case of a special district created by:
111 1. A special act, notify the President of the Senate, the
112 Speaker of the House of Representatives, the standing committees
113 of the Senate and the House of Representatives charged with
114 special district oversight as determined by the presiding
115 officers of each respective chamber, the legislators who
116 represent a portion of the geographical jurisdiction of the

117 special district, and the Department of Economic Opportunity
118 that the special district has failed to comply with the law.
119 Upon receipt of notification, the Department of Economic
120 Opportunity shall proceed pursuant to s. 189.062 or s. 189.067.
121 If the special district remains in noncompliance after the
122 process set forth in s. 189.0651, or if a public hearing is not
123 held, the Legislative Auditing Committee may request the
124 department to proceed pursuant to s. 189.067(3).
125 2. A local ordinance, notify the chair or equivalent of the
126 local general-purpose government pursuant to s. 189.0652 and the
127 Department of Economic Opportunity that the special district has
128 failed to comply with the law. Upon receipt of notification, the
129 department shall proceed pursuant to s. 189.062 or s. 189.067.
130 If the special district remains in noncompliance after the
131 process set forth in s. 189.0652, or if a public hearing is not
132 held, the Legislative Auditing Committee may request the
133 department to proceed pursuant to s. 189.067(3).
134 3. Any manner other than a special act or local ordinance,
135 notify the Department of Economic Opportunity that the special
136 district has failed to comply with the law. Upon receipt of
137 notification, the department shall proceed pursuant to s.
138 189.062 or s. 189.067(3).
139 (c) In the case of a charter school or charter technical
140 career center, notify the appropriate sponsoring entity, which
141 may terminate the charter pursuant to ss. 1002.33 and 1002.34.
142 Section 2. Subsection (1), paragraph (j) of subsection (2),
143 paragraph (u) of subsection (3), and paragraph (i) of subsection
144 (7) of section 11.45, Florida Statutes, are amended, and
145 paragraph (x) is added to subsection (3) of that section, to

146 read:
147 11.45 Definitions; duties; authorities; reports; rules.—
148 (1) DEFINITIONS.—As used in ss. 11.40-11.51, the term:
149 (a) "Abuse" means behavior that is deficient or improper
150 when compared with behavior that a prudent person would consider
151 a reasonable and necessary operational practice given the facts
152 and circumstances. The term includes the misuse of authority or
153 position for personal gain.
154 (b) ~~(a)~~ "Audit" means a financial audit, operational audit,
155 or performance audit.
156 (c) ~~(b)~~ "County agency" means a board of county
157 commissioners or other legislative and governing body of a
158 county, however styled, including that of a consolidated or
159 metropolitan government, a clerk of the circuit court, a
160 separate or ex officio clerk of the county court, a sheriff, a
161 property appraiser, a tax collector, a supervisor of elections,
162 or any other officer in whom any portion of the fiscal duties of
163 a body or officer expressly stated in this paragraph are ~~the~~
164 ~~above are under law~~ separately placed by law.
165 (d) ~~(c)~~ "Financial audit" means an examination of financial
166 statements in order to express an opinion on the fairness with
167 which they are presented in conformity with generally accepted
168 accounting principles and an examination to determine whether
169 operations are properly conducted in accordance with legal and
170 regulatory requirements. Financial audits must be conducted in
171 accordance with auditing standards generally accepted in the
172 United States and government auditing standards ~~as adopted by~~
173 ~~the Board of Accountancy~~. When applicable, the scope of
174 financial audits must ~~shall~~ encompass the additional activities

175 necessary to establish compliance with the Single Audit Act
176 Amendments of 1996, 31 U.S.C. ss. 7501-7507, and other
177 applicable federal law.
178 (e) "Fraud" means obtaining something of value through
179 willful misrepresentation, including, but not limited to,
180 intentional misstatements or intentional omissions of amounts or
181 disclosures in financial statements to deceive users of
182 financial statements, theft of an entity's assets, bribery, or
183 the use of one's position for personal enrichment through the
184 deliberate misuse or misapplication of an organization's
185 resources.
186 (f) ~~(d)~~ "Governmental entity" means a state agency, a county
187 agency, or any other entity, however styled, that independently
188 exercises any type of state or local governmental function.
189 (g) ~~(e)~~ "Local governmental entity" means a county agency,
190 municipality, tourist development council, county tourism
191 promotion agency, or special district as defined in s. 189.012.
192 The term~~, but~~ does not include any housing authority established
193 under chapter 421.
194 (h) ~~(f)~~ "Management letter" means a statement of the
195 auditor's comments and recommendations.
196 (i) ~~(g)~~ "Operational audit" means an audit whose purpose is
197 to evaluate management's performance in establishing and
198 maintaining internal controls, including controls designed to
199 prevent and detect fraud, waste, and abuse, and in administering
200 assigned responsibilities in accordance with applicable laws,
201 administrative rules, contracts, grant agreements, and other
202 guidelines. Operational audits must be conducted in accordance
203 with government auditing standards. Such audits examine internal

204 controls that are designed and placed in operation to promote
205 and encourage the achievement of management's control objectives
206 in the categories of compliance, economic and efficient
207 operations, reliability of financial records and reports, and
208 safeguarding of assets, and identify weaknesses in those
209 internal controls.
210 (j) ~~(h)~~ "Performance audit" means an examination of a
211 program, activity, or function of a governmental entity,
212 conducted in accordance with applicable government auditing
213 standards or auditing and evaluation standards of other
214 appropriate authoritative bodies. The term includes an
215 examination of issues related to:
216 1. Economy, efficiency, or effectiveness of the program.
217 2. Structure or design of the program to accomplish its
218 goals and objectives.
219 3. Adequacy of the program to meet the needs identified by
220 the Legislature or governing body.
221 4. Alternative methods of providing program services or
222 products.
223 5. Goals, objectives, and performance measures used by the
224 agency to monitor and report program accomplishments.
225 6. The accuracy or adequacy of public documents, reports,
226 or requests prepared under the program by state agencies.
227 7. Compliance of the program with appropriate policies,
228 rules, or laws.
229 8. Any other issues related to governmental entities as
230 directed by the Legislative Auditing Committee.
231 (k) ~~(i)~~ "Political subdivision" means a separate agency or
232 unit of local government created or established by law and

233 includes, but is not limited to, the following and the officers
234 thereof: authority, board, branch, bureau, city, commission,
235 consolidated government, county, department, district,
236 institution, metropolitan government, municipality, office,
237 officer, public corporation, town, or village.
238 (l) ~~(j)~~ "State agency" means a separate agency or unit of
239 state government created or established by law and includes, but
240 is not limited to, the following and the officers thereof:
241 authority, board, branch, bureau, commission, department,
242 division, institution, office, officer, or public corporation,
243 as the case may be, except any such agency or unit within the
244 legislative branch of state government other than the Florida
245 Public Service Commission.
246 (m) "Waste" means the act of using or expending resources
247 unreasonably, carelessly, extravagantly, or for no useful
248 purpose.
249 (2) DUTIES.—The Auditor General shall:
250 (j) Conduct audits of local governmental entities when
251 determined to be necessary by the Auditor General, when directed
252 by the Legislative Auditing Committee, or when otherwise
253 required by law. No later than 18 months after the release of
254 the audit report, the Auditor General shall perform such
255 appropriate followup procedures as he or she deems necessary to
256 determine the audited entity's progress in addressing the
257 findings and recommendations contained within the Auditor
258 General's previous report. The Auditor General shall notify each
259 member of the audited entity's governing body and the
260 Legislative Auditing Committee of the results of his or her
261 determination. For purposes of this paragraph, local

262 governmental entities do not include water management districts.
263
264 The Auditor General shall perform his or her duties
265 independently but under the general policies established by the
266 Legislative Auditing Committee. This subsection does not limit
267 the Auditor General's discretionary authority to conduct other
268 audits or engagements of governmental entities as authorized in
269 subsection (3).
270 (3) AUTHORITY FOR AUDITS AND OTHER ENGAGEMENTS.—The Auditor
271 General may, pursuant to his or her own authority, or at the
272 direction of the Legislative Auditing Committee, conduct audits
273 or other engagements as determined appropriate by the Auditor
274 General of:
275 (u) The Florida Virtual School ~~pursuant to s. 1002.37~~.
276 (x) Tourist development councils and county tourism
277 promotion agencies.
278 (7) AUDITOR GENERAL REPORTING REQUIREMENTS.—
279 (i) The Auditor General shall annually transmit by July 15,
280 to the President of the Senate, the Speaker of the House of
281 Representatives, and the Department of Financial Services, a
282 list of all school districts, charter schools, charter technical
283 career centers, Florida College System institutions, state
284 universities, and local governmental entities ~~water management~~
285 ~~districts~~ that have failed to comply with the transparency
286 requirements as identified in the audit reports reviewed
287 pursuant to paragraph (b) and those conducted pursuant to
288 subsection (2).
289 Section 3. Subsection (3) of section 11.47, Florida
290 Statutes, is amended to read:

291 11.47 Penalties; failure to make a proper audit or
292 examination; making a false report; failure to produce documents
293 or information.—
294 (3) Any person who willfully fails or refuses to provide
295 access to an employee, officer, or agent of an entity subject to
296 an audit or to furnish or produce any book, record, paper,
297 document, data, or sufficient information necessary to a proper
298 audit or examination which the Auditor General or the Office of
299 Program Policy Analysis and Government Accountability is by law
300 authorized to perform commits ~~shall be guilty of~~ a misdemeanor
301 of the first degree, punishable as provided in s. 775.082 or s.
302 775.083.
303 Section 4. Paragraph (d) of subsection (2) of section
304 28.35, Florida Statutes, is amended to read:
305 28.35 Florida Clerks of Court Operations Corporation.—
306 (2) The duties of the corporation shall include the
307 following:
308 (d) Developing and certifying a uniform system of workload
309 measures and applicable workload standards for court-related
310 functions as developed by the corporation and clerk workload
311 performance in meeting the workload performance standards. These
312 workload measures and workload performance standards shall be
313 designed to facilitate an objective determination of the
314 performance of each clerk in accordance with minimum standards
315 for fiscal management, operational efficiency, and effective
316 collection of fines, fees, service charges, and court costs. The
317 corporation shall develop the workload measures and workload
318 performance standards in consultation with the Legislature. When
319 the corporation finds a clerk has not met the workload

320 performance standards, the corporation shall identify the nature
321 of each deficiency and any corrective action recommended and
322 taken by the affected clerk of the court. For quarterly periods
323 ending on the last day of March, June, September, and December
324 of each year, the corporation shall notify the Legislature of
325 any clerk not meeting workload performance standards and provide
326 a copy of any corrective action plans. Such notifications must
327 be submitted no later than 45 days after the end of the
328 preceding quarterly period. As used in this subsection, the
329 term:
330 1. "Workload measures" means the measurement of the
331 activities and frequency of the work required for the clerk to
332 adequately perform the court-related duties of the office as
333 defined by the membership of the Florida Clerks of Court
334 Operations Corporation.
335 2. "Workload performance standards" means the standards
336 developed to measure the timeliness and effectiveness of the
337 activities that are accomplished by the clerk in the performance
338 of the court-related duties of the office as defined by the
339 membership of the Florida Clerks of Court Operations
340 Corporation.
341 Section 5. Present subsections (6) and (7) of section
342 43.16, Florida Statutes, are renumbered as subsections (7) and
343 (8), respectively, and a new subsection (6) is added to that
344 section, to read:
345 43.16 Justice Administrative Commission; membership, powers
346 and duties.—
347 (6) The commission, each state attorney, each public
348 defender, the criminal conflict and civil regional counsel, the

349 capital collateral regional counsel, and the Guardian Ad Litem
350 Program shall establish and maintain internal controls designed
351 to:
352 (a) Prevent and detect fraud, waste, and abuse as defined
353 in s. 11.45(1).
354 (b) Promote and encourage compliance with applicable laws,
355 rules, contracts, grant agreements, and best practices.
356 (c) Support economical and efficient operations.
357 (d) Ensure reliability of financial records and reports.
358 (e) Safeguard assets.
359 Section 6. Paragraph (c) of subsection (3) of section
360 129.03, Florida Statutes, is amended to read:
361 129.03 Preparation and adoption of budget.—
362 (3) The county budget officer, after tentatively
363 ascertaining the proposed fiscal policies of the board for the
364 next fiscal year, shall prepare and present to the board a
365 tentative budget for the next fiscal year for each of the funds
366 provided in this chapter, including all estimated receipts,
367 taxes to be levied, and balances expected to be brought forward
368 and all estimated expenditures, reserves, and balances to be
369 carried over at the end of the year.
370 (c) The board shall hold public hearings to adopt tentative
371 and final budgets pursuant to s. 200.065. The hearings shall be
372 primarily for the purpose of hearing requests and complaints
373 from the public regarding the budgets and the proposed tax
374 levies and for explaining the budget and any proposed or adopted
375 amendments. The tentative budget must be posted on the county's
376 official website at least 2 days before the public hearing to
377 consider such budget and must remain on the website for at least

378 45 days. The final budget must be posted on the website within
379 30 days after adoption and must remain on the website for at
380 least 2 years. The tentative budgets, adopted tentative budgets,
381 and final budgets shall be filed in the office of the county
382 auditor as a public record. Sufficient reference in words and
383 figures to identify the particular transactions must ~~shall~~ be
384 made in the minutes of the board to record its actions with
385 reference to the budgets.
386 Section 7. Paragraph (f) of subsection (2) of section
387 129.06, Florida Statutes, is amended to read:
388 129.06 Execution and amendment of budget.—
389 (2) The board at any time within a fiscal year may amend a
390 budget for that year, and may within the first 60 days of a
391 fiscal year amend the budget for the prior fiscal year, as
392 follows:
393 (f) Unless otherwise prohibited by law, if an amendment to
394 a budget is required for a purpose not specifically authorized
395 in paragraphs (a)-(e), the amendment may be authorized by
396 resolution or ordinance of the board of county commissioners
397 adopted following a public hearing.
398 1. The public hearing must be advertised at least 2 days,
399 but not more than 5 days, before the date of the hearing. The
400 advertisement must appear in a newspaper of paid general
401 circulation and must identify the name of the taxing authority,
402 the date, place, and time of the hearing, and the purpose of the
403 hearing. The advertisement must also identify each budgetary
404 fund to be amended, the source of the funds, the use of the
405 funds, and the total amount of each fund's appropriations.
406 2. If the board amends the budget pursuant to this

407 paragraph, the adopted amendment must be posted on the county's
408 official website within 5 days after adoption and must remain on
409 the website for at least 2 years.
410 Section 8. Subsections (3) and (5) of section 166.241,
411 Florida Statutes, are amended to read:
412 166.241 Fiscal years, budgets, and budget amendments.—
413 (3) The tentative budget must be posted on the
414 municipality's official website at least 2 days before the
415 budget hearing, held pursuant to s. 200.065 or other law, to
416 consider such budget and must remain on the website for at least
417 45 days. The final adopted budget must be posted on the
418 municipality's official website within 30 days after adoption
419 and must remain on the website for at least 2 years. If the
420 municipality does not operate an official website, the
421 municipality must, within a reasonable period of time as
422 established by the county or counties in which the municipality
423 is located, transmit the tentative budget and final budget to
424 the manager or administrator of such county or counties who
425 shall post the budgets on the county's website.
426 (5) If the governing body of a municipality amends the
427 budget pursuant to paragraph (4)(c), the adopted amendment must
428 be posted on the official website of the municipality within 5
429 days after adoption and must remain on the website for at least
430 2 years. If the municipality does not operate an official
431 website, the municipality must, within a reasonable period of
432 time as established by the county or counties in which the
433 municipality is located, transmit the adopted amendment to the
434 manager or administrator of such county or counties who shall
435 post the adopted amendment on the county's website.

436 Section 9. Section 215.86, Florida Statutes, is amended to
437 read:
438 215.86 Management systems and controls.—Each state agency
439 and the judicial branch as defined in s. 216.011 shall establish
440 and maintain management systems and internal controls designed
441 to:
442 (1) Prevent and detect fraud, waste, and abuse as defined
443 in s. 11.45(1). ~~that~~
444 (2) Promote and encourage compliance with applicable laws,
445 rules, contracts, and grant agreements.~~;~~
446 (3) Support economical and ~~economic,~~ efficient~~, and~~
447 ~~effective~~ operations.~~;~~
448 (4) Ensure reliability of financial records and reports.~~;~~
449 (5) Safeguard ~~and safeguarding of~~ assets. ~~Accounting~~
450 ~~systems and procedures shall be designed to fulfill the~~
451 ~~requirements of generally accepted accounting principles.~~
452 Section 10. Paragraph (a) of subsection (2) of section
453 215.97, Florida Statutes, is amended to read:
454 215.97 Florida Single Audit Act.—
455 (2) As used in this section, the term:
456 (a) "Audit threshold" means the threshold amount used to
457 determine when a state single audit or project-specific audit of
458 a nonstate entity shall be conducted in accordance with this
459 section. Each nonstate entity that expends a total amount of
460 state financial assistance equal to or in excess of $750,000 in
461 any fiscal year of such nonstate entity shall be required to
462 have a state single audit~~,~~ or a project-specific audit~~,~~ for such
463 fiscal year in accordance with the requirements of this section.
464 ~~Every 2 years the Auditor General,~~ After consulting with the

465 Executive Office of the Governor, the Department of Financial
466 Services, and all state awarding agencies, the Auditor General
467 shall periodically review the threshold amount for requiring
468 audits under this section and may recommend any appropriate
469 statutory change to revise the threshold amount in the annual
470 report submitted to the Legislature pursuant to s. 11.45(7)(h)
471 ~~adjust such threshold amount consistent with the purposes of~~
472 ~~this section~~.
473 Section 11. Subsection (11) of section 215.985, Florida
474 Statutes, is amended to read:
475 215.985 Transparency in government spending.—
476 (11) Each water management district shall provide a monthly
477 financial statement in the form and manner prescribed by the
478 Department of Financial Services to the district's ~~its~~ governing
479 board and make such monthly financial statement available for
480 public access on its website.
481 Section 12. Subsection (17) of section 218.31, Florida
482 Statutes, is amended to read:
483 218.31 Definitions.—As used in this part, except where the
484 context clearly indicates a different meaning:
485 (17) "Financial audit" means an examination of financial
486 statements in order to express an opinion on the fairness with
487 which they are presented in conformity with generally accepted
488 accounting principles and an examination to determine whether
489 operations are properly conducted in accordance with legal and
490 regulatory requirements. Financial audits must be conducted in
491 accordance with auditing standards generally accepted in the
492 United States and government auditing standards ~~as adopted by~~
493 ~~the Board of Accountancy and as prescribed by rules promulgated~~

494 ~~by the Auditor General~~. When applicable, the scope of financial
495 audits must ~~shall~~ encompass the additional activities necessary
496 to establish compliance with the Single Audit Act Amendments of
497 1996, 31 U.S.C. ss. 7501-7507, and other applicable federal law.
498 Section 13. Subsection (2) of section 218.32, Florida
499 Statutes, is amended to read:
500 218.32 Annual financial reports; local governmental
501 entities.—
502 (2) The department shall annually by December 1 file a
503 verified report with the Governor, the Legislature, the Auditor
504 General, and the Special District Accountability Program of the
505 Department of Economic Opportunity showing the revenues, both
506 locally derived and derived from intergovernmental transfers,
507 and the expenditures of each local governmental entity, regional
508 planning council, local government finance commission, and
509 municipal power corporation that is required to submit an annual
510 financial report. In preparing the verified report, the
511 department may request additional information from the local
512 governmental entity. The information requested must be provided
513 to the department within 45 days after the request. If the local
514 governmental entity does not comply with the request, the
515 department shall notify the Legislative Auditing Committee,
516 which may take action pursuant to s. 11.40(2). The report must
517 include, but is not limited to:
518 (a) The total revenues and expenditures of each local
519 governmental entity that is a component unit included in the
520 annual financial report of the reporting entity.
521 (b) The amount of outstanding long-term debt by each local
522 governmental entity. For purposes of this paragraph, the term

523 "long-term debt" means any agreement or series of agreements to
524 pay money, which, at inception, contemplate terms of payment
525 exceeding 1 year in duration.
526 Section 14. Present subsection (3) of section 218.33,
527 Florida Statutes, is renumbered as subsection (4), and a new
528 subsection (3) is added to that section, to read:
529 218.33 Local governmental entities; establishment of
530 uniform fiscal years and accounting practices and procedures.—
531 (3) Each local governmental entity shall establish and
532 maintain internal controls designed to:
533 (a) Prevent and detect fraud, waste, and abuse as defined
534 in s. 11.45(1).
535 (b) Promote and encourage compliance with applicable laws,
536 rules, contracts, grant agreements, and best practices.
537 (c) Support economical and efficient operations.
538 (d) Ensure reliability of financial records and reports.
539 (e) Safeguard assets.
540 Section 15. Subsections (2), (3), and (4) of section
541 218.391, Florida Statutes, are amended, and subsection (9) is
542 added to that section, to read:
543 218.391 Auditor selection procedures.—
544 (2) The governing body of a ~~charter~~ county, municipality,
545 special district, district school board, charter school, or
546 charter technical career center shall establish an auditor
547 selection ~~audit~~ committee.
548 (a) The auditor selection committee for a ~~Each noncharter~~
549 county must ~~shall establish an audit committee that~~, at a
550 minimum, ~~shall~~ consist of each of the county officers elected
551 pursuant to the county charter or s. 1(d), Art. VIII of the

552 State Constitution~~,~~ or their respective designees a ~~designee,~~
553 and one member of the board of county commissioners or its
554 designee.
555 (b) The auditor selection committee for a municipality,
556 special district, district school board, charter school, or
557 charter technical career center must consist of at least three
558 members. One member of the auditor selection committee must be a
559 member of the governing body of an entity specified in this
560 paragraph, who shall serve as the chair of the committee.
561 (c) An employee, a chief executive officer, or a chief
562 financial officer of the county, municipality, special district,
563 district school board, charter school, or charter technical
564 career center may not serve as a member of an auditor selection
565 committee established under this subsection; however, an
566 employee, a chief executive officer, or a chief financial
567 officer of the county, municipality, special district, district
568 school board, charter school, or charter technical career center
569 may serve in an advisory capacity.
570 (d) The primary purpose of the auditor selection ~~audit~~
571 committee is to assist the governing body in selecting an
572 auditor to conduct the annual financial audit required in s.
573 218.39; however, the ~~audit~~ committee may serve other audit
574 oversight purposes as determined by the entity's governing body.
575 The public may ~~shall~~ not be excluded from the proceedings under
576 this section.
577 (3) The auditor selection ~~audit~~ committee shall:
578 (a) Establish factors to use for the evaluation of audit
579 services to be provided by a certified public accounting firm
580 duly licensed under chapter 473 and qualified to conduct audits

581 in accordance with government auditing standards as adopted by
582 the Florida Board of Accountancy. Such factors shall include,
583 but are not limited to, ability of personnel, experience,
584 ability to furnish the required services, and such other factors
585 as may be determined by the committee to be applicable to its
586 particular requirements.
587 (b) Publicly announce requests for proposals. Public
588 announcements must include, at a minimum, a brief description of
589 the audit and indicate how interested firms can apply for
590 consideration.
591 (c) Provide interested firms with a request for proposal.
592 The request for proposal shall include information on how
593 proposals are to be evaluated and such other information the
594 committee determines is necessary for the firm to prepare a
595 proposal.
596 (d) Evaluate proposals provided by qualified firms. If
597 compensation is one of the factors established pursuant to
598 paragraph (a), it shall not be the sole or predominant factor
599 used to evaluate proposals.
600 (e) Rank and recommend in order of preference no fewer than
601 three firms deemed to be the most highly qualified to perform
602 the required services after considering the factors established
603 pursuant to paragraph (a). If fewer than three firms respond to
604 the request for proposal, the committee shall recommend such
605 firms as it deems to be the most highly qualified.
606 (4) The governing body shall inquire of qualified firms as
607 to the basis of compensation, select one of the firms
608 recommended by the auditor selection ~~audit~~ committee, and
609 negotiate a contract, using one of the following methods:

610 (a) If compensation is not one of the factors established
611 pursuant to paragraph (3)(a) and not used to evaluate firms
612 pursuant to paragraph (3)(e), the governing body shall negotiate
613 a contract with the firm ranked first. If the governing body is
614 unable to negotiate a satisfactory contract with that firm,
615 negotiations with that firm shall be formally terminated, and
616 the governing body shall then undertake negotiations with the
617 second-ranked firm. Failing accord with the second-ranked firm,
618 negotiations shall then be terminated with that firm and
619 undertaken with the third-ranked firm. Negotiations with the
620 other ranked firms shall be undertaken in the same manner. The
621 governing body, in negotiating with firms, may reopen formal
622 negotiations with any one of the three top-ranked firms, but it
623 may not negotiate with more than one firm at a time.
624 (b) If compensation is one of the factors established
625 pursuant to paragraph (3)(a) and used in the evaluation of
626 proposals pursuant to paragraph (3)(d), the governing body shall
627 select the highest-ranked qualified firm or must document in its
628 public records the reason for not selecting the highest-ranked
629 qualified firm.
630 (c) The governing body may select a firm recommended by the
631 audit committee and negotiate a contract with one of the
632 recommended firms using an appropriate alternative negotiation
633 method for which compensation is not the sole or predominant
634 factor used to select the firm.
635 (d) In negotiations with firms under this section, the
636 governing body may allow a designee to conduct negotiations on
637 its behalf.
638 (9) If the entity fails to select the auditor in accordance

639 with the requirements of subsections (3)-(6), the entity must
640 again perform the auditor selection process in accordance with
641 this section to select an auditor to conduct audits for
642 subsequent fiscal years.
643 Section 16. Paragraph (e) of subsection (4), paragraph (d)
644 of subsection (5), and paragraph (d) of subsection (6) of
645 section 373.536, Florida Statutes, are amended to read:
646 373.536 District budget and hearing thereon.—
647 (4) BUDGET CONTROLS; FINANCIAL INFORMATION.—
648 (e) ~~By September 1, 2012,~~ Each district shall provide a
649 monthly financial statement in the form and manner prescribed by
650 the Department of Financial Services to the district's governing
651 board and make such monthly financial statement available for
652 public access on its website.
653 (5) TENTATIVE BUDGET CONTENTS AND SUBMISSION; REVIEW AND
654 APPROVAL.—
655 (d) Each district shall, by August 1 of each year, submit
656 for review a tentative budget and a description of any
657 significant changes from the preliminary budget submitted to the
658 Legislature pursuant to s. 373.535 to the Governor, the
659 President of the Senate, the Speaker of the House of
660 Representatives, the chairs of all legislative committees and
661 subcommittees having substantive or fiscal jurisdiction over
662 water management districts, as determined by the President of
663 the Senate or the Speaker of the House of Representatives, as
664 applicable, the secretary of the department, and the governing
665 body of each county in which the district has jurisdiction or
666 derives any funds for the operations of the district. The
667 tentative budget must be posted on the district's official

668 website at least 2 days before budget hearings held pursuant to
669 s. 200.065 or other law and must remain on the website for at
670 least 45 days.
671 (6) FINAL BUDGET; ANNUAL AUDIT; CAPITAL IMPROVEMENTS PLAN;
672 WATER RESOURCE DEVELOPMENT WORK PROGRAM.—
673 (d) The final adopted budget must be posted on the water
674 management district's official website within 30 days after
675 adoption and must remain on the website for at least 2 years.
676 Section 17. Paragraph (l) of subsection (12) of section
677 1001.42, Florida Statutes, as amended by chapter 2018-5, Laws of
678 Florida, is amended to read:
679 1001.42 Powers and duties of district school board.—The
680 district school board, acting as a board, shall exercise all
681 powers and perform all duties listed below:
682 (12) FINANCE.—Take steps to assure students adequate
683 educational facilities through the financial procedure
684 authorized in chapters 1010 and 1011 and as prescribed below:
685 (l) *Internal auditor.*—May or, in the case of a school
686 district receiving annual federal, state, and local funds in
687 excess of $500 million, shall employ an internal auditor. The
688 scope of the internal auditor shall not be restricted and shall
689 include every functional and program area of the school system.
690 1. The internal auditor shall perform ongoing financial
691 verification of the financial records of the school district, a
692 comprehensive risk assessment of all areas of the school system
693 every 5 years, and other audits and reviews as the district
694 school board directs for determining:
695 a. The adequacy of internal controls designed to prevent
696 and detect fraud, waste, and abuse as defined in s. 11.45(1).

697 b. Compliance with applicable laws, rules, contracts, grant
698 agreements, district school board-approved policies, and best
699 practices.
700 c. The efficiency of operations.
701 d. The reliability of financial records and reports.
702 e. The safeguarding of assets.
703 f. Financial solvency.
704 g. Projected revenues and expenditures.
705 h. The rate of change in the general fund balance.
706 2. The internal auditor shall prepare audit reports of his
707 or her findings and report directly to the district school board
708 or its designee.
709 3. Any person responsible for furnishing or producing any
710 book, record, paper, document, data, or sufficient information
711 necessary to conduct a proper audit or examination which the
712 internal auditor is by law authorized to perform is subject to
713 the provisions of s. 11.47(3) and (4).
714 Section 18. Paragraph (j) of subsection (9) of section
715 1002.33, Florida Statutes, is amended to read:
716 1002.33 Charter schools.—
717 (9) CHARTER SCHOOL REQUIREMENTS.—
718 (j) The governing body of the charter school shall be
719 responsible for:
720 1. Establishing and maintaining internal controls designed
721 to:
722 a. Prevent and detect fraud, waste, and abuse as defined in
723 s. 11.45(1).
724 b. Promote and encourage compliance with applicable laws,
725 rules, contracts, grant agreements, and best practices.

726 c. Support economical and efficient operations.
727 d. Ensure reliability of financial records and reports.
728 e. Safeguard assets.
729 2.~~1.~~ Ensuring that the charter school has retained the
730 services of a certified public accountant or auditor for the
731 annual financial audit, pursuant to s. 1002.345(2), who shall
732 submit the report to the governing body.
733 3.~~2.~~ Reviewing and approving the audit report, including
734 audit findings and recommendations for the financial recovery
735 plan.
736 4.a.~~3.a.~~ Performing the duties in s. 1002.345, including
737 monitoring a corrective action plan.
738 b. Monitoring a financial recovery plan in order to ensure
739 compliance.
740 5.~~4.~~ Participating in governance training approved by the
741 department which must include government in the sunshine,
742 conflicts of interest, ethics, and financial responsibility.
743 Section 19. Present subsections (6) through (10) of section
744 1002.37, Florida Statutes, are renumbered as subsections (7)
745 through (11), respectively, present subsection (6) is amended,
746 and a new subsection (6) is added to that section, to read:
747 1002.37 The Florida Virtual School.—
748 (6) The Florida Virtual School shall have an annual
749 financial audit of its accounts and records conducted by an
750 independent auditor who is a certified public accountant
751 licensed under chapter 473. The independent auditor shall
752 conduct the audit in accordance with rules adopted by the
753 Auditor General pursuant to s. 11.45 and, upon completion of the
754 audit, shall prepare an audit report in accordance with such

755 rules. The audit report must include a written statement by the
756 board of trustees describing corrective action to be taken in
757 response to each of the independent auditor's recommendations
758 included in the audit report. The independent auditor shall
759 submit the audit report to the board of trustees and the Auditor
760 General no later than 9 months after the end of the preceding
761 fiscal year.
762 (7) ~~(6)~~ The board of trustees shall annually submit to the
763 Governor, the Legislature, the Commissioner of Education, and
764 the State Board of Education the audit report prepared pursuant
765 to subsection (6) and a complete and detailed report setting
766 forth:
767 (a) The operations and accomplishments of the Florida
768 Virtual School within the state and those occurring outside the
769 state as Florida Virtual School Global.
770 (b) The marketing and operational plan for the Florida
771 Virtual School and Florida Virtual School Global, including
772 recommendations regarding methods for improving the delivery of
773 education through the Internet and other distance learning
774 technology.
775 (c) The assets and liabilities of the Florida Virtual
776 School and Florida Virtual School Global at the end of the
777 fiscal year.
778 ~~(d) A copy of an annual financial audit of the accounts and~~
779 ~~records of the Florida Virtual School and Florida Virtual School~~
780 ~~Global, conducted by an independent certified public accountant~~
781 ~~and performed in accordance with rules adopted by the Auditor~~
782 ~~General.~~
783 (d) ~~(e)~~ Recommendations regarding the unit cost of providing

784 services to students through the Florida Virtual School and
785 Florida Virtual School Global. In order to most effectively
786 develop public policy regarding any future funding of the
787 Florida Virtual School, it is imperative that the cost of the
788 program is accurately identified. The identified cost of the
789 program must be based on reliable data.
790 (e) ~~(f)~~ Recommendations regarding an accountability
791 mechanism to assess the effectiveness of the services provided
792 by the Florida Virtual School and Florida Virtual School Global.
793 Section 20. Subsection (5) is added to section 1010.01,
794 Florida Statutes, to read:
795 1010.01 Uniform records and accounts.—
796 (5) Each school district, Florida College System
797 institution, and state university shall establish and maintain
798 internal controls designed to:
799 (a) Prevent and detect fraud, waste, and abuse as defined
800 in s. 11.45(1).
801 (b) Promote and encourage compliance with applicable laws,
802 rules, contracts, grant agreements, and best practices.
803 (c) Support economical and efficient operations.
804 (d) Ensure reliability of financial records and reports.
805 (e) Safeguard assets.
806 Section 21. Section 1012.8551, Florida Statutes, is created
807 to read:
808 1012.8551 Employee background screening and investigations
809 for Florida College System personnel.—Section 110.1127 applies
810 to each institution in the Florida College System. Each
811 institution must designate the positions subject to background
812 screening and investigation pursuant to that section.

813 Section 22. Section 1012.915, Florida Statutes, is created
814 to read:
815 1012.915 Employee background screening and investigations
816 for State University System personnel.—Section 110.1127 applies
817 to each institution in the State University System. Each
818 institution must designate the positions subject to background
819 screening and investigation pursuant to that section.
820 Section 23. Subsection (3) of section 218.503, Florida
821 Statutes, is amended to read:
822 218.503 Determination of financial emergency.—
823 (3) Upon notification that one or more of the conditions in
824 subsection (1) have occurred or will occur if action is not
825 taken to assist the local governmental entity or district school
826 board, the Governor or his or her designee shall contact the
827 local governmental entity or the Commissioner of Education or
828 his or her designee shall contact the district school board, as
829 appropriate, to determine what actions have been taken by the
830 local governmental entity or the district school board to
831 resolve or prevent the condition. The information requested must
832 be provided within 45 days after the date of the request. If the
833 local governmental entity or the district school board does not
834 comply with the request, the Governor or his or her designee or
835 the Commissioner of Education or his or her designee shall
836 notify ~~the members of~~ the Legislative Auditing Committee, which
837 ~~who~~ may take action pursuant to s. 11.40(2) ~~11.40~~. The Governor
838 or the Commissioner of Education, as appropriate, shall
839 determine whether the local governmental entity or the district
840 school board needs state assistance to resolve or prevent the
841 condition. If state assistance is needed, the local governmental

842 entity or district school board is considered to be in a state
843 of financial emergency. The Governor or the Commissioner of
844 Education, as appropriate, has the authority to implement
845 measures as set forth in ss. 218.50-218.504 to assist the local
846 governmental entity or district school board in resolving the
847 financial emergency. Such measures may include, but are not
848 limited to:
849 (a) Requiring approval of the local governmental entity's
850 budget by the Governor or approval of the district school
851 board's budget by the Commissioner of Education.
852 (b) Authorizing a state loan to a local governmental entity
853 and providing for repayment of same.
854 (c) Prohibiting a local governmental entity or district
855 school board from issuing bonds, notes, certificates of
856 indebtedness, or any other form of debt until such time as it is
857 no longer subject to this section.
858 (d) Making such inspections and reviews of records,
859 information, reports, and assets of the local governmental
860 entity or district school board as are needed. The appropriate
861 local officials shall cooperate in such inspections and reviews.
862 (e) Consulting with officials and auditors of the local
863 governmental entity or the district school board and the
864 appropriate state officials regarding any steps necessary to
865 bring the books of account, accounting systems, financial
866 procedures, and reports into compliance with state requirements.
867 (f) Providing technical assistance to the local
868 governmental entity or the district school board.
869 (g)1. Establishing a financial emergency board to oversee
870 the activities of the local governmental entity or the district

871 school board. If a financial emergency board is established for
872 a local governmental entity, the Governor shall appoint board
873 members and select a chair. If a financial emergency board is
874 established for a district school board, the State Board of
875 Education shall appoint board members and select a chair. The
876 financial emergency board shall adopt such rules as are
877 necessary for conducting board business. The board may:
878 a. Make such reviews of records, reports, and assets of the
879 local governmental entity or the district school board as are
880 needed.
881 b. Consult with officials and auditors of the local
882 governmental entity or the district school board and the
883 appropriate state officials regarding any steps necessary to
884 bring the books of account, accounting systems, financial
885 procedures, and reports of the local governmental entity or the
886 district school board into compliance with state requirements.
887 c. Review the operations, management, efficiency,
888 productivity, and financing of functions and operations of the
889 local governmental entity or the district school board.
890 d. Consult with other governmental entities for the
891 consolidation of all administrative direction and support
892 services, including, but not limited to, services for asset
893 sales, economic and community development, building inspections,
894 parks and recreation, facilities management, engineering and
895 construction, insurance coverage, risk management, planning and
896 zoning, information systems, fleet management, and purchasing.
897 2. The recommendations and reports made by the financial
898 emergency board must be submitted to the Governor for local
899 governmental entities or to the Commissioner of Education and

900 the State Board of Education for district school boards for
901 appropriate action.
902 (h) Requiring and approving a plan, to be prepared by
903 officials of the local governmental entity or the district
904 school board in consultation with the appropriate state
905 officials, prescribing actions that will cause the local
906 governmental entity or district school board to no longer be
907 subject to this section. The plan must include, but need not be
908 limited to:
909 1. Provision for payment in full of obligations outlined in
910 subsection (1), designated as priority items, which are
911 currently due or will come due.
912 2. Establishment of priority budgeting or zero-based
913 budgeting in order to eliminate items that are not affordable.
914 3. The prohibition of a level of operations which can be
915 sustained only with nonrecurring revenues.
916 4. Provisions implementing the consolidation, sourcing, or
917 discontinuance of all administrative direction and support
918 services, including, but not limited to, services for asset
919 sales, economic and community development, building inspections,
920 parks and recreation, facilities management, engineering and
921 construction, insurance coverage, risk management, planning and
922 zoning, information systems, fleet management, and purchasing.
923 Section 24. The Legislature finds that a proper and
924 legitimate state purpose is served when internal controls are
925 established to prevent and detect fraud, waste, and abuse and to
926 safeguard and account for government funds and property.
927 Therefore, the Legislature determines and declares that this act
928 fulfills an important state interest.

929 Section 25. This act shall take effect July 1, 2019.

SECTION C

SECTION 1

Storey Creek
Community Development District

Unaudited Financial Reporting

March 31, 2020

GMS
Governmental
Management Services

TABLE OF CONTENTS

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
ASSETS:				
CASH	$5,910	---	---	$5,910
DUE FROM DEVELOPER	$11,007	---	---	$11,007
SERIES 2019				
RESERVE	---	$245,666	---	$245,666
REVENUE	---	---	---	$0
CONSTRUCTION	---	---	$716,436	$716,436
COST OF ISSUANCE	---	---	$6,563	$6,563
TOTAL ASSETS	**$16,917**	**$245,666**	**$722,999**	**$985,581**
LIABILITIES:				
ACCOUNTS PAYABLE	$10,663	---	---	$10,663
CONTRACTS PAYABLE	---	---	$2,000	$2,000
DUE TO OTHER	$740	---	---	$740
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	$5,514	---	---	$5,514
RESTRICTED FOR DEBT SERVICE 2019	---	$245,666	---	$245,666
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	$720,999	$720,999
TOTAL LIABILITIES & FUND EQUITY	**$16,917**	**$245,666**	**$722,999**	**$985,581**

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
DEVELOPER CONTRIBUTIONS	$87,800	$43,900	$47,890	$3,990
TOTAL REVENUES	$87,800	$43,900	$47,890	$3,990
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	$12,000	$6,000	$1,394	$4,606
ATTORNEY	$25,000	$12,500	$6,274	$6,226
DISSEMINATION	$0	$0	$875	($875)
MANAGEMENT FEES	$35,000	$17,500	$17,500	($0)
INFORMATION TECHNOLOGY	$1,200	$600	$600	$0
TELEPHONE	$300	$150	$7	$143
POSTAGE	$1,000	$500	$79	$421
INSURANCE	$5,500	$5,500	$5,000	$500
PRINTING & BINDING	$1,000	$500	$297	$203
LEGAL ADVERTISING	$5,000	$2,500	$226	$2,274
OTHER CURRENT CHARGES	$1,000	$500	$183	$317
OFFICE SUPPLIES	$625	$313	$17	$295
DUES, LICENSE & SUBSCRITIONS	$175	$175	$175	$0
FIELD:				
ELECTRIC	$0	$0	$440	($440)
STREETLIGHTS	$0	$0	$12,446	($12,446)
IRRIGATION REPAIRS	$0	$0	$285	($285)
REPAIRS & MAINTENANCE	$0	$0	$4,030	($4,030)
TOTAL EXPENDITURES	$87,800	$46,738	$49,829	($3,091)
EXCESS REVENUES (EXPENDITURES)	$0		($1,939)	
FUND BALANCE - Beginning	$0		$7,453	
FUND BALANCE - Ending	$0		$5,514	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE
Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
BOND PROCEEDS	$0	$0	$245,666	$245,666
INTEREST	$0	$0	$73	$73
TOTAL REVENUES	$0	$0	$245,739	$245,739
EXPENDITURES:				
INTEREST - 6/15	$0	$0	$0	$0
TRANSFER OUT	$0	$0	$73	($73)
TOTAL EXPENDITURES	$0	$0	$73	($73)
EXCESS REVENUES (EXPENDITURES)	$0		$245,666	
FUND BALANCE - Beginning	$0		$0	
FUND BALANCE - Ending	$0		$245,666	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS
Series 2019

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
REVENUES:				
BOND PROCEEDS	$0	$0	$8,199,334	$8,199,334
INTEREST	$0	$0	$1,368	$1,368
TRANSFER IN	$0	$0	$73	$73
TOTAL REVENUES	$0	$0	$8,200,776	$8,200,776
EXPENDITURES:				
CAPITAL OUTLAY - CONSTRUCTION	$0	$0	$2,606,467	($2,606,467)
CAPITAL OUTLAY - COST OF ISSUANCE	$0	$0	$415,491	($415,491)
TOTAL EXPENDITURES	$0	$0	$3,021,959	($3,021,959)
EXCESS REVENUES (EXPENDITURES)	$0		$5,178,818	
FUND BALANCE - Beginning	$0		($4,457,819)	
FUND BALANCE - Ending	$0		$720,999	

STOREY CREEK

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	$8,494	$6,412	$4,823	$8,058	$13,127	$6,977	$0	$0	$0	$0	$0	$0	$47,890
TOTAL REVENUES	$8,494	$6,412	$4,823	$8,058	$13,127	$6,977	$0	$0	$0	$0	$0	$0	$47,890
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	$1,009	$0	$386	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,394
ATTORNEY	$2,296	$1,362	$1,269	$392	$956	$0	$0	$0	$0	$0	$0	$0	$6,274
DISSEMINATION	$0	$0	$0	$292	$292	$292	$0	$0	$0	$0	$0	$0	$875
MANAGEMENT FEES	$2,917	$2,917	$2,917	$2,917	$2,917	$2,917	$0	$0	$0	$0	$0	$0	$17,500
INFORMATION TECHNOLOGY	$100	$100	$100	$100	$100	$100	$0	$0	$0	$0	$0	$0	$600
TELEPHONE	$7	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7
POSTAGE	$20	$3	$30	$14	$5	$8	$0	$0	$0	$0	$0	$0	$79
INSURANCE	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
PRINTING & BINDING	$49	$78	$124	$12	$3	$30	$0	$0	$0	$0	$0	$0	$297
LEGAL ADVERTISING	$226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$226
OTHER CURRENT CHARGES	$183	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$183
OFFICE SUPPLIES	$1	$10	$5	$1	$0	$0	$0	$0	$0	$0	$0	$0	$17
DUES, LICENSES & SUBSCRIPTIONS	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
FIELD:													
ELECTRIC	$0	$0	$44	$29	$354	$13	$0	$0	$0	$0	$0	$0	$440
STREETLIGHTS	$452	$445	$1,944	$5,751	$1,928	$1,925	$0	$0	$0	$0	$0	$0	$12,446
IRRIGATION REPAIRS	$0	$0	$285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$285
REPAIRS & MAINTENANCE	$0	$0	$0	$0	$4,030	$0	$0	$0	$0	$0	$0	$0	$4,030
TOTAL EXPENDITURES	$12,432	$4,914	$7,104	$9,508	$10,585	$5,286	$0	$0	$0	$0	$0	$0	$49,829
EXCESS REVENUES (EXPENDITURES)	($3,939)	$1,497	($2,281)	($1,450)	$2,543	$1,691	$0	$0	$0	$0	$0	$0	($1,939)

STOREY CREEK
Community Development District
Deveb per Contributions/Due from Deveb per

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
1	6/25/19	9/9/19	$ 13,650.00	$ 13,650.00	$ 13,650.00	$ -	$ -	$ -
2	8/30/19	11/18/19	$ 10,925.04	$ 10,925.04	$ 10,925.04	$ -	$ -	$ -
3	9/25/19	11/12/19	$ 10,561.37	$ 10,561.37	$ 4,821.37	$ 5,000.00	$ 740.00	$ -
1	10/25/19	11/18/19	$ 4,977.26	$ 4,977.26	$ 1,483.43	$ 3,493.83	$ -	$ -
2	11/25/19	1/6/20	$ 13,523.83	$ 13,523.83	$ 7,112.08	$ 6,411.75	$ -	$ -
3	12/14/19	1/6/20	$ 4,822.84	$ 4,822.84	$ -	$ 4,822.84	$ -	$ -
4	1/27/20	2/10/20	$ 8,057.72	$ 8,057.72	$ -	$ 8,057.72	$ -	$ -
5	2/10/20	3/12/20	$ 9,097.27	$ 9,097.27	$ -	$ 9,097.27	$ -	$ -
6	2/14/20			$ 4,030.15	$ -	$ 4,030.15	$ -	$ 4,030.15
7	3/24/20	4/7/20	$ 6,976.53	$ 6,976.53	$ -	$ 6,976.53	$ -	$ -
8	4/22/20			$ 5,251.86	$ -	$ 5,251.86	$ -	$ 5,251.86
Due from Developer			$ 82,591.86	$ 91,873.87	$ 37,991.92	$ 53,141.95	$ 740.00	$ 9,282.01

Total Developer Contributions FY20 **$ 53,141.95**

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%	
MATURITY DATE:	12/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$245,666	
RESERVE FUND BALANCE	$245,666	
BONDS OUTSTANDING - 12/16/19		$8,445,000
CURRENT BONDS OUTSTANDING		**$8,445,000**

STOREY CREEK
Community Development District

Special Assessment Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
1/7/20	1	LENNAR HOMES LLC	REIMBURSEMENT #1 - WOODLAND PARK PHASE 1	$ 4,457,818.70
3/2/20	2	BOYD CIVIL ENGINEERING	INVS #02509 & 02543 - PREP REIMBURSEMENT #1	$ 2,035.00
2/27/20	3	LENNAR HOMES LLC	REIMBURSEMENT #2 - WOODLAND PARK PHASE 1	$ 2,600,582.31
3/4/20	4	BOYD CIVIL ENGINEERING	INV #02593 - PREP REIMBURSEMENT #3	$ 1,850.00
		TOTAL		**$ 7,062,286.01**
Fiscal Year 2020				
1/2/20		INTEREST		$ 511.38
1/3/20		TRANSFER IN	TRANSFERRED FROM RESERVE	$ 16.15
2/3/20		INTEREST		$ 531.42
2/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	$ 31.21
3/2/20		INTEREST		$ 322.64
3/3/20		TRANSFER IN	TRANSFERRED FROM RESERVE	$ 25.84
		TOTAL		**$ 1,438.64**

Acquisition/Construction Fund at 12/16/19	**$ 7,777,283.12**
Interest Earned thru 3/31/20	**$ 1,438.64**
Requisitions Paid thru 3/31/20	**$ (7,062,286.01)**
Remaining Acquisition/Construction Fund	**$ 716,435.75**

SECTION 2

Storey Creek

Community Development District

FY20 Funding Request #3
December 14, 2019

	Payee		General Fund FY2020
1	**Craig Undeck**		
	Inv#104 - Irrigation Consulting Services - Decenber 2019	$	285.00
2	**Governmental Management Services-CF, LLC**		
	Inv#9 - Management Fees - December 2019	$	3,016.67
	Inv#10 - Reimbursable Expenses - December 2019	$	159.57
3	**Latham, Shuker, Eden & Beaudine, LLP**		
	Inv#88853 - General Counsel - November 2019	$	1,361.60
		$	**4,822.84**
	Total:	**$**	**4,822.84**

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

Craig Undeck
an irrigation design company

INVOICE

Invoice Date: December 7, 2019

Invoice # 104

Invoice Submitted To: Storey Creek CDD

Project: Storey Creek CDD
Irrigation Consulting Services

Lennar Land
Irrigation Consulting Service

Description		Hours	Rate	Report Hours	Rate	Travel Hours	Rate		Total
Irrigation Consulting Service									
Storey Creek CDD-(June 18)		3	95						285.00

Terms: Net 30 days

Invoice Due Date: January 6, 2020

Remit Payment to:
Craig Undeck
438 Amethyst Avenue
Auburndale, Florida 33823

Invoice Amount

$285.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 9
Invoice Date: 12/1/19
Due Date: 12/1/19
Case:
P.O. Number:

Bill To:
Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - December 2019		2,916.67	2,916.67
Information Technology - December 2019		100.00	100.00

#1 (Hd)

1-310-513-34

Management Fees Dec19

1-310-513-351

Information Tech Dec19

Total	$3,016.67
Payments/Credits	$0.00
Balance Due	$3,016.67

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 10
Invoice Date: 12/9/19
Due Date: 12/9/19
Case:
P.O. Number:

Bill To:

Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

#1

Description	Hours/Qty	Rate	Amount
Office Supplies 310 · 513 51		5.09	5.09
Postage 42		30.13	30.13
Copies 425		124.35	124.35

Total	$159.57
Payments/Credits	$0.00
Balance Due	$159.57

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED
DEC 09 2019
BY:_____

December 07, 2019

Storey Creek CDD
c/o Governmental Management SErvices -CFL, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801

INVOICE

Matter ID: 7595-001
General

Invoice # 88853
Federal ID # 59-3366512

For Professional Services Rendered:

11/04/2019	JAC	Prep A. d'Adesky for meeting; agenda review; emails with Bond Counsel	0.20 hr	$71.00
11/04/2019	ACD	Prepare for and attend CDD meeting; follow up on action items	3.10 hr	$759.50
11/05/2019	ACD	Review agenda and minutes of upcoming meeting; prepare for next weeks meeting	0.40 hr	$98.00
11/20/2019	ACD	Draft and transmit finalization resolution for Series 2019 Assessments	1.60 hr	$392.00
11/26/2019	jms	Review agenda and provide attorney notes on related items	0.40 hr	$30.00
		Total Professional Services:		*$1,350.50*

For Disbursements Incurred:

11/07/2019	Check # 46655 ANDREW D'ADESKY; Disbursement for Travel to/from Board Meeting on 10.07.19	$11.10
	Total Disbursements Incurred:	*$11.10*

INVOICE SUMMARY

For Professional Services:	*5.70* Hours	*$1,350.50*
For Disbursements Incurred:		*$11.10*
New Charges this Invoice:		*$1,361.60*
Previous Balance:		*$9,188.33*
Less Payment and Credits Received:		*$6,892.73*
Outstanding Balance:		*$2,295.60*
Plus New Charges this Invoice:		*$1,361.60*
Total Due:		***$3,657.20***

Billed Through: November 30, 2019

Storey Creek

Community Development District

FY20 Funding Request #4
January 27, 2020

	Payee		General Fund FY2020
1	**Boyd Civil Engineering**		
	Inv# 02542 - Professional Services - December 2019	$	385.81
2	**Governmental Management Services-CF, LLC**		
	Inv# 11 - Management Fees - January 2020	$	3,335.08
	Inv# 12 - Reimbursable Expense - October 2019	$	182.91
3	**Kissimmee Utility Authority**		
	Inv# 000281220-123469510 - Streetlight Services - October 2019	$	451.59
	Inv# 000281220-123469510 - Streetlight Services - November 2019	$	445.10
	Inv# 000281220-123469510 - Streetlight Services - December 2019	$	1,944.10
	Inv# 000281220-123479770 - Electric Services - November/December 2019	$	43.73
4	**Latham, Shuker, Eden & Beaudine, LLP**		
	Inv# 89544 - General Counsel - December 2019	$	1,269.40
		$	8,057.72
	Total:	$	**8,057.72**

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

BOYD CIVIL ENGINEERING
6816 Hanging Moss Road • Orlando, Florida 32807
407-494-2693 • www.BoydCivil.com

INVOICE

January 9, 2020

Contract: 1140.000
Invoice: 02542

RECEIVED
JAN 09 2020
BY:_____

Mr. George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: Storey Creek CDD
Miscellaneous Hourly Tasks as Requested
December 2, 2019 – December 29, 2019

#3(Hd)
1-310-513-311
Attend CDD Meeting

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
12/2/19	S. Boyd - Attend CDD Meeting	2	$ 185.00	$ 370.00
Total		**2.00**		**$ 370.00**

Reimbursable Expenses:

Date	Description			Amount
12/4/2019	UPS shipping			$15.81
Date	**Description**	**Miles**	**Rate**	**Amount**
			0.57	
	Total Reimbursable Expenses			**$15.81**

Total Amount Due: $ 385.81

Shipment Receipt December 4, 2019 1Z75A41Y0194236892

Where

Ship From
Boyd Civil Engineering, Inc., Steven Boyd
6816 Hanging Moss Road, ORLANDO, FL 32807
steve@boydcivil.com, 407-494-2693

Ship To
Stephen, Sanford
777 S. Flagler Drive, Suite 300 East, WEST PALM BEACH, FL 33401
sanfords@gtlaw.com, 561-650-7945

What

Package 1 - 1Z75A41Y0194236892

Weight	Dimensions	Reference Numbers
0.5 lbs	UPS Letter	1140.000

Service Details - UPS Next Day Air

Estimated Delivery Thursday December 5, 2019 , 10:30 AM

Additional Options

Email Notifications: Nikki@boydcivil.com; Steve@boydcivil.com;

Payment

Bill Shipping Charges To: Shipper - 75A41Y - Boyd Civil Engineering, Inc.
Promo: easy

Shipping Total

Shipping Fees

Package 1	
UPS Next Day Air	$24.64
Fuel Surcharge	$1.72

Transportation Charges: for services listed as guaranteed, refunds apply to transportation charges only. See Terms and Conditions in the Service Guide for details. Certain commodities and high value shipments may require additional transit time for customs clearance.

Subtotals

Shipping Fees	$26.36
Combined Charges	$26.36
Contract Rate	$15.81

Rate includes a fuel Surcharge, but excludes taxes, duties and other charges that may apply to the shipment.
Your invoice may vary from the displayed reference rates

Note: This document is not an invoice.

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 11
Invoice Date: 1/1/20
Due Date: 1/1/20
Case:
P.O. Number:

Bill To:
Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2020		2,916.67	2,916.67
Dissemination Agent Services -January 2020		291.67	291.67
Information Technology - January 2020		100.00	100.00
Office Supplies		0.66	0.66
Postage		14.08	14.08
Copies		12.00	12.00
#1 (Hd)			
1-310-513-34			
Management Fees Jan20			
1-310-513-313			
Dissemination Fees Jan20			
1-310-513-351			
Information Tech Jan20			
1-310-513-9			
Office Supplies			
1-310-513-42			
Postage			
1-310-513-425			
Copies			

Total	$3,335.08
Payments/Credits	$0.00
Balance Due	$3,335.08

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 12
Invoice Date: 12/30/19
Due Date: 12/30/19
Case:
P.O. Number: CF0423

Bill To:
Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
DEC 3 0 2019

BY:_____

Description	Hours/Qty	Rate	Amount
Domain		182.91	182.91
For the Period Ending October 2019			
#1 (Hd)			
1-310-513-351			
Domain Rental - Oct19			

Total	$182.91
Payments/Credits	$0.00
Balance Due	$182.91

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	000281220-123469510
Customer Name:	LENNAR HOMES
Service Address:	44991 STOREY CREEK BOULEVARD VL
Bill Date:	11/01/19
Next Scheduled Read Date:	

BILL SUMMARY

Previous Balance	—	Payments	+	Adjustments	+	Current Charges	=	Balance Due
$653.09		$653.09		$18.99		$451.59		$470.58

CURRENT CHARGES

KUA ELECTRIC SERVICE		$363.04
Outdoor Lighting Charge	9/25 - 10/23	$417.60
Fuel Adjustment		-$54.56
CITY/COUNTY TAXES & TRANSFER FEE		$88.55
TOTAL CURRENT CHARGES		$451.59
ADJUSTMENTS		~~$18.99~~
Late Payment Charge		$18.99

see Lights - currently

waived

120/1 315258/357843 0000000 1 I=000000000

MESSAGE from KUA

Detach this portion and return with your payment.

PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
000281220-123469510	$0.00	11/19/19	$470.58

000000000 I=000000

LENNAR HOMES
STE 310
6750 FORUM DR
ORLANDO FL 32821-8088

0021740266

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

00028122012346951000004705800004896020191111970

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	000281220-123469510
Customer Name:	LENNAR HOMES
Service Address:	44991 STOREY CREEK BOULEVARD VL
Bill Date:	12/02/19
Next Scheduled Read Date:	

BILL SUMMARY

Previous Balance	—	Payments	+	Adjustments	+	Current Charges	=	Balance Due
$470.58		$0.00		$19.02		$445.10		$934.70

$470.58 Past Due - Pay Now

CURRENT CHARGES

KUA ELECTRIC SERVICE		$357.21
Outdoor Lighting Charge	10/28 - 11/21	$417.60
Fuel Adjustment		-$60.39
CITY/COUNTY TAXES & TRANSFER FEE		$87.89
TOTAL CURRENT CHARGES		$445.10
ADJUSTMENTS		~~$19.02~~ waived
Late Payment Charge		$19.02

120/1 322385/3593141 0000000 1 I=0000000000

MESSAGE from KUA

Detach this portion and return with your payment.

KUA KISSIMMEE UTILITY AUTHORITY
PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
000281220-123469510	$470.58	12/20/19	$934.70

Pay $470.58 now to avoid immediate service interruption.

000000000 D-000000

LENNAR HOMES
STE 310
6750 FORUM DR
ORLANDO FL 32821-8088

0021819551

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

000281220123469510000093470000095343201912202 0

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	000281220-123469510
Customer Name:	LENNAR HOMES
Service Address:	44991 STOREY CREEK BOULEVARD VL
Bill Date:	01/02/20
Next Scheduled Read Date:	

BILL SUMMARY

Previous Balance	−	Payments	+	Adjustments	+	Current Charges	=	Balance Due
$934.70		$0.00		~~$18.73~~		$1,944.10		~~$2,897.53~~

$934.70 Past Due - Pay Now

$2,840.79

1/10/20 per Wanda Delvalle to KUA pd online

CURRENT CHARGES

KUA ELECTRIC SERVICE		$1,558.85
Outdoor Lighting Charge	11/21 - 12/23	$1,837.44
Fuel Adjustment		-$278.59
CITY/COUNTY TAXES & TRANSFER FEE		$385.25
TOTAL CURRENT CHARGES		$1,944.10
ADJUSTMENTS		~~$18.73~~
Late Payment Charge		$18.73

waived

120/1 330127/3607391 0000000 1 I=0000000000

MESSAGE from KUA

Detach this portion and return with your payment.

PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
000281220-123469510	$934.70	01/20/20	$2,897.53

Pay $934.70 now to avoid immediate service interruption.

000000000 I=000000

LENNAR HOMES
STE 310
6750 FORUM DR
ORLANDO FL 32821-8088

0021907151

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

000281220123469510000289753000297931202001205 0

From: Wanda DelValle wdelvall@kua.com
Subject: RE: Storey Creek CDD Elec Meter Transfer
Date: January 24, 2020 at 3:26 PM
To: Teresa Viscarra tviscarra@gmscfl.com

Good day Teresa,

I can assist you with this request. All I need is for you to pay the balance of $43.73 (no late fees were assessed in this case) **as soon as possible** since another bill will soon print and we can make it print under your name instead of Lennar, and please inform me when paid and I will proceed with transferring the account for you as of the last reading date which is also 12/23/2019, and bill the security deposit of $340 as a courtesy to you. I have attached the bills for your reference.

Thank you,
Wanda Del Valle
New Account Processing
Customer Service Department
Kissimmee Utility Authority
1701 W Carroll St.
Kissimmee, FL 34741
407-933-7777 Ext. 6444
www.kua.com
customerservice@kua.com
KUA please consider the environment before printing this e-mail

*Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing

From: Teresa Viscarra <tviscarra@gmscfl.com>
Sent: Friday, January 24, 2020 1:20 PM
To: Wanda DelValle <wdelvall@kua.com>
Subject: Fwd: Storey Creek CDD Elec Meter Transfer
Importance: High

Wanda,

Good afternoon. Sorry to bother you but as you assisted in transferring service address 44991 Storey Crek Blvd. VL, I thought to reach out to you. I have been provided a copy of a billing for what appears to be 44981 Storey Creek Boulevard Monument/Irr address. My apologies the image is blurry. Can you advise if I can call in the request to transfer service into the District's name, Storey Creek CDD or if there is another required procedure? I am also hoping to confirm current balance as I believe this will be similar to the prior account where the CDD will pay up outstanding balance? Preferably without late fees.

Thank you.

KUA Kissimmee Utility Authority

Customer Service: 407-933-9600
Outage Reporting: 407-933-9855
www.kua.com

Customer ID - Account ID: [illegible]
Customer Name: LENNAR HOMES
Service Address: 44381 STOREY CREEK BOULEVARD MONUMENT/NKA
Bill Date: 12/02/19
Next Scheduled Read Date: 12/23/19

CDD

BILL SUMMARY

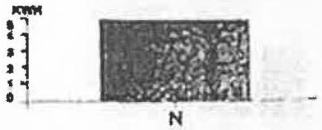
Previous Balance $0.00 — Payments $0.00 + Adjustments $15.00 + Current Charges $13.88 = Balance Due $28.88

CURRENT CHARGES

KUA ELECTRIC SERVICE	$11.56
Electric	$0.67
Fuel Adjustment	-$0.19
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	$2.32
TOTAL CURRENT CHARGES	$13.88
ADJUSTMENTS	$15.00
Move-in Charge	$15.00

USAGE DETAILS

Electric - Commercial
Daily Avg. - 0.20 kWh/Day
Daily Avg.Cost - $0.41



METER DATA

Meter #:	0153376745
Current:	5 on 11/21/19
Previous:	0 on 10/22/19
Total Usage:	5 kWh
Days Of Service:	24

APPROVED
PM_____DATE____
SPM_____DATE____
DIR_____DATE____

MESSAGE from KUA

REBATES KUA offers a number of program and rebate options to our residential and business customers.

>>> Learn more at https://bit.ly/2XLytFU <<<

Detach this portion and return with your payment

KUA Kissimmee Utility Authority
PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	
000281220-123479770	$0.00	12/20/19	$28.88

000002431

LENNAR HOMES
STE 310
6750 FORUM DR
ORLANDO FL 32821-8088

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

0002612201234797700000002666000002946201912206 0

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

January 17, 2020

Storey Creek CDD
c/o Governmental Management SErvices -CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

#2 (HO)

1-310-313-315
Lift Station/Mtg/Req. Stat

INVOICE

Matter ID: 7595-001
General

Invoice # 89544
Federal ID # 59-3366512

For Professional Services Rendered:

12/02/2019	ACD	Prepare for and attend board meeting; follow up on action items	1.90 hr	$465.50
12/09/2019	ACD	Emails on lift station; review recent title; edit deed, call with developer	2.90 hr	$710.50
12/09/2019	ACD	Email on requisition status to engineer	0.20 hr	$49.00
		Total Professional Services:		*$1,225.00*

For Disbursements Incurred:

12/04/2019	Check # 46718 ANDREW D'ADESKY; Disbursement for Travel to and Attend Board Meetings on 11.04.19/7595-001/JAC	$33.30
12/18/2019	Check # 46854 ANDREW D'ADESKY; Disbursement for Attend Board of Supervisors Meeting on 12.02.19/7595-001/JAC	$11.10
	Total Disbursements Incurred:	*$44.40*

INVOICE SUMMARY

For Professional Services:	*5.00* Hours	*$1,225.00*
For Disbursements Incurred:		*$44.40*
New Charges this Invoice:		*$1,269.40*
Previous Balance:		*$3,657.20*
Less Payment and Credits Received:		*$0.00*
Outstanding Balance:		*$3,657.20*
Plus New Charges this Invoice:		*$1,269.40*
Total Due:		***$4,926.60***

Billed Through: December 31, 2019

Storey Creek

Community Development District

FY20 Funding Request #5
February 10, 2020

	Payee		General Fund FY2020
1	**Governmental Management Services-CF, LLC**		
	Inv# 13 - Management Fees - February 2020	$	3,316.56
2	**Kissimmee Utility Authority**		
	Inv# 002380417-123469510 - Streetlight Services/Deposit - January 2020	$	5,751.35
	Inv# 002380417-123479770 - Electric Services - January 2020	$	29.36
		$	9,097.27
	Total:	**$**	**9,097.27**

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 13
Invoice Date: 2/1/20
Due Date: 2/1/20
Case:
P.O. Number:

Bill To:

Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2020		2,916.67	2,916.67
Information Technology - February 2020		100.00	100.00
Dissemination Agent Services -February 2020		291.67	291.67
Office Supplies		0.27	0.27
Postage		4.50	4.50
Copies		3.45	3.45

Total	$3,316.56
Payments/Credits	$0.00
Balance Due	$3,316.56

KUA KISSIMMEE UTILITY AUTHORITY

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID: 002380417-123469510
Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
Service Address: 44991 STOREY CREEK BOULEVARD VL
Bill Date: 02/03/20
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance		Payments		Adjustments		Current Charges		Balance Due
$0.00	−	$0.00	+	$3,675.00	+	$2,076.35	=	$5,751.35

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$1,665.14**
Outdoor Lighting Charge	$1,959.94
Fuel Adjustment	-$294.80
CITY/COUNTY TAXES & TRANSFER FEE	**$411.21**
TOTAL CURRENT CHARGES	**$2,076.35**
ADJUSTMENTS	**$3,675.00**
Deposit Quote	$3,675.00

0/001 338132/3622193 0002548 1 I=000000000

RECEIVED
FEB 06 2020
BY:_____

MESSAGE from KUA

MAKE OSCEOLA COUNT
CENSUS 2020
"A DECADE OF DIFFERENCE"

The 2020 Census is right around the corner!

Make Osceola Count! To learn more, please visit **www.makeosceolacount.com.**

Detach this portion and return with your payment.

KUA KISSIMMEE UTILITY AUTHORITY
PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount D
002380417-123469510	$0.00	02/21/20	$5,751.3

000002548 I=000000
2548 1 AB 0.418

STOREY CREEK COMMUNITY DEVELOPMENT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

0021999653

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

0023804171234695100005751350005838702020022100

KUA KISSIMMEE UTILITY AUTHORITY

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID: 002380417-123479770
Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
Service Address: 44981 STOREY CREEK BOULEVARD MONUMENT/IRR
Bill Date: 02/03/20
Next Scheduled Read Date: 02/21/20

BILL SUMMARY

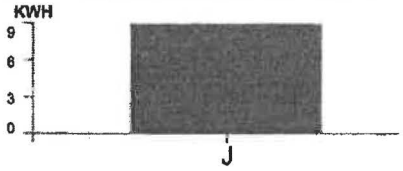
Previous Balance	−	Payments	+	Adjustments	+	Current Charges	=	Balance Due
$0.00		$0.00		$15.00		$14.36		$29.36

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$11.93**
Electric	$1.21
Fuel Adjustment	-$0.36
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$2.43**
TOTAL CURRENT CHARGES	**$14.36**
ADJUSTMENTS	**$15.00**
Move-In Charge	$15.00

USAGE DETAILS

Electric - Commercial
Daily Avg. - 0.28 kWh/Day
Daily Avg.Cost - $0.37



METER DATA

Meter #:	0153576745
Current:	27 on 01/24/20
Previous:	18 on 12/23/19
Total Usage:	9 kWh
Days Of Service:	32

RECEIVED
FEB 06 2020
BY:_____

0/001 338132/3622193 0000000 1 I=0000000000

MESSAGE from KUA

MAKE OSCEOLA COUNT
CENSUS 2020
"A DECADE OF DIFFERENCE"

The 2020 Census is right around the corner!

Make Osceola Count! To learn more, please visit **www.makeosceolacount.com.**

Detach this portion and return with your payment.

KUA KISSIMMEE UTILITY AUTHORITY
PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount D
002380417-123479770	$0.00	02/21/20	**$29.36**

000002548 I=000000

STOREY CREEK COMMUNITY DEVELOPMENT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

0022005035

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

00238041712347977000000293600000299620200022180

Storey Creek

Community Development District

FY20 Funding Request #6
February 14, 2020

	Payee		General Fund FY2020
1	**Kissimmee Utility Authority** Inv# EO0022899 - Steetlight Pole, Light Arm & Light Fixture Repair - February 2020	$	4,030.15
		$	**4,030.15**
	Total:	**$**	**4,030.15**

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

KUA KISSIMMEE UTILITY AUTHORITY

RECEIVED
FEB 14 2020
BY:_____

PROPERTY DAMAGE CLAIM INVOICE

1701 W Carroll St.
Kissimmee, FL 34741
Ph. (407) 933-7777
Fax. (407) 933-4178

INVOICE # EO0022899
CUSTOMER #: 4562
DATE: FEBRUARY 11, 2020

TO Storey Creek Community Development District
1408 Hamlin Ave., Unit E
St. Cloud, FL 34771

Ph. ( )

Engineering & Operations Department

LOCATION OF INCIDENT	DATE OF INCIDENT
2068 Live Oak Ridge Rd	12/31/19

DESCRIPTION OF INCIDENT		AMOUNT DUE
Car hit and broke 20' concrete streetlight pole, light arm and light fixture.		$ 4,030.15
Materials and labor required to replace damaged equipment.	**DUE DATE**	**03/11/20**

NOTE: IF YOU HAVE ANY QUESTIONS REGARDING THE DAMAGES, PLEASE CONTACT THE ENGINEERING DEPARTMENT AT (407) 933-7777, EXTENSION 6600. FOR ANY OTHER QUESTIONS, PLEASE CONTACT THE FINANCE DEPARTMENT AT (407) 933-9801.

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

PROPERTY DAMAGE CLAIM	**AMOUNT DUE: $ 4,030.15**
DATE:	02/11/2020
INVOICE #:	EO0022899
DUE DATE:	03/11/20
CUSTOMER NAME:	Storey Creek Community Development District
CUSTOMER #:	4562
REMIT AND MAKE CHECK PAYABLE TO:	**Kissimmee Utility Authority** **Att: Engineering Department** **1701 W Carroll St** **Kissimmee, FL 34741**

Storey Creek

Community Development District

FY20 Funding Request #7
March 24, 2020

	Payee		General Fund FY2020
1	**Governmental Management Services-CF, LLC**		
	Inv# 14 - Management Fees - March 2020	$	3,346.66
2	**Kissimmee Utility Authority**		
	Inv# 000281220-123469510 - Streetlight Services - February 2020	$	1,928.49
	Inv# 002380417-123479770 - Electric Services - February 2020	$	353.88
3	**Latham, Shuker, Eden & Beaudine, LLP**		
	Inv# 89923 - General Counsel - January 2020	$	392.00
	Inv# 90441 - General Counsel - February 2020	$	955.50
		$	6,976.53
	Total:	**$**	**6,976.53**

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 14
Invoice Date: 3/1/20
Due Date: 3/1/20
Case:
P.O. Number:

Bill To:
Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
MAR 06 2020
BY:_____

Description	Hours/Qty	Rate	Amount
Management Fees - March 2020		2,916.67	2,916.67
Information Technology - March 2020		100.00	100.00
Dissemination Agent Services -March 2020		291.67	291.67
Office Supplies		0.39	0.39
Postage		7.63	7.63
Copies		30.30	30.30
#1 (1d)			
310-513-34			
Management Fees Mar 20			
310 - 513-351			
Information Tech Mar 20			
310 -513-33			
Dissemination Fees Mar 20			
310-513-51			
Office Supplies			
310-513-42			
Postage			
310-513-425			
Copies			

Total	$3,346.66
Payments/Credits	$0.00
Balance Due	$3,346.66

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	002380417-123469510
Customer Name:	STOREY CREEK COMMUNITY DEVELOPMENT
Service Address:	44991 STOREY CREEK BOULEVARD VL
Bill Date:	03/03/20
Next Scheduled Read Date:	

BILL SUMMARY

Previous Balance		Payments		Current Charges		Balance Due
$5,751.35	−	$5,751.35	+	$1,928.49	=	$1,928.49

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$1,547.66**
Outdoor Lighting Charge	$1,809.60
Fuel Adjustment	-$261.94
CITY/COUNTY TAXES & TRANSFER FEE	**$380.83**
TOTAL CURRENT CHARGES	**$1,928.49**

RECEIVED
MAR 06 2020
BY:_____

(Hd) #9 Feb 20
320-538-431
44991 Storey Creek Blvd

0/001 346207/3636871 0000185 1 I=1000000000

MESSAGE from KUA

Detach this portion and return with your payment.

PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123469510	$0.00	03/21/20	$1,928.49

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185 1 MB 0.436
STOREY CREEK COMMUNITY DEVELOPMENT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

0022089072
Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

0023804171234695100001928490002009652020032150

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	002380417-123479770
Customer Name:	STOREY CREEK COMMUNITY DEVELOPMENT
Service Address:	44981 STOREY CREEK BOULEVARD MONUMENT/IRR
Bill Date:	03/03/20
Next Scheduled Read Date:	03/24/20

BILL SUMMARY

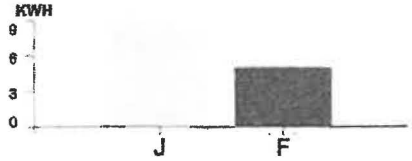
Previous Balance	—	Payments	+	Adjustments	+	Current Charges	=	Balance Due
$29.36		$29.36		$340.00		$13.88		$353.88

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$11.56**
Electric	$0.67
Fuel Adjustment	-$0.19
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$2.32**
TOTAL CURRENT CHARGES	**$13.88**
ADJUSTMENTS	**$340.00**
Deposit Quote	$340.00

USAGE DETAILS

Electric - Commercial
Daily Avg. - 0.17 kWh/Day
Daily Avg.Cost - $0.41



METER DATA

Meter #:	0153576745
Current:	32 on 02/21/20
Previous:	27 on 01/24/20
Total Usage:	5 kWh
Days Of Service:	28

RECEIVED
MAR 06 2020
BY:_____

#9 Feb20
320-538-43
44981 Storey Creek Blvd

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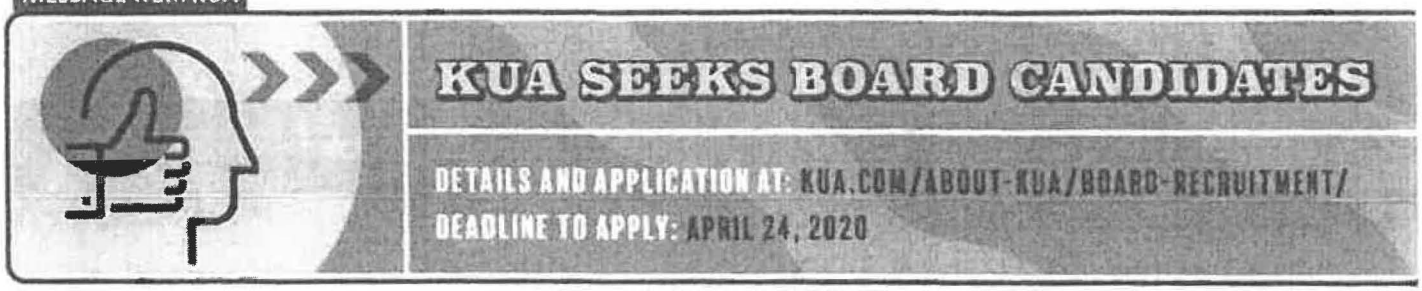
MESSAGE from KUA



Detach this portion and return with your payment.

PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	$0.00	03/21/20	$353.88

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STOREY CREEK COMMUNITY DEVELOPMENT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8568

0022089321

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

002380417123479770000003538800003544620200321 80

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

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FEB 21 2020
BY:_____

February 20, 2020

Storey Creek CDD
c/o Governmental Management SErvices -CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

#2 (Hd)
310-513-315
Rev. Req. Backup/statutory

INVOICE

Matter ID: 7595-001
General

Invoice # 89923
Federal ID # 59-3366512

For Professional Services Rendered:

01/06/2020	ACD	Review backup for requisition; sign off on requisition after reviewing engineer certificate and bill of sale	1.20 hr	$294.00
01/24/2020	ACD	Review statutory update regarding auditing and ethics; prepare material for presentation at next board meeting	0.40 hr	$98.00
		Total Professional Services:		*$392.00*

INVOICE SUMMARY

For Professional Services:	*1.60* Hours	*$392.00*
New Charges this Invoice:		*$392.00*
Previous Balance:		*$1,269.40*
Less Payment and Credits Received:		*$1,269.40*
Outstanding Balance:		*$0.00*
Plus New Charges this Invoice:		*$392.00*
Total Due:		***$392.00***

Billed Through: January 31, 2020

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED
MAR 17 2020
BY:_____

March 17, 2020

Storey Creek CDD
c/o Governmental Management Services -CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

INVOICE

Matter ID: 7595-001
General

Invoice # 90441
Federal ID # 59-3366512

For Professional Services Rendered:

02/27/2020	ACD	Review Requisition No. 3, prepare Engineer's Certificate and Bill of Sale for conveyance of requisitioned property	3.90 hr	$955.50
		Total Professional Services:		*$955.50*

INVOICE SUMMARY

For Professional Services:	*3.90* Hours	*$955.50*
New Charges this Invoice:		*$955.50*
Previous Balance:		*$392.00*
Less Payment and Credits Received:		*$0.00*
Outstanding Balance:		*$392.00*
Plus New Charges this Invoice:		*$955.50*
Total Due:		***$1,347.50***

Billed Through: February 29, 2020

Storey Creek

Community Development District

FY20 Funding Request #8
April 22, 2020

	Payee		General Fund FY2020
1	**Governmental Management Services-CF, LLC**		
	Inv# 15 - Management Fees - April 2020	$	3,308.34
	Inv# 16 - Reimburseable Expenses - April 2020	$	4.68
2	**Kissimmee Utility Authority**		
	Inv# 000281220-123469510 - Streetlight Services - March 2020	$	1,925.38
	Inv# 002380417-123479770 - Electric Services - March 2020	$	13.46
		$	5,251.86
	Total:	**$**	**5,251.86**

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St.Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Bill To:

Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

Description #1	Hours/Qty	Rate	Amount
Management Fees - April 2020 310-513-34		2,916.67	2,916.67
Information Technology - April 2020 351		100.00	100.00
Dissemination Agent Services - April 2020 312		291.67	291.67

Total	$3,308.34
Payments/Credits	$0.00
Balance Due	$3,308.34

GMS-Central Florida, LLC
1001 Bradford Way.
Kingston, TN 37763

Invoice

Invoice #: 16
Invoice Date: 4/1/20
Due Date: 4/1/20
Case:
P.O. Number:

Bill To:

Storey Creek CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Office Supplies		0.33	0.33
Postage		2.70	2.70
Copies		1.65	1.65

Total	$4.68
Payments/Credits	$0.00
Balance Due	$4.68

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	002380417-123469510
Customer Name:	STOREY CREEK COMMUNITY DEVELOPMENT
Service Address:	44991 STOREY CREEK BOULEVARD VL
Bill Date:	04/01/20
Next Scheduled Read Date:	

BILL SUMMARY

Previous Balance		Payments		Current Charges		Balance Due
$1,928.49	−	$1,928.49	+	$1,925.38	=	$1,925.38

KUA ELECTRIC SERVICE	**$1,544.86**
Outdoor Lighting Charge	$1,809.60
Fuel Adjustment	-$264.74
CITY/COUNTY TAXES & TRANSFER FEE	**$380.52**
TOTAL CURRENT CHARGES	**$1,925.38**

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MESSAGE from KUA

Detach this portion and return with your payment.

PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	
002380417-123469510	$0.00	04/19/20	$1,925.38

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2693 1 AB 0.418

STOREY CREEK COMMUNITY DEVELOPMENT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

0023804171234695100001925380002006402020041900

Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

Customer ID - Account ID:	002380417-123479770
Customer Name:	STOREY CREEK COMMUNITY DEVELOPMENT
Service Address:	44981 STOREY CREEK BOULEVARD MONUMENT/IRR
Bill Date:	04/01/20
Next Scheduled Read Date:	04/23/20

BILL SUMMARY

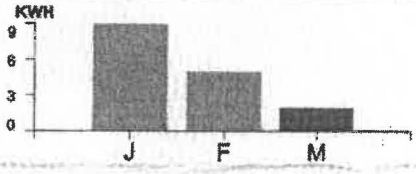
Previous Balance	−	Payments	+	Current Charges	=	Balance Due
$353.88		$353.88		$13.46		$13.46

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$11.26**
Electric	$0.26
Fuel Adjustment	-$0.08
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$2.20**
TOTAL CURRENT CHARGES	**$13.46**

USAGE DETAILS

Electric - Commercial
Daily Avg. - 0.06 kWh/Day
Daily Avg.Cost - $0.36

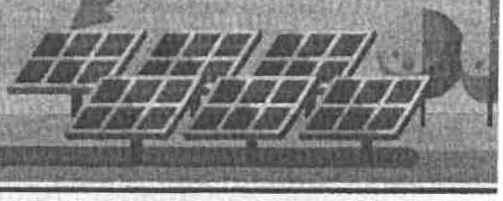


METER DATA

Meter #:	0153576745
Current:	34 on 03/23/20
Previous:	32 on 02/21/20
Total Usage:	2 kWh
Days Of Service:	31

0/001 353529/3650919 0000000 1 I=100000000

MESSAGE from KUA



Detach this portion and return with your payment.

PO Box 423219
Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	$0.00	04/19/20	$13.46

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STOREY CREEK COMMUNITY DEVELOPMENT
C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

0022183384

Kissimmee Utility Authority
PO Box 850001
Orlando, FL 32885-0096

0023804171234797700000013460000014022020041930