

*Storey Creek Community
Development District*

Agenda

April 5, 2021

AGENDA

Storey Creek

Community Development District

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

March 29, 2021

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, April 5, 2021 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 2, 2020 Meeting
4. Review and Acceptance of Fiscal Year 2019 Audit Report
5. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Consideration of Resolution 2021-02 Ratifying Enrollment in E-Verify System and Execution of Memorandum of Understanding
7. Consideration of Resolution 2021-03 Providing for Removal and Appointment of Treasurer and Appointment of Assistant Treasurer
8. Consideration of Amendment to Landscape Maintenance Agreement with Frank Polly Sod, Inc.
9. Ratification of Agreement for Lighting Service with Kissimmee Utility Authority
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report
11. Other Business
12. Supervisor's Requests
13. Adjournment

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

The third order of business is the approval of the minutes of the November 2, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2019 audit report. A copy of the report is enclosed for your review.

The fifth order of business is the ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of Resolution 2021-02 ratifying enrollment in the E-Verify system and execution of the Memorandum of Understanding. A copy of the Resolution and memo from District Counsel and MOU is enclosed for your review.

The seventh order of business is consideration of Resolution 2021-03 providing for the removal and appointment of Treasurer and appointment of an Assistant Treasurer. A copy of the Resolution is enclosed for your review.

The eighth order of business is the consideration of the amendment to the landscape maintenance agreement with Frank Polly Sod, Inc. A copy of the amendment is enclosed for your review.

The ninth order of business is the ratification of agreement for lighting service with Kissimmee Utility Authority (KUA). A copy of the agreement is enclosed for your review.

The tenth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the check registers for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 2 is the presentation of the arbitrage rebate calculation report for the Series 2019 bonds. A copy of the report is enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

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, November 2, 2020 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum were:

| | |
|---------------|---------------------|
| Adam Morgan | Chairman |
| Lane Register | Vice Chairman |
| Ashley Baksh | Assistant Secretary |

Also present were:

| | |
|----------------|-------------------|
| George Flint | District Manager |
| Kristen Trucco | 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

Approval of Minutes of the October 5, 2020 Board of Supervisors Meeting and the Acceptance of the Minutes of the October 5, 2020 Audit Committee Meeting

Mr. Flint: Were there any comments or corrections from the board?

Mr. Morgan: They all look good I make a motion to accept.

Mr. Register: Same, they both look good.

| |
|--|
| On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the October 5, 2020 BOS Meeting and October 5, 2020 Audit Committee Meeting, were approved. |
|--|

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Berger, Toombs, Elam, Gaines, and Frank to Provide Auditing Services for Fiscal Years 2019 & 2020

Mr. Flint: This is partially for the 2019 year and a full 2020 year. The District was created towards the end of Fiscal Year 2019 and we need to capture that as part of the audit process.

Mr. Morgan: We already approved this didn't we?

Mr. Flint: You already selected them as the auditor, but this is the agreement. You are approving the agreement now.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines, and Frank to Provide Auditing Services for Fiscal Years 2019 & 2020, was approved

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-01 Amending the Fiscal Year 2020 Budget

Mr. Flint: This next resolution is a budget amendment. If the total expenses exceed the total budget, then you are required to amend the budget within 60 days of the end of the fiscal year. The 2020 budget only included administrative expenses and we did have field expenses hit which caused the budget to be over. We have adjusted the administrative expenses and then included adjustments on the field expenses and recognized an additional \$31,100 of developer contributions to balance it.

Mr. Morgan: Most of that increase is in streetlights?

Mr. Flint: Yes, streetlights, landscape maintenance, and lake maintenance. The budget originally didn't have any of those expenses.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-01 Amending the Fiscal Year 2020 Budget, was approved

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Nothing to report today.

B. Engineer

Mr. Boyd: Nothing to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials. There is no action required on those.

ii. Ratification of Funding Requests #15 & #16

Mr. Flint: You have ratification of Funding Request #15 and #16. Funding request #15 totals \$4,952.67 and #16 totals \$879.00. These have been sent to the developer per the funding agreement, we are just asking the board to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Requests #15 & #16, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Were there any other items that the Board would like to discuss that was not on the agenda? Hearing none, next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Hearing none, next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Mr. Flint asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Storey Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

Storey Creek Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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REPORT OF INDEPENDENT AUDITOR'S

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Storey Creek Community Development District as of and for the 4 months ended September 30, 2019, and related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

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To the Board of Supervisors
Storey Creek Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Storey Creek Community Development District as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the 4 months then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Management's Discussion and Analysis

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 26, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Storey Creek Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 26, 2021

**Storey Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2019**

Management's discussion and analysis of Storey Creek Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and physical environment.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Storey Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the 4 months ended September 30, 2019.

- ◆ The District's assets exceeded liabilities by \$7,453 (net position).
- ◆ Governmental activities revenues totaled \$37,992, while governmental activities expenses totaled \$30,539.

**Storey Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

| | Governmental Activities |
|---------------------|------------------------------------|
| | 2019 |
| Current assets | \$ 37,892 |
| Current liabilities | 30,439 |
| Net Position | |
| Unrestricted | \$ 7,453 |

This is the first year of operations for the District.

**Storey Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

| | Governmental Activities 2019 |
|------------------------------------|---|
| Program Revenues | |
| Operating contributions | \$ 37,992 |
| Expenses | |
| General government | 30,539 |
| Change in Net Position | 7,453 |
| Net Position - Beginning of Period | - |
| Net Position - End of Period | \$ 7,453 |

This is the first year of operations for the District.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were lower insurance costs and engineering fees expenditures than anticipated.

The September 30, 2019 budget was amended for higher legal costs than were originally anticipated.

Economic Factors and Next Year's Budget

Storey Creek Community Development District expects to issue debt and begin a new capital project during fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Storey Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Storey Creek Community Development District's Finance Department at 219 East Livingston Street Orlando, Florida 32801.

Storey Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2019

| | Governmental Activities |
|---------------------------------------|------------------------------------|
| ASSETS | |
| Current Assets | |
| Cash | \$ 13,550 |
| Due from developer | 24,342 |
| Total Current Assets | <u>37,892</u> |
| LIABILITIES | |
| Current Liabilities | |
| Accounts payable and accrued expenses | <u>30,439</u> |
| NET POSITION | |
| Unrestricted | <u><u>\$ 7,453</u></u> |

See accompanying notes to financial statements.

Storey Creek Community Development District
STATEMENT OF ACTIVITIES
For the 4 Months Ended September 30, 2019

| Functions/Programs | Expenses | Program Revenues | Net (Expenses) Revenues and Changes in Net Position |
|---------------------------|--------------------|---|--|
| | | Operating Grants and Contributions | Governmental Activities |
| Governmental Activities | | | |
| General government | <u>\$ (30,539)</u> | <u>\$ 37,992</u> | <u>\$ 7,453</u> |
| | | | |
| | | Change in Net Position | 7,453 |
| | | Net Position - June 17, 2019 | - |
| | | Net Position - September 30, 2019 | <u>\$ 7,453</u> |

See accompanying notes to financial statements.

Storey Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

| | <u>General</u> |
|--|-------------------------|
| ASSETS | |
| Cash | \$ 13,550 |
| Due from developer | <u>24,342</u> |
| Total Assets | <u><u>\$ 37,892</u></u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | |
| LIABILITIES | |
| Accounts payable and accrued expenses | <u>\$ 30,439</u> |
| DEFERRED INFLOWS OF RESOURCES | |
| Unavailable revenues | <u>7,112</u> |
| FUND BALANCES | |
| Unassigned | <u>341</u> |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | <u><u>\$ 37,892</u></u> |
| Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities: | |
| Total Governmental Fund Balances | <u><u>\$ 341</u></u> |
| Revenues that are unavailable at year-end are reflected as deferred inflows at the fund level, however, revenues are recognized when earned at the government-wide level. | <u>7,112</u> |
| Net Position of Governmental Activities | <u><u>\$ 7,453</u></u> |

See accompanying notes to financial statements.

Storey Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the 4 Months Ended September 30, 2019

| | |
|--|------------------------|
| | <u>General</u> |
| Revenues | |
| Developer contributions | <u>\$ 30,880</u> |
| Expenditures | |
| Current | |
| General government | <u>30,539</u> |
| Net change in fund balances | 341 |
| Fund Balances - June 17, 2019 | <u>-</u> |
| Fund Balances - September 30, 2019 | <u><u>\$ 341</u></u> |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities: | |
| Net Change in Fund Balances - Total Governmental Funds | \$ 341 |
| Revenues that are unavailable at year-end are reflected as a deferred inflow of resources at the fund level. Revenues are recognized when earned at the government-wide level. | <u>7,112</u> |
| Change in Net Position of Governmental Activities | <u><u>\$ 7,453</u></u> |

See accompanying notes to financial statements.

Storey Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the 4 Months Ended September 30, 2019

| | Original Budget | Final Budget | Actual | Variance with Final Budget Positive (Negative) |
|------------------------------------|----------------------------|-------------------------|----------------------|---|
| Revenues | | | | |
| Developer contributions | <u>\$ 34,881</u> | <u>\$ 34,881</u> | <u>\$ 30,880</u> | <u>\$ (4,001)</u> |
| Expenditures | | | | |
| Current | | | | |
| General government | <u>34,881</u> | <u>34,881</u> | <u>30,539</u> | <u>4,342</u> |
| Net Change in Fund Balances | - | - | 341 | 341 |
| Fund Balances - June 17, 2019 | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Fund Balances - September 30, 2019 | <u><u>\$ -</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 341</u></u> | <u><u>\$ 341</u></u> |

See accompanying notes to financial statements.

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 17, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 19-56 of the Board of County Commissioners of Osceola County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Storey Creek Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Storey Creek Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

c. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Storey Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance and carrying value were \$13,550. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District currently had no investments during the 4 month period ended September 30, 2020.

NOTE C – RELATED PARTY TRANSACTIONS

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$37,992 in contributions from the Developer for the 4 months ended September 30, 2019. Additionally, the District has a balance due from the Developer of \$24,342.

NOTE D – ECONOMIC DEPENDENCY

A substantial portion of the District's activity is dependent upon the continued involvement of the developers and significant landowner, the loss of which could have a materially adverse effect on the District. As of September 30, 2019, all board members were affiliated with the Developers.

NOTE E – SUBSEQUENT EVENT

In December 2019, the District issued \$8,445,000 in Special Assessment Bonds, Series 2019 to complete a portion of the Assessment Area One Project.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Storey Creek Community Development District, as of and for the 4 months ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated February 26, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Storey Creek Community Development District's internal control as a basis for designing to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Storey Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Storey Creek Community Development District's internal control.

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

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



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Storey Creek Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 26, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
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Fort Pierce, Florida 34950

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FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Storey Creek Community Development District as of and for the 4 months ended September 30, 2019, and have issued our report thereon dated February 26, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 26, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial period of operations for the District.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Storey Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Storey Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for the Storey Creek Community Development District. It is management's responsibility to monitor the Storey Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Fort Pierce / Stuart

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To the Board of Supervisors
Storey Creek Community Development District

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 26, 2021

SECTION V



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Storey Creek CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Storey Creek CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

The confidentiality of personal identifying and location information including: names, physical, mailing, and street addresses, parcel ID, legal property description, neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2021** and shall run until **December 31, 2021**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Storey Creek CDD

Signature: 

Print: George S. Flier

Title: District Manager

Date: 1/5/21

Please return signed original copy in the enclosed self-addressed envelope, no later than January 31, 2021

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VI

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE DISTRICT'S ENROLLMENT IN THE E-VERIFY SYSTEM; APPROVING AND RATIFYING EXECUTION OF THE MEMORANDUM OF UNDERSTANDING; RATIFYING PRIOR ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT STAFF RELATED TO ENROLLMENT AND COMPLIANCE WITH THE E-VERIFY SYSTEM; DELEGATING AUTHORITY TO THE CHAIRMAN, VICE CHAIRMAN AND DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY OR PRUDENT TO MAINTAIN COMPLIANCE WITH THE E-VERIFY SYSTEM; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Storey Creek Community Development District ("the District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in, Osceola County, Florida; and

WHEREAS, Section 448.095, *Florida Statutes* became effective on January 1, 2021 by the passage of the Florida Senate Bill 664. Section 448.095, *Florida Statutes* requires that beginning as of January 1, 2021, the District, its contractors and subcontractors are required to enroll with and use the E-Verify system to verify the work authorization status of all newly hired employees. As part of the enrollment process in the E-Verify system, the District is required to execute the E-Verify system's Memorandum of Understanding; and

WHEREAS, the District's Board of Supervisors desires to adopt this Resolution in order to approve and ratify the District's enrollment in the E-Verify system; to approve and ratify the executed E-Verify Memorandum of Understanding; to ratify prior actions of the Chairman, Vice Chairman and/or District Staff related to enrollment and compliance with the E-Verify system; and to delegate authority to the Chairman, Vice Chairman and District Manager to take any and all necessary actions to maintain compliance with the E-Verify system.

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

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated herein.

2. **Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*.

3. **Approval and Ratification of the District's Enrollment in the E-Verify System and Execution of the E-Verify System's Memorandum of Understanding.** The District finds it to be in its best interest to, and hereby does, approve and ratify the District's enrollment in the E-Verify system and the execution of the E-Verify system's Memorandum of Understanding.

4. **Ratification and Approval of Prior Actions.** All prior actions taken to date by the Chairman, Vice Chairman and/or District Staff in order to ensure the District's compliance with the E-Verify system are hereby approved, confirmed and ratified.

5. **Delegation of Authority to Chairman, Vice Chairman and District Manager to Take Actions Necessary to Maintain Compliance With the E-Verify System.** The Chairman, Vice Chairman and District Manager, are hereby delegated authority to execute any and all documents and take any and all actions necessary and/or prudent to ensure the District's continuing compliance with the E-Verify system.

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

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

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

PASSED AND ADOPTED this ____ day of April, 2021.

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____

By: _____

Name: _____
Secretary/Asst. Secretary

Name: _____
Chairman/Vice-Chairman

LATHAM, LUNA, EDEN & BEAUDINE, LLP

MEMORANDUM

To: District Managers/Supervisors

From: Jan Albanese Carpenter, Esq. and Kristen E. Trucco, Esq.

Date: January 4, 2021

Subject: E-Verify Requirements Under Section 448.095, *Florida Statutes*

The Florida Legislature enacted Section 448.095, *Florida Statutes*, which went into effect as of January 1, 2021. This statute requires Community Development Districts to register with and use the U.S. Department of Homeland Security's "E-Verify system" in order to verify the work authorization status of all newly hired employees. The statute also requires that the District's contractors and subcontractors register with and use the "E-Verify system." The District, contractor and subcontractor are prohibited from entering into a contract unless each party to the contract registers with and uses the E-Verify system.

If a District's contractor enters into a contract with a subcontractor, the subcontractor must provide the contractor with an Affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The contractor is required to keep a copy of the Affidavit for the duration of the agreement.

In addition, Section 448.095, *Florida Statutes* requires that the District, contractor or subcontractor must terminate a contract with a person or entity if the District, contractor or subcontractor has a good faith belief that such person or entity has violated Section 448.09(1), *Florida Statutes*:

"It shall be unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States."

If the District has a good faith belief that a subcontractor knowingly violated Section 448.095(2)(c), *Florida Statutes*, but the contractor otherwise complied, the District shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

If the District or any other public employer terminates an agreement with a contractor for knowingly violating Section 448.095(2)(c), *Florida Statutes*, the contractor may not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Moreover, a contractor is liable for any additional costs incurred by the District as a result of the termination of a contract due to the foregoing.

For each District, the District Manager shall immediately take the following steps:

1. Enroll your District in the "E-Verify system" at: <https://www.e-verify.gov/>. To enroll, the Chairperson or other authorized signer for the District must electronically sign the "E-Verify Memorandum of Understanding for Employers" ("MOU"). The District's Board of Supervisors shall ratify the execution of the MOU thereafter. The MOU details the responsibilities of the Social Security Administration, the U.S. Department of Homeland Security and the District.

As outlined in the attached “**E-Verify User Manual**,” under the E-Verify system, the District’s responsibilities include:

- Agreeing to follow the guidelines outlined in the MOU and the **E-Verify User Manual** (attached);
 - Notifying each job applicant of E-Verify participation by clearly displaying the “Notice of E-Verify Participation” and the “Right to Work” posters in English and Spanish (posters are available in the Employer Resources page at: <https://www.e-verify.gov/employers/employer-resources>);
 - Completing Form I-9 for each newly hired employee before creating a case in the E-Verify system;
 - Obtaining a Social Security number for each newly hired employee on Form I-9;
 - Ensuring that “Form I-9 List B” identity documents include a photograph;
 - **Creating a case for each newly hired employee no later than the third business day after he or she starts work for pay;**
 - Entering the employee’s email address in the E-Verify system if it was provided on Form I-9;
 - Providing each employee with notice of and opportunity to take action in the event of a “Tentative Nonconfirmation,” as described in the attached **E-Verify User Manual**; and
 - Ensuring that all personally identifiable information is safeguarded.
2. Of great importance, the District Manager must ensure that E-Verify system language requiring compliance is included in all contracts/agreements entered into by the District: We can assist you in drafting the appropriate language to alert contractors to these new requirements as contracts are bid or proposals requested, and then for the actual contracts when they are drafted..

To confirm compliance, the District may ask contractors to provide a Certificate from the E-Verify system or other proof of registration with the E-Verify system.

Thank you for your attention to this matter and please contact us with any questions.

**THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Storey Creek Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

**ARTICLE II
RESPONSIBILITIES**

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Company ID Number: 1634970

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.
 5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.
 - a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.
 6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:
 - a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.
 - b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.
- Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.
7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.
 8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.
 - a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

- b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.
- c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.
- d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.
- e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:
 - i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
 - ii. The employee's work authorization has not expired, and
 - iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).
- f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:
 - i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
 - ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
 - iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

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Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

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Approved by:

| | |
|---|---------------------------|
| Employer Storey Creek Community Development District | |
| Name (Please Type or Print) Darren De Santis | Title |
| Signature Electronically Signed | Date 01/27/2021 |
| Department of Homeland Security – Verification Division | |
| Name (Please Type or Print) USCIS Verification Division | Title |
| Signature Electronically Signed | Date 01/27/2021 |



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| Information Required for the E-Verify Program | |
|---|---|
| Information relating to your Company: | |
| Company Name | Storey Creek Community Development District |
| Company Facility Address | 219 E. Livingston St Orlando, FL 32801 |
| Company Alternate Address | |
| County or Parish | ORANGE |
| Employer Identification Number | 842457619 |
| North American Industry Classification Systems Code | 925 |
| Parent Company | |
| Number of Employees | 1 to 4 |
| Number of Sites Verified for | 1 |

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Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA

1 site(s)

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Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Kelly Adams
Phone Number (865) 717 - 7700
Fax Number
Email Address kadams@gmstnn.com

Name Darren A De Santis
Phone Number (954) 721 - 8681 ext. 208
Fax Number
Email Address ddesantis@gmssf.com

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SECTION VII

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER OF THE DISTRICT; PROVIDING FOR THE APPOINTMENT OF ASSISTANT TREASURER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Storey Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer and appointment of an Assistant Treasurer.

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

Section 1. Jill Burns is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed.

Section 2. Teresa Viscarra is appointed Assistant Treasurer effective immediately.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF APRIL, 2021.

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE-CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SECTION VIII

AMENDMENT TO LANDSCAPE MAINTENANCE AGREEMENT

(Storey Creek CDD and Frank Polly Sod, Inc.)

This **AMENDMENT TO THE LANDSCAPE MAINTENANCE AGREEMENT** ("Amendment"), dated _____, 2021 is made by and between **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district ("District"), and **FRANK POLLY SOD, INC.**, a Florida corporation ("Contractor").

WHEREAS, District and Contractor are parties to the Landscape Maintenance Agreement, dated July 1, 2020 (the "Agreement") relating to the maintenance of District's landscaping for Phase 1 and Phase 2A areas within the boundaries of the District; and

WHEREAS, the Agreement is currently in full force and effect between District and Contractor; and

WHEREAS, District desires to have Contractor provide landscape maintenance services to additional areas (Park Area, Dog Park Area and Right Side of Entrance), all of which are within the boundaries of the District (the "Additional Service Areas") under the same terms and conditions as the Agreement; and

WHEREAS, District and Contractor desire to amend the Agreement to include, in addition to the original scope of Work in the Agreement, the Additional Service Areas described in the proposal attached as Exhibit "A" (the "Proposal").

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. District and Contractor hereby agree to amend the scope of Work to include, in addition to the Work described in the Agreement, the Additional Service Areas described in the Proposal. The cost for the Additional Service Areas shall be at a monthly maintenance fee of Six Hundred, Twenty-Five Dollars and Zero Cents (\$625.00), payable after the Work in the Additional Service Areas is completed and has been inspected and approved by the District's authorized representative.
4. This Amendment may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.

5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. All of the provisions contained herein shall become effective upon the execution of this Agreement.

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

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

By: _____

Print: _____

Title: _____

FRANK POLLY SOD, Inc., a Florida
corporation

By: _____

Print: _____

Title: _____

EXHIBIT “A”

PROPOSAL

**Frank Polly Sod, Inc.
Addendum to Maintenance Contract
Dated March 1, 2021**

[ATTACHED]



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com



Addendum to Maintenance Contract
Storey Creek CDD
GMS Central Florida
Attn: Alan Sheerer

03/01/2021

Park Area and Dog Park Area,
Right Side of Entrance

\$625.00 per month

Frank Polly Sod Inc.

Storey Creek CDD

SECTION IX

Project # EO0023198

SERVICE AGREEMENT FOR LIGHTING SERVICE

WHEREAS, the Kissimmee Utility Authority (KUA) requires that a written agreement be made between the KUA and a owner/developer requiring area lighting facilities; and

WHEREAS, Storey Creek Community Development District
desires lighting to be installed at Storey Creek Phase 2B, Kissimmee, Florida;

NOW THEREFORE, this agreement is entered into on the 11 day of March, 20,
between the KUA, a body politic, organized and existing under the laws of the State of Florida, party of
the first part, and Storey Creek CDD herein referred to as developer, party to the second
part, to wit:

KUA will install (55) 110W LED Teardrop fixtures on 20' Black Round Concrete Poles with
Bishop's Crook Arms.

KUA in accordance with the rates, terms, and provision or KUA's Rate Schedule set forth in Exhibit 1 shall furnish, install, and maintain Lighting Service as set forth in this document and exhibits. Tax charges will also apply and may be adjusted periodically. The fees established hereto may be adjusted annually to reflect changes in the KUA's rates.

1. The owner/developer shall be responsible for paying when due, all bills rendered by the KUA pursuant to the KUA's Lighting Rate Schedule set forth in this document for facilities and service provided in accordance with this Agreement. The owner/developer is responsible for trimming trees and shrubbery that may either obstruct the light output from lighting fixtures or that may obstruct maintenance access to the facilities.
2. Where underground is required, the owner/developer will install all conduit as per KUA's specifications. Before closing the excavation, the owner/developer will request inspection by KUA; whose representative shall be sole judge of the adequacy of the installation.
3. Installation shall be made only when, in the judgment of the KUA, the location and the type of facilities are, and will continue to be, easily and economically accessible to the KUA equipment and personnel for both construction and maintenance. Modification or relocation of the facilities may only be made through the execution of an additional Agreement or Written addendum delineating the modifications to be accomplished. The owner/developer shall be responsible for the payment of all costs associated with any requested relocation of the KUA lighting facilities.
4. The KUA, while exercising reasonable diligence at all times to furnish service hereunder, does not guarantee continuous lighting and will not be liable for damage for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repair to lines or equipment. The KUA may, at any time; substitute for any luminaire/lamp installed hereunder another luminaire/lamp, which shall be of at least equal illuminating capacity and efficiency. The owner/developer hereby agrees to pay the monthly rate of said substituted fixture.
5. The owner/developer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole that has been willfully damaged. The KUA shall not be required to make such repair or replacement prior to payment for the damage.
6. In the event of the sale of the real property upon which the facilities are installed, or if the owner/developer's obligations under this Agreement are to be assigned to a third party, upon the written consent of the KUA, this Agreement may be assigned by the owner/developer to the purchase or the third party. No assignment shall relieve the owner/developer from its obligations hereunder until such obligations have been assumed by the purchaser or third party and agreed to by the KUA.

7. The initial term of this Agreement shall be for 15 years, and thereafter for additional terms of 5 years hence, unless terminated by written notice of such intention from either party to the other at least sixty (60) days prior to expiration date of the initial term or subsequent terms.
8. If the owner/developer no longer wishes to receive service under this Agreement, the owner/developer may opt to terminate the Agreement a year 15 by providing to the KUA at least sixty (60) days advance written notice. The owner/developer will be responsible for the cost of removing the facilities, with such work to be done by the KUA, and billed to the owner/developer.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed by their duly authorized officers, and copies delivered to each party, as of the day and year first stated above.

KISSIMMEE UTILITY AUTHORITY

Vice President
Operations Department

ATTEST:

Manager, Distribution Engineering

Storey Creek CDD

Owner/Developer

DocuSigned by:


771-6119186630411
Signature

Lane Register

Print or Type Name

ATTEST:

Federal ID#

Owner/Developer Billing Address: 1408 Hamlin Ave Unit E, Saint Cloud, FL 34771

Owner/Developer Email Address: _____

Owner/Developer Phone Number: (407) 347-4103

Exhibit 1 – Lighting Facilities Cost

Project Name: Storey Creek Phase 2B
 Project #: EO0023198 Account #: 123469510
 Customer ID: 281220 Service Order #: 2009404355

- I. Monthly Rate Charges: The monthly charges consist of the items listed below. Subject to Florida Public Service Commission review and guidelines, all charges may be adjusted. Tax charges will also apply and may be adjusted periodically. The monthly fixture charge listed herein includes operation and maintenance, leasing, and energy charge. The light fixture charges established hereto may be adjusted annually to reflect changes in KUA's rates.

Monthly Fixtures Charge

| | | |
|---|----------------|------------|
| (55) 110W LED Teardrop on Concrete Poles | (\$ 27.85) = | \$ 1531.75 |
| () | (\$) = | |
| () | (\$) = | |
| () | (\$) = | |
| () | (\$) = | |
| () | (\$) = | |
| () | (\$) = | |
| () | (\$) = | |

Total Monthly Light Facility Charge = \$ 1531.75

In addition to these monthly charges, a fuel charge will be included. The fuel charge is base on the estimated Kilowatt Hour usages of light fixture multiplied by the COPCA charge for the month of usage.

- II. Lighting Service: The lighting service shall include the installation, operation, and maintenance of all lighting facilities as describe below:

Product Description:

(55) 110W LED Teardrop light fixtures on 20 foot black round concrete poles.

When the light pole secondary is to be fed underground and is not located next to existing pad-mount transformers or secondary boxes, it is the responsibility of owner/developer to install 2" sch-40 gray conduit from the electrical source to the proposed light locations when light poles are more than 3 feet away from their electrical source. For overhead installations, the owner just needs to grant KUA access to the pole location.



Engineering & Operations Department

P.O. Box 423219 • Kissimmee, Florida 34742-3219
407/933-7777 • Fax 407/933-4178

Streetlight Installation in Construction Zone

Whereas the **Storey Creek CDD** has requested the KUA streetlights to be installed in the high traffic construction zone of **Tohoqua Phase 2B**, KUA and the **Storey Creek CDD** both acknowledge that increased risk of damage exists. In the event that any streetlight equipment is damaged, the **Storey Creek CDD** agrees to accept financial responsibility for the repair. This agreement will expire once all of the home construction is complete in **Phase 2B**.

To report damage, contact the KUA Energy Control Center at (407) 933-9898.

KUA Signature: Matt Maassen

Print: Matt Maassen

Date: 8/24/2020

Storey Creek CDD Signature: _____

Print: _____

Date: _____

SECTION X

SECTION C

SECTION 1

Storey Creek Community Development District

Summary of Check Register

November 30, 2020 to February 22, 2021

| Fund | Date | Check No.'s | Amount |
|--------------|----------|-------------|---------------|
| General Fund | 12/2/20 | 68-72 | \$ 5,729.23 |
| | 12/10/20 | 73-74 | \$ 577,830.71 |
| | 12/11/20 | 75-80 | \$ 26,333.52 |
| | 12/17/20 | 81 | \$ 417.50 |
| | 12/22/20 | 82 | \$ 17,446.10 |
| | 1/7/21 | 83 | \$ 3,319.73 |
| | 1/8/21 | 84-88 | \$ 7,393.93 |
| | 1/26/21 | 89-90 | \$ 96,832.00 |
| | 1/28/21 | 91-93 | \$ 5,336.47 |
| | 2/4/21 | 94-96 | \$ 7,332.67 |
| | 2/5/21 | 97 | \$ 4,564.47 |
| | 2/11/21 | 98 | \$ 3,318.50 |
| | 2/18/21 | 99-100 | \$ 47,440.11 |
| | | | \$ 803,294.94 |
| | | | \$ 803,294.94 |

AP300R

*** CHECK DATES 11/30/2020 - 02/22/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/22/21 PAGE 1

STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

| CHECK DATE | VEND# |INVOICE DATE |INVOICE |EXPENSED TO..... | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT | # |
|------------|-------|-------------------|--------------|------------------------|------|-----|-------|-----|----------|------------------------------------|--------|------------|---------------------------|--------|
| 12/02/20 | 00012 | 9/30/20 | 188925 | 202009 320-53800-47000 | | | | | | AQUATIC PLANT MGMT SEP20 | * | 595.00 | 595.00 | 000068 |
| 12/02/20 | 00013 | 10/01/20 | 16346 | 202010 320-53800-46200 | | | | | | APPLIED AQUATIC MANAGEMENT INC | * | 3,318.50 | 3,318.50 | - |
| 12/02/20 | 00002 | 9/23/20 | 93996 | 202008 310-51300-31500 | | | | | | FRANK POLLY SOD, INC | * | 479.50 | 479.50 | 000069 |
| 12/02/20 | 00006 | 9/30/20 | 25920283 | 202009 310-51300-48000 | | | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | * | 230.00 | 230.00 | - |
| 12/02/20 | 00006 | 9/30/20 | 25920283 | 202009 310-51300-48000 | | | | | | REQ. FOR ANN. AUDIT PROPOSAL | * | 282.50 | 282.50 | - |
| 12/02/20 | 00006 | 9/30/20 | 25920283 | 202009 310-51300-48000 | | | | | | NOT OF FY21 MEETING DATES | * | 436.26 | 436.26 | - |
| 12/02/20 | 00010 | 4/27/20 | 00028122 | 202010 320-53800-43200 | | | | | | ORLANDO SENTINEL | * | 32.48 | 32.48 | 000071 |
| 12/10/20 | 00011 | 11/16/20 | 00265989 | 202011 320-53800-43200 | | | | | | TOHO WATER AUTHORITY | * | 354.99 | 354.99 | - |
| 12/10/20 | 00011 | 12/10/20 | 12102020 | 202012 300-20700-10000 | | | | | | FY20 LENNAR HOMES SER2019 | * | 324,906.25 | 324,906.25 | 000072 |
| 12/10/20 | 00011 | 12/10/20 | 12102020 | 202012 300-20700-10000 | | | | | | STOREY CREEK CDD C/O USBANK | * | 252,924.46 | 252,924.46 | 000073 |
| 12/11/20 | 00012 | 10/31/20 | 189623 | 202010 320-53800-47000 | | | | | | STOREY CREEK CDD C/O USBANK | * | 595.00 | 595.00 | 000074 |
| 12/11/20 | 00012 | 11/30/20 | 190279 | 202011 320-53800-47000 | | | | | | AQUATIC PLANT MGMT OCT20 | * | 595.00 | 595.00 | - |
| 12/11/20 | 00013 | 11/05/20 | 16429 | 202011 320-53800-46200 | | | | | | APPLIED AQUATIC MANAGEMENT INC | * | 1,190.00 | 1,190.00 | 000075 |
| 12/02/20 | 16490 | 12/02/20 | 16490 | 202012 320-53800-46200 | | | | | | MTHLY MOWING SERV PHI/2 | * | 3,318.50 | 3,318.50 | - |
| 12/02/20 | 16490 | 12/02/20 | 16490 | 202012 320-53800-46200 | | | | | | MTHLY MOW SERV PHI/2 DEC20 | * | 3,318.50 | 3,318.50 | - |
| 12/02/20 | 16490 | 12/02/20 | 16490 | 202012 320-53800-46200 | | | | | | FRANK POLLY SOD, INC | * | 6,637.00 | 6,637.00 | 000076 |

SCCD STOREY CREEK TVISCARRA

AP300R

*** CHECK DATES 11/30/2020 - 02/22/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/22/21 PAGE 3

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|------------|----------|--------------|----------|---------------------------|---------------------|-------|-------|-----|----------|------------------------------------|--------|-----------|-------------------------|--------|
| 12/11/20 | 00009 | 12/01/20 | 00238041 | 202011 | 320 | 53800 | 43100 | | | | * | 2,697.29 | | |
| | | | 44991 | STOREY CREEK BLVD | | | | | | | | | | |
| 12/01/20 | 00238041 | 202011 | 320 | 53800 | 43000 | | | | | | * | 14.39 | | |
| | | | 44981 | STOREY CRK MONU/IRR | | | | | | | | | | |
| | | | | | | | | | | GISSIMMEE UTILITY AUTHORITY | | | 2,711.68 | 000079 |
| 12/11/20 | 00002 | 11/20/20 | 95170 | 202010 | 310 | 51300 | 31500 | | | | * | 355.50 | | |
| | | | | AQUATIC EXT/BOS MTG/AGNDA | | | | | | | | | | |
| | | | | | | | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | | | 355.50 | 000080 |
| 12/17/20 | 00002 | 12/14/20 | 95493 | 202011 | 310 | 51300 | 31500 | | | | * | 417.50 | | |
| | | | | BRD MTG/KET/AUDIT RESPON | | | | | | | | | | |
| | | | | | | | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | | | 417.50 | 000081 |
| 12/22/20 | 00011 | 12/22/20 | 12222020 | 202012 | 300 | 20700 | 10000 | | | | * | 17,446.10 | | |
| | | | | FY21 DEBT SERV SER 2019 | | | | | | | | | | |
| | | | | | | | | | | STOREY CREEK CDD C/O USBANK | | | 17,446.10 | 000082 |
| 1/07/21 | 00001 | 1/01/21 | 26 | 202101 | 310 | 51300 | 34000 | | | | * | 2,916.67 | | |
| | | | | MANAGEMENT FEES JAN21 | | | | | | | | | | |
| 1/01/21 | 26 | 202101 | 310 | 51300 | 35100 | | | | | | * | 100.00 | | |
| | | | | INFORMATION TECH JAN21 | | | | | | | | | | |
| 1/01/21 | 26 | 202101 | 310 | 51300 | 31300 | | | | | | * | 291.67 | | |
| | | | | DISSEMINATION FEE JAN21 | | | | | | | | | | |
| 1/01/21 | 26 | 202101 | 310 | 51300 | 51000 | | | | | | * | .33 | | |
| | | | | OFFICE SUPPLIES | | | | | | | | | | |
| 1/01/21 | 26 | 202101 | 310 | 51300 | 42000 | | | | | | * | 11.06 | | |
| | | | | POSTAGE | | | | | | | | | | |
| | | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 3,319.73 | 000083 |
| 1/08/21 | 00012 | 12/31/20 | 190978 | 202012 | 320 | 53800 | 47000 | | | | * | 595.00 | | |
| | | | | AQUATIC PLANT MGMT DEC20 | | | | | | | | | | |
| | | | | | | | | | | APPLIED AQUATIC MANAGEMENT INC | | | 595.00 | 000084 |
| 1/08/21 | 00014 | 1/04/21 | 6309-01- | 202101 | 310 | 51300 | 31200 | | | | * | 450.00 | | |
| | | | | ARBITRAGE SERIES 2019 | | | | | | | | | | |
| | | | | | | | | | | AMERICAN MUNICIPAL TAX-EXEMPT | | | 450.00 | 000085 |
| 1/08/21 | 00013 | 1/04/21 | 16545 | 202101 | 320 | 53800 | 46200 | | | | * | 3,318.50 | | |
| | | | | MTHLY MOW SVC PH1/2 JAN21 | | | | | | | | | | |
| | | | | | | | | | | FRANK POLLY SOD, INC | | | 3,318.50 | 000086 |
| 1/08/21 | 00009 | 1/04/21 | 00238041 | 202012 | 320 | 53800 | 43100 | | | | * | 2,671.28 | | |
| | | | | 44991 | STOREY CREEK BLVD | | | | | | | | | |
| 1/04/21 | 00238041 | 202012 | 320 | 53800 | 43000 | | | | | | * | 14.61 | | |
| | | | | 44981 | STOREY CRK MONU/IRR | | | | | | | | | |
| | | | | | | | | | | GISSIMMEE UTILITY AUTHORITY | | | 2,685.89 | 000087 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | SCCD STOREY CREEK TVISCARRA | | | | |

AP300R

*** CHECK DATES 11/30/2020 - 02/22/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/22/21 PAGE 4

STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

| CHECK DATE | VEND# |INVOICE DATE |INVOICE |EXPENSED TO..... | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|------------|-------|-------------------|-------------------------|------------------------|------|-----|-------|-----|----------|------------------------------------|--------|-----------|-------------------------|--------|
| 1/08/21 | 00010 | 12/16/20 | 00265989 | 202012 320-53800-43200 | | | | | | TOHO WATER AUTHORITY | * | 344.54 | 344.54 | 000088 |
| 1/26/21 | 00011 | 1/25/21 | 01252021 | 202101 300-20700-10000 | | | | | | TOHO WATER AUTHORITY | * | 4,448.80 | 4,448.80 | - |
| 1/26/21 | 00011 | 1/25/21 | FY21 DEBT SERV SER 2019 | | | | | | | STOREY CREEK CDD C/O USBANK | * | 92,383.20 | 92,383.20 | 000089 |
| 1/26/21 | 00011 | 1/25/21 | 01252021 | 202101 300-20700-10000 | | | | | | STOREY CREEK CDD C/O USBANK | * | 1,250.00 | 1,250.00 | - |
| 1/28/21 | 00001 | 1/25/21 | FY21 LENNAR HOMES LLC | | | | | | | STOREY CREEK CDD C/O USBANK | * | 1,250.00 | 1,250.00 | - |
| 1/28/21 | 00002 | 1/21/21 | 95856 | 202012 310-51300-31500 | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | * | 123.60 | 123.60 | 000091 |
| 1/28/21 | 00010 | 1/16/21 | 00265989 | 202101 320-53800-43200 | | | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | * | 212.87 | 212.87 | 000092 |
| 2/04/21 | 00012 | 1/31/21 | 191674 | 202101 320-53800-47000 | | | | | | TOHO WATER AUTHORITY | * | 595.00 | 595.00 | 000093 |
| 2/04/21 | 00009 | 2/01/21 | 00238041 | 202101 320-53800-43100 | | | | | | APPLIED AQUATIC MANAGEMENT INC | * | 2,683.81 | 2,683.81 | 000094 |
| 2/04/21 | 00015 | 1/25/21 | 6014404 | 202101 310-51300-32300 | | | | | | TRUSTEE FEE SER.2019 | * | 4,040.63 | 4,040.63 | 000095 |
| 2/05/21 | 00001 | 2/01/21 | 27 | 202102 310-51300-34000 | | | | | | US BANK | * | 2,916.67 | 2,916.67 | 000096 |
| | | | | MANAGEMENT FEES FEB21 | | | | | | | * | | | - |

SCCD STOREY CREEK TVISCARRA

AP300R
*** CHECK DATES 11/30/2020 - 02/22/2021 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/22/21
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND
PAGE 5

Storey Creek

Community Development District

Summary of Check Register

February 22, 2021 to March 29, 2021

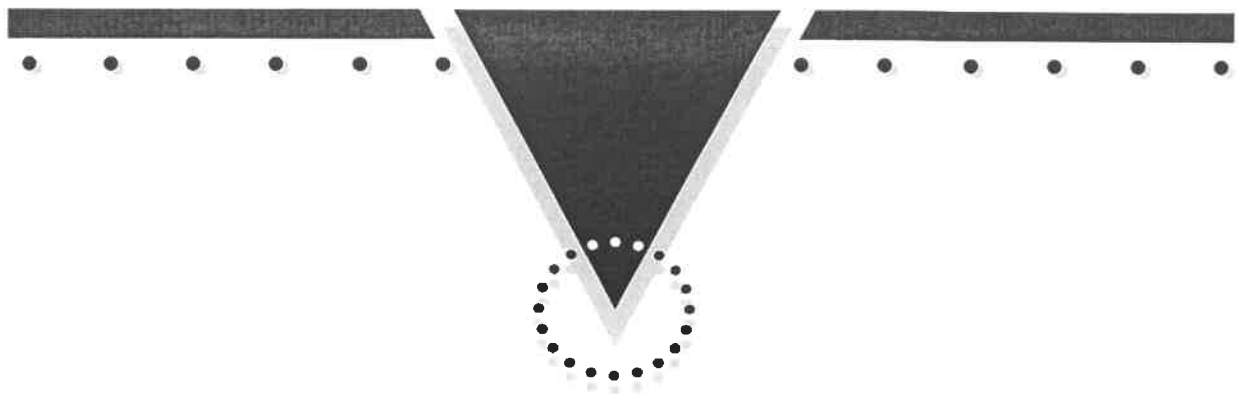
| Fund | Date | Check No.'s | Amount |
|--------------|---------|-------------|--------------|
| General Fund | 2/25/21 | 101 | \$ 221.23 |
| | 3/4/21 | 102-103 | \$ 1,235.50 |
| | 3/9/21 | 104 | \$ 4,598.94 |
| | 3/11/21 | 105-106 | \$ 3,028.47 |
| | 3/16/21 | 107 | \$ 7,277.09 |
| | 3/18/21 | 108-109 | \$ 6,818.50 |
| | | | <hr/> |
| | | | \$ 23,179.73 |
| | | | <hr/> |
| | | | \$ 23,179.73 |

| CHECK DATE | CHECK VENDOR# | INVOICE DATE | INVOICE YRMO | DET ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT | # |
|------------|---------------|--------------|--------------|---------------------|-----------------|----------|------------------------------------|--------|----------|-------------------------|--------|
| 2/25/21 | 00010 | 2/16/21 | 00265989 | 202102 | 320-53800-43200 | | TOHO WATER AUTHORITY | * | 221.23 | | |
| | | | 4400 | STOREY CRK BLVD ODD | | | | | | | |
| 3/04/21 | 00012 | 2/28/21 | 192363 | 202102 | 320-53800-47000 | | AQUATIC PLANT MGMT FEB21 | * | 595.00 | | |
| | | | | | | | APPLIED AQUATIC MANAGEMENT INC | | | | |
| 3/04/21 | 00002 | 2/24/21 | 97195 | 202101 | 310-51300-31500 | | PLAT2 CONVEY/E-VERIFY SYS | * | 640.50 | | |
| | | | | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | | | | |
| 3/09/21 | 00001 | 3/01/21 | 30 | 202103 | 310-51300-34000 | | MANAGEMENT FEES MAR21 | * | 2,916.67 | | |
| | | 3/01/21 | 30 | 202103 | 310-51300-35100 | | INFORMATION TECH MAR21 | * | 100.00 | | |
| | | 3/01/21 | 30 | 202103 | 310-51300-31300 | | DISSEMINATION FEE MAR21 | * | 291.67 | | |
| | | 3/01/21 | 30 | 202103 | 310-51300-51000 | | OFFICE SUPPLIES MAR21 | * | .12 | | |
| | | 3/01/21 | 30 | 202103 | 310-51300-42000 | | POSTAGE MAR21 | * | 18.58 | | |
| | | 3/01/21 | 30 | 202103 | 310-51300-42500 | | COPIES MAR21 | * | 21.90 | | |
| | | 3/01/21 | 31 | 202103 | 320-53800-12000 | | FIELD MANAGEMENT MAR21 | * | 1,250.00 | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 4,598.94 | 000104 |
| 3/11/21 | 00005 | 3/09/21 | 12865 | 202103 | 310-51300-45000 | | COVERAGE - ADD.PROPERTY | * | 327.00 | | |
| | | | | | | | EGIS INSURANCE ADVISORS, LLC. | | | 327.00 | 000105 |
| 3/11/21 | 00009 | 3/02/21 | 00238041 | 202102 | 320-53800-43100 | | 44991 STOREY CREEK BLVD | * | 2,687.72 | | |
| | | 3/02/21 | 00238041 | 202102 | 320-53800-43000 | | 44981 STOREY CRK MONU/IRR | * | 13.75 | | |
| | | | | | | | KISSIMMEE UTILITY AUTHORITY | | | 2,701.47 | 000106 |
| 3/16/21 | 00011 | 3/16/21 | 03162021 | 202103 | 300-20700-10000 | | FY21 DEBT SERV SER2019 | * | 7,277.09 | | |
| | | | | | | | STOREY CREEK CDD C/O USBANK | | | 7,277.09 | 000107 |
| 3/18/21 | 00016 | 3/07/21 | 352413 | 202102 | 310-51300-32200 | | FY19 AUDIT FEES | * | 3,500.00 | | |
| | | | | | | | BERGER, TOOMBS, ELAM, GAINES&FRANK | | | 3,500.00 | 000108 |
| | | | | | | | SCCD STOREY CREEK | | | | |
| | | | | | | | TVISCARRA | | | | |

AP300R
*** CHECK DATES 02/22/2021 - 03/29/2021 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/29/21
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------|---------------|-------------------------------|-----------------|----------------------|--------|-----------|---------------------------|
| 3/18/21 | 00013 | 3/01/21 | 16674 | 202103 320-53800-46200 | | | * | 3,318.50 | |
| | | | MTHLY MOW SVC | PHI/2 MAR21 | | FRANK POLLY SOD, INC | | | |
| | | | | | | | | 3,318.50 | 000109 |
| | | | | | | TOTAL FOR BANK A | | 23,179.73 | |
| | | | | | | TOTAL FOR REGISTER | | 23,179.73 | |

SECTION 2



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
February 28, 2021**



TABLE OF CONTENTS

| | |
|---|--|
| 1 | <u>BALANCE SHEET</u> |
| 2 | <u>GENERAL FUND INCOME STATEMENT</u> |
| 3 | <u>DEBT SERVICE FUND SERIES 2019</u> |
| 4 | <u>CAPITAL PROJECTS FUND SERIES 2019</u> |
| 5 | <u>MONTH TO MONTH</u> |
| 6 | <u>DEVELOPER CONTRIBUTION SCHEDULE</u> |
| 7 | <u>LONG TERM DEBT SUMMARY</u> |
| 8 | <u>FY21 ASSESSMENT RECEIPT SCHEDULE</u> |

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2021

| | General Fund | Debt Service Fund | Capital Projects Fund | Totals 2021 |
|--|------------------|----------------------|--------------------------|------------------|
| <u>ASSETS:</u> | | | | |
| CASH | \$166,186 | --- | --- | \$166,186 |
| DUE FROM DEVELOPER | \$4,953 | --- | --- | \$4,953 |
| DUE FROM GENERAL FUND SERIES 2019 | --- | \$47,440 | --- | \$47,440 |
| RESERVE | --- | \$245,666 | --- | \$245,666 |
| REVENUE | --- | \$391,870 | --- | \$391,870 |
| COST OF ISSUANCE | --- | --- | \$14 | \$14 |
| TOTAL ASSETS | \$171,139 | \$684,975 | \$14 | \$856,128 |
| <u>LIABILITIES:</u> | | | | |
| ACCOUNTS PAYABLE | \$7,437 | --- | --- | \$7,437 |
| DUE TO OTHER | \$740 | --- | --- | \$740 |
| <u>FUND EQUITY:</u> | | | | |
| FUND BALANCES: | | | | |
| UNASSIGNED | \$162,962 | --- | --- | \$162,962 |
| RESTRICTED FOR DEBT SERVICE 2019 | --- | \$684,975 | --- | \$684,975 |
| RESTRICTED FOR CAPITAL PROJECTS 2019 | --- | --- | \$14 | \$14 |
| TOTAL LIABILITIES & FUND EQUITY | \$171,139 | \$684,975 | \$14 | \$856,128 |

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

REVENUES:

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/21 | ACTUAL THRU 2/28/21 | VARIANCE |
|-----------------------------|-------------------|---------------------------------|------------------------|----------------|
| ASSESSMENTS - TAX ROLL | \$161,702 | \$155,208 | \$155,208 | \$0 |
| ASSESSMENTS - DIRECT BILLED | \$97,486 | \$48,743 | \$73,114 | \$24,371 |
| DEVELOPER CONTRIBUTIONS | \$51,649 | \$21,520 | \$5,251 | (\$16,269) |
| TOTAL REVENUES | \$310,837 | \$225,471 | \$233,573 | \$8,102 |

EXPENDITURES:

ADMINISTRATIVE:

| | | | | |
|-------------------------------|----------|----------|----------|---------|
| SUPERVISORS FEES | \$0 | \$0 | \$400 | (\$400) |
| FICA EXPENSE | \$0 | \$0 | \$31 | (\$31) |
| ENGINEERING | \$12,000 | \$5,000 | \$0 | \$5,000 |
| ATTORNEY | \$25,000 | \$10,417 | \$1,537 | \$8,880 |
| DISSEMINATION | \$3,500 | \$1,458 | \$1,458 | (\$0) |
| ARBITRAGE | \$450 | \$450 | \$450 | \$0 |
| ANNUAL AUDIT | \$5,000 | \$5,000 | \$3,500 | \$1,500 |
| TRUSTEE FEES | \$5,000 | \$5,000 | \$4,041 | \$959 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$5,000 | \$5,000 | \$0 |
| MANAGEMENT FEES | \$35,000 | \$14,583 | \$14,583 | (\$0) |
| INFORMATION TECHNOLOGY | \$1,200 | \$500 | \$500 | \$0 |
| TELEPHONE | \$300 | \$125 | \$0 | \$125 |
| POSTAGE | \$1,000 | \$417 | \$38 | \$379 |
| INSURANCE | \$5,650 | \$5,650 | \$5,251 | \$399 |
| PRINTING & BINDING | \$1,000 | \$417 | \$45 | \$372 |
| LEGAL ADVERTISING | \$2,500 | \$1,042 | \$448 | \$594 |
| OTHER CURRENT CHARGES | \$1,000 | \$417 | \$0 | \$417 |
| OFFICE SUPPLIES | \$625 | \$260 | \$1 | \$259 |
| PROPERTY APPRAISER FEE | \$350 | \$0 | \$0 | \$0 |
| DUES, LICENSE & SUBSCRIPTIONS | \$175 | \$175 | \$175 | \$0 |

FIELD:

| | | | | |
|-----------------------|----------|----------|----------|-----------|
| FIELD SERVICES | \$15,000 | \$6,250 | \$6,250 | \$0 |
| PROPERTY INSURANCE | \$2,500 | \$1,042 | \$0 | \$1,042 |
| ELECTRIC | \$5,000 | \$2,083 | \$70 | \$2,013 |
| STREETLIGHTS | \$60,000 | \$25,000 | \$13,443 | \$11,557 |
| WATER & SEWER | \$10,000 | \$4,167 | \$1,260 | \$2,907 |
| LANDSCAPE MAINTENANCE | \$83,442 | \$34,768 | \$16,593 | \$18,175 |
| LANDSCAPE CONTINGENCY | \$7,500 | \$3,125 | \$0 | \$3,125 |
| LAKE MAINTENANCE | \$10,145 | \$0 | \$2,975 | (\$2,975) |
| IRRIGATION REPAIRS | \$5,000 | \$2,083 | \$0 | \$2,083 |
| REPAIRS & MAINTENANCE | \$5,000 | \$2,083 | \$0 | \$2,083 |
| CONTINGENCY | \$2,500 | \$1,042 | \$0 | \$1,042 |

| | | | | |
|---------------------------------------|------------------|------------------|-----------------|-----------------|
| TOTAL EXPENDITURES | \$310,837 | \$137,553 | \$78,049 | \$59,504 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | \$155,524 | | |
| FUND BALANCE - Beginning | \$0 | \$7,438 | | |
| FUND BALANCE - Ending | \$0 | \$162,962 | | |

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/21 | ACTUAL THRU 2/28/21 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|------------------|
| REVENUES: | | | | |
| ASSESSMENTS - TAX ROLL | \$306,565 | \$294,169 | \$294,169 | \$0 |
| ASSESSMENTS - DIRECT BILLED FY21 | \$184,766 | \$92,383 | \$138,575 | \$46,192 |
| ASSESSMENTS - DIRECT BILLED FY20 | \$0 | \$0 | \$324,906 | \$324,906 |
| INTEREST | \$100 | \$42 | \$7 | (\$34) |
| TOTAL REVENUES | \$491,431 | \$386,594 | \$757,657 | \$371,064 |
| EXPENDITURES: | | | | |
| INTEREST - 12/15 | \$164,906 | \$164,906 | \$164,906 | \$0 |
| PRINCIPAL - 12/15 | \$160,000 | \$160,000 | \$160,000 | \$0 |
| INTEREST - 6/15 | \$162,406 | \$0 | \$0 | \$0 |
| TRANSFER OUT | \$0 | \$0 | \$5 | (\$5) |
| TOTAL EXPENDITURES | \$487,313 | \$324,906 | \$324,911 | (\$5) |
| EXCESS REVENUES (EXPENDITURES) | \$4,119 | | \$432,746 | |
| FUND BALANCE - Beginning | \$331,475 | | \$252,230 | |
| FUND BALANCE - Ending | \$335,594 | | \$684,975 | |

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2021

| | ADOPTED BUDGET | PRORATED BUDGET THRU 2/28/21 | ACTUAL THRU 2/28/21 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|------------|
| <u>REVENUES:</u> | | | | |
| TRANSFER IN | \$0 | \$0 | \$5 | \$5 |
| TOTAL REVENUES | \$0 | \$0 | \$5 | \$5 |
| <u>EXPENDITURES:</u> | | | | |
| CAPITAL OUTLAY | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$0 | \$0 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$5 | |
| FUND BALANCE - Beginning | \$0 | | \$9 | |
| FUND BALANCE - Ending | \$0 | | \$14 | |

STOREY CREEK

Community Development District

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---------------------------------------|-------------------|------------------|------------------|-----------------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| REVENUES: | | | | | | | | | | | | | |
| ASSESSMENTS - TAX ROLL | \$0 | \$9,550 | \$142,652 | \$2,347 | \$659 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$155,208 |
| ASSESSMENTS - DIRECT BILLED | \$0 | \$0 | \$0 | \$48,743 | \$24,371 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$73,114 |
| DEVELOPER CONTRIBUTIONS | \$5,251 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,251 |
| TOTAL REVENUES | \$5,251 | \$9,550 | \$142,652 | \$51,090 | \$25,030 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$233,573 |
| EXPENDITURES: | | | | | | | | | | | | | |
| ADMINISTRATIVE: | | | | | | | | | | | | | |
| SUPERVISOR FEES | \$200 | \$200 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$400 |
| FICA EXPENSE | \$15 | \$15 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$31 |
| ENGINEERING | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ATTORNEY | \$356 | \$418 | \$124 | \$641 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,537 |
| DISSEMINATION | \$492 | \$292 | \$292 | \$292 | \$492 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,458 |
| ARBITRAGE | \$0 | \$0 | \$0 | \$450 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$450 |
| ANNUAL AUDIT | \$0 | \$0 | \$0 | \$0 | \$3,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,500 |
| TRUSTEE FEES | \$0 | \$0 | \$0 | \$4,041 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,041 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| MANAGEMENT FEES | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,583 |
| INFORMATION TECHNOLOGY | \$100 | \$100 | \$100 | \$100 | \$100 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500 |
| TELEPHONE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| POSTAGE | \$4 | \$16 | \$1 | \$11 | \$6 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38 |
| INSURANCE | \$5,251 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,251 |
| PRINTING & BINDING | \$27 | \$6 | \$12 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$45 |
| LEGAL ADVERTISING | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$448 |
| OTHER CURRENT CHARGES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| OFFICE SUPPLIES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1 |
| PROPERTY APPRAISER FEE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| DUES, LICENSES & SUBSCRIPTIONS | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| FIELD: | | | | | | | | | | | | | |
| FIELD SERVICES | \$1,250 | \$1,250 | \$1,250 | \$1,250 | \$1,250 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,250 |
| PROPERTY INSURANCE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ELECTRIC | \$14 | \$14 | \$15 | \$13 | \$14 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$70 |
| STREETLIGHTS | \$2,703 | \$2,697 | \$2,671 | \$2,684 | \$2,684 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,443 |
| WATER & SEWER | \$126 | \$355 | \$345 | \$213 | \$221 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,260 |
| LANDSCAPE MAINTENANCE | \$3,319 | \$3,319 | \$3,319 | \$3,319 | \$3,319 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$16,593 |
| LANDSCAPE CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| LAKE MAINTENANCE | \$595 | \$595 | \$595 | \$595 | \$595 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,975 |
| IRRIGATION REPAIRS | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| REPAIRS & MAINTENANCE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL EXPENDITURES | \$22,144 | \$12,641 | \$11,689 | \$16,524 | \$14,901 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$78,049 |
| EXCESS REVENUES (EXPENDITURES) | (\$17,093) | (\$3,091) | \$131,013 | \$34,566 | \$10,130 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$155,524 |

STOREY CREEK
Community Development District
Developer Contributions/Due from Developer

| Funding Request # | Prepared Date | Payment Received Date | Check Amount | Total Funding Request | General Fund Portion (19) | General Fund Portion (20) | General Fund Portion (21) | 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 | \$ - | \$ 13,523.83 | \$ - | \$ - | \$ - |
| 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 | 5/13/20 | \$ 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 | 7/9/20 | \$ 5,251.86 | \$ 5,251.86 | \$ - | \$ 5,251.86 | \$ - | \$ - | \$ - |
| 9 | 5/14/20 | 6/19/20 | \$ 7,260.91 | \$ 7,260.91 | \$ - | \$ 7,260.91 | \$ - | \$ - | \$ - |
| 10 | 6/10/20 | 7/9/20 | \$ 7,875.65 | \$ 7,875.65 | \$ - | \$ 7,875.65 | \$ - | \$ - | \$ - |
| 11 | 7/24/20 | 8/24/20 | \$ 11,251.13 | \$ 11,251.13 | \$ - | \$ 10,251.13 | \$ - | \$ 1,000.00 | \$ - |
| 12 | 8/19/20 | 9/21/20 | \$ 10,467.78 | \$ 10,467.78 | \$ - | \$ 10,467.78 | \$ - | \$ - | \$ - |
| 13 | 9/3/20 | 10/5/20 | \$ 16,195.45 | \$ 16,195.45 | \$ - | \$ 10,944.45 | \$ 5,251.00 | \$ - | \$ - |
| 14 | 9/21/20 | 10/26/20 | \$ 6,379.35 | \$ 6,379.35 | \$ - | \$ 6,379.35 | \$ - | \$ - | \$ - |
| 15 | 10/19/20 | 3/22/21 | \$ 4,952.67 | \$ 4,952.67 | \$ - | \$ 4,952.67 | \$ - | \$ - | \$ - |
| 16 | 10/26/20 | 11/23/20 | \$ 879.00 | \$ 879.00 | \$ - | \$ 879.00 | \$ - | \$ - | \$ - |
| Due from Developer | | | \$ 157,135.81 | \$ 157,135.81 | \$ 30,879.84 | \$ 119,264.97 | \$ 5,251.00 | \$ 1,740.00 | \$ - |
| Total Developer Contributions FY21 | | | \$ | \$ 5,251.00 | | | | | |

**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 |
| LESS: PRINCIPAL PAYMENT - 12/15 | | (\$160,000) |
| CURRENT BONDS OUTSTANDING | | \$8,285,000 |

**STO REY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

GROSS ASSESSMENTS \$ 498,064 \$ 172,024 \$ 326,040
NET ASSESSMENTS \$ 468,180 \$ 161,702 \$ 306,478

| DATE RECEIVED | DIST. | GROSS ASSESSMENTS | | DISCOUNTS/ PENALTIES | COMMISSIONS PAID | INTEREST INCOME | NET AMOUNT RECEIVED | 2019 | | TOTAL 100% |
|------------------|-------|-------------------|--------------|-------------------------|---------------------|--------------------|------------------------|------------------------|------------------------|---------------|
| | | RECEIVED | | | | | | GENERAL FUND 34.54% | DEBT SERVICE 65.46% | |
| 11/20/20 | ACH | \$ 29,391.32 | \$ 1,175.68 | \$ 564.31 | \$ - | \$ 27,651.33 | \$ 9,550.35 | \$ 18,100.98 | \$ 27,651.33 | |
| 12/10/20 | ACH | \$ 410,684.12 | \$ 16,427.69 | \$ 7,885.13 | \$ - | \$ 386,371.30 | \$ 133,446.84 | \$ 252,924.46 | \$ 386,371.30 | |
| 12/22/20 | ACH | \$ 28,199.78 | \$ 1,004.95 | \$ 543.90 | \$ - | \$ 26,650.93 | \$ 9,204.83 | \$ 17,446.10 | \$ 26,650.93 | |
| 1/8/21 | ACH | \$ 7,149.24 | \$ 214.50 | \$ 138.69 | \$ - | \$ 6,796.05 | \$ 2,347.25 | \$ 4,448.80 | \$ 6,796.05 | |
| 2/8/21 | ACH | \$ 1,985.90 | \$ 39.72 | \$ 38.93 | \$ - | \$ 1,907.25 | \$ 658.74 | \$ 1,248.51 | \$ 1,907.25 | |
| 3/8/21 | ACH | \$ 11,518.22 | \$ 174.75 | \$ 226.87 | \$ - | \$ 11,116.60 | \$ 3,839.51 | \$ 7,277.09 | \$ 11,116.60 | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| TOTALS | | \$ 488,928.58 | \$ 19,037.29 | \$ 9,397.83 | \$ - | \$ 460,493.46 | \$ 159,047.52 | \$ 301,445.94 | \$ 460,493.46 | |

DIRECT BILLED ASSESSMENTS

LENNAR HOMES, LLC

\$282,252.10

\$97,485.70

\$184,766.40

| DATE RECEIVED | DUE DATE | CHECK NO. | NET ASSESSED | AMOUNT RECEIVED | GENERAL FUND | SERIES 2019 |
|------------------|-------------|--------------|-----------------|--------------------|-----------------|----------------|
| 1/15/21 | 11/1/20 | 01552409 | \$ 141,126.05 | \$ 141,126.05 | \$ 48,742.85 | \$ 92,383.20 |
| 2/15/21 | 2/1/21 | 01567174 | \$ 70,563.03 | \$ 70,563.03 | \$ 24,371.43 | \$ 46,191.60 |
| | 5/1/21 | | \$ 70,563.03 | \$ - | \$ - | \$ - |
| | | | \$ 282,252.11 | \$ 211,689.08 | \$ 73,114.28 | \$ 138,574.80 |

SECTION 3

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

Dated: December 16, 2019
Delivered: December 16, 2019

Rebate Report to the Computation Date
December 16, 2022
Reflecting Activity To
November 30, 2020



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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 4, 2021

Storey Creek Community Development District
c/o Ms. Teresa Viscarra
Governmental 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 has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Storey Creek Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of November 30, 2021. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 16, 2022 Computation Date

Reflecting Activity from December 16, 2019 through November 30, 2020

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|---------------------------------|------------------------------|-----------------------|--------------------------------|
| Acquisition & Construction Fund | 0.302353% | 3,258.82 | (45,127.21) |
| Debt Service Reserve Fund | 0.040644% | 95.39 | (10,357.32) |
| Costs of Issuance Account | 0.083470% | 3.50 | (184.98) |
| Totals | 0.255043% | \$3,357.71 | \$(55,669.51) |
| Bond Yield | 4.067639% | | |

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebataable Arbitrage, investment activity is reflected from December 16, 2019, the date of the closing, to November 30, 2020, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2019 and November 30, 2020, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is December 16, 2022.

DEFINITIONS

7. Computation Date

December 16, 2022.

8. Computation Period

The period beginning on December 16, 2019, the date of the closing, and ending on November 30, 2020.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

| Fund / Account | Account Number |
|---------------------------------|-----------------------|
| Revenue Fund | 269426000 |
| Interest Fund | 269426001 |
| Sinking Fund | 269426002 |
| Debt Service Reserve Fund | 269426003 |
| Prepayment Fund | 269426004 |
| Acquisition & Construction Fund | 269426005 |
| Costs of Issuance Account | 269426006 |

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of November 30, 2020, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2022. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2022, is the Rebatable Arbitrage.

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Delivered: December 16, 2019

| |
|-------------------------|
| Sources of Funds |
|-------------------------|

| | |
|------------------------------------|-----------------------|
| Par Amount | \$8,445,000.00 |
| Net Original Issue Discount | -49,376.25 |
| Total | \$8,395,623.75 |

| |
|----------------------|
| Uses of Funds |
|----------------------|

| | |
|---------------------------------|-----------------------|
| Acquisition & Construction Fund | \$7,777,283.12 |
| Debt Service Reserve Fund | 245,665.63 |
| Cost of Issuance Fund | 203,775.00 |
| Underwriter's Discount | 168,900.00 |
| Total | \$8,395,623.75 |

PROOF OF ARBITRAGE YIELD

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

| Date | Debt Service | Present Value to 12/16/2019 @ 4.0676388471% |
|------------|--------------|---|
| 06/15/2020 | 163,990.10 | 160,739.30 |
| 12/15/2020 | 324,906.25 | 312,117.67 |
| 06/15/2021 | 162,406.25 | 152,904.01 |
| 12/15/2021 | 327,406.25 | 302,105.73 |
| 06/15/2022 | 159,828.13 | 144,537.68 |
| 12/15/2022 | 329,828.13 | 292,328.67 |
| 06/15/2023 | 157,171.88 | 136,525.70 |
| 12/15/2023 | 332,171.88 | 282,786.25 |
| 06/15/2024 | 154,437.50 | 128,855.82 |
| 12/15/2024 | 334,437.50 | 273,477.82 |
| 06/15/2025 | 151,625.00 | 121,516.10 |
| 12/15/2025 | 336,625.00 | 264,402.29 |
| 06/15/2026 | 148,734.38 | 114,494.88 |
| 12/15/2026 | 338,734.38 | 255,558.21 |
| 06/15/2027 | 145,290.63 | 107,429.62 |
| 12/15/2027 | 345,290.63 | 250,222.91 |
| 06/15/2028 | 141,665.63 | 100,614.98 |
| 12/15/2028 | 346,665.63 | 241,304.14 |
| 06/15/2029 | 137,950.00 | 94,109.08 |
| 12/15/2029 | 352,950.00 | 235,982.01 |
| 06/15/2030 | 134,053.13 | 87,841.25 |
| 12/15/2030 | 354,053.13 | 227,376.64 |
| 06/15/2031 | 130,065.63 | 81,864.54 |
| 12/15/2031 | 360,065.63 | 222,111.37 |
| 06/15/2032 | 125,465.63 | 75,852.47 |
| 12/15/2032 | 365,465.63 | 216,544.61 |
| 06/15/2033 | 120,665.63 | 70,071.32 |
| 12/15/2033 | 370,665.63 | 210,957.45 |
| 06/15/2034 | 115,665.63 | 64,516.79 |
| 12/15/2034 | 375,665.63 | 205,364.67 |
| 06/15/2035 | 110,465.63 | 59,184.41 |
| 12/15/2035 | 380,465.63 | 199,779.72 |
| 06/15/2036 | 105,065.63 | 54,069.52 |
| 12/15/2036 | 385,065.63 | 194,214.85 |
| 06/15/2037 | 99,465.63 | 49,167.33 |
| 12/15/2037 | 389,465.63 | 188,681.16 |
| 06/15/2038 | 93,665.63 | 44,472.91 |
| 12/15/2038 | 393,665.63 | 183,188.67 |
| 06/15/2039 | 87,665.63 | 39,981.25 |
| 12/15/2039 | 402,665.63 | 179,981.30 |
| 06/15/2040 | 81,365.63 | 35,643.44 |
| 12/15/2040 | 406,365.63 | 174,466.28 |
| 06/15/2041 | 74,662.50 | 31,416.15 |
| 12/15/2041 | 414,662.50 | 171,001.93 |
| 06/15/2042 | 67,650.00 | 27,341.98 |
| 12/15/2042 | 422,650.00 | 167,416.72 |
| 06/15/2043 | 60,328.13 | 23,420.37 |
| 12/15/2043 | 430,328.13 | 163,730.43 |
| 06/15/2044 | 52,696.88 | 19,650.36 |
| 12/15/2044 | 437,696.88 | 159,961.27 |
| 06/15/2045 | 44,756.25 | 16,030.64 |
| 12/15/2045 | 444,756.25 | 156,125.97 |
| 06/15/2046 | 36,506.25 | 12,559.61 |
| 12/15/2046 | 451,506.25 | 152,239.93 |
| 06/15/2047 | 27,946.88 | 9,235.36 |
| 12/15/2047 | 462,946.88 | 149,936.61 |

PROOF OF ARBITRAGE YIELD

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

| Date | Debt Service | Present Value to 12/16/2019 @ 4.0676388471% |
|------------|---------------|---|
| 06/15/2048 | 18,975.00 | 6,023.02 |
| 12/15/2048 | 468,975.00 | 145,894.17 |
| 06/15/2049 | 9,693.75 | 2,955.53 |
| 12/15/2049 | 479,693.75 | 143,338.88 |
| | 14,685,765.29 | 8,395,623.75 |

Proceeds Summary

| | |
|------------------------------|--------------|
| Delivery date | 12/16/2019 |
| Par Value | 8,445,000.00 |
| Premium (Discount) | -49,376.25 |
| Target for yield calculation | 8,395,623.75 |

BOND DEBT SERVICE

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

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|------------|--------------|------------------------|
| 12/16/2019 | | | | | |
| 06/15/2020 | | | 163,990.10 | 163,990.10 | |
| 12/15/2020 | 160,000 | 3.125% | 164,906.25 | 324,906.25 | 488,896.35 |
| 06/15/2021 | | | 162,406.25 | 162,406.25 | |
| 12/15/2021 | 165,000 | 3.125% | 162,406.25 | 327,406.25 | 489,812.50 |
| 06/15/2022 | | | 159,828.13 | 159,828.13 | |
| 12/15/2022 | 170,000 | 3.125% | 159,828.13 | 329,828.13 | 489,656.26 |
| 06/15/2023 | | | 157,171.88 | 157,171.88 | |
| 12/15/2023 | 175,000 | 3.125% | 157,171.88 | 332,171.88 | 489,343.76 |
| 06/15/2024 | | | 154,437.50 | 154,437.50 | |
| 12/15/2024 | 180,000 | 3.125% | 154,437.50 | 334,437.50 | 488,875.00 |
| 06/15/2025 | | | 151,625.00 | 151,625.00 | |
| 12/15/2025 | 185,000 | 3.125% | 151,625.00 | 336,625.00 | 488,250.00 |
| 06/15/2026 | | | 148,734.38 | 148,734.38 | |
| 12/15/2026 | 190,000 | 3.625% | 148,734.38 | 338,734.38 | 487,468.76 |
| 06/15/2027 | | | 145,290.63 | 145,290.63 | |
| 12/15/2027 | 200,000 | 3.625% | 145,290.63 | 345,290.63 | 490,581.26 |
| 06/15/2028 | | | 141,665.63 | 141,665.63 | |
| 12/15/2028 | 205,000 | 3.625% | 141,665.63 | 346,665.63 | 488,331.26 |
| 06/15/2029 | | | 137,950.00 | 137,950.00 | |
| 12/15/2029 | 215,000 | 3.625% | 137,950.00 | 352,950.00 | 490,900.00 |
| 06/15/2030 | | | 134,053.13 | 134,053.13 | |
| 12/15/2030 | 220,000 | 3.625% | 134,053.13 | 354,053.13 | 488,106.26 |
| 06/15/2031 | | | 130,065.63 | 130,065.63 | |
| 12/15/2031 | 230,000 | 4.000% | 130,065.63 | 360,065.63 | 490,131.26 |
| 06/15/2032 | | | 125,465.63 | 125,465.63 | |
| 12/15/2032 | 240,000 | 4.000% | 125,465.63 | 365,465.63 | 490,931.26 |
| 06/15/2033 | | | 120,665.63 | 120,665.63 | |
| 12/15/2033 | 250,000 | 4.000% | 120,665.63 | 370,665.63 | 491,331.26 |
| 06/15/2034 | | | 115,665.63 | 115,665.63 | |
| 12/15/2034 | 260,000 | 4.000% | 115,665.63 | 375,665.63 | 491,331.26 |
| 06/15/2035 | | | 110,465.63 | 110,465.63 | |
| 12/15/2035 | 270,000 | 4.000% | 110,465.63 | 380,465.63 | 490,931.26 |
| 06/15/2036 | | | 105,065.63 | 105,065.63 | |
| 12/15/2036 | 280,000 | 4.000% | 105,065.63 | 385,065.63 | 490,131.26 |
| 06/15/2037 | | | 99,465.63 | 99,465.63 | |
| 12/15/2037 | 290,000 | 4.000% | 99,465.63 | 389,465.63 | 488,931.26 |
| 06/15/2038 | | | 93,665.63 | 93,665.63 | |
| 12/15/2038 | 300,000 | 4.000% | 93,665.63 | 393,665.63 | 487,331.26 |
| 06/15/2039 | | | 87,665.63 | 87,665.63 | |
| 12/15/2039 | 315,000 | 4.000% | 87,665.63 | 402,665.63 | 490,331.26 |
| 06/15/2040 | | | 81,365.63 | 81,365.63 | |
| 12/15/2040 | 325,000 | 4.125% | 81,365.63 | 406,365.63 | 487,731.26 |
| 06/15/2041 | | | 74,662.50 | 74,662.50 | |
| 12/15/2041 | 340,000 | 4.125% | 74,662.50 | 414,662.50 | 489,325.00 |
| 06/15/2042 | | | 67,650.00 | 67,650.00 | |
| 12/15/2042 | 355,000 | 4.125% | 67,650.00 | 422,650.00 | 490,300.00 |
| 06/15/2043 | | | 60,328.13 | 60,328.13 | |
| 12/15/2043 | 370,000 | 4.125% | 60,328.13 | 430,328.13 | 490,656.26 |
| 06/15/2044 | | | 52,696.88 | 52,696.88 | |
| 12/15/2044 | 385,000 | 4.125% | 52,696.88 | 437,696.88 | 490,393.76 |
| 06/15/2045 | | | 44,756.25 | 44,756.25 | |
| 12/15/2045 | 400,000 | 4.125% | 44,756.25 | 444,756.25 | 489,512.50 |
| 06/15/2046 | | | 36,506.25 | 36,506.25 | |
| 12/15/2046 | 415,000 | 4.125% | 36,506.25 | 451,506.25 | 488,012.50 |
| 06/15/2047 | | | 27,946.88 | 27,946.88 | |
| 12/15/2047 | 435,000 | 4.125% | 27,946.88 | 462,946.88 | 490,893.76 |

BOND DEBT SERVICE

\$8,445,000

Storey Creek Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area One Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|--------------|---------------|------------------------|
| 06/15/2048 | | | 18,975.00 | 18,975.00 | |
| 12/15/2048 | 450,000 | 4.125% | 18,975.00 | 468,975.00 | 487,950.00 |
| 06/15/2049 | | | 9,693.75 | 9,693.75 | |
| 12/15/2049 | 470,000 | 4.125% | 9,693.75 | 479,693.75 | 489,387.50 |
| | 8,445,000 | | 6,240,765.29 | 14,685,765.29 | 14,685,765.29 |

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.067639%) |
|----------|-------------|------------------------|--|
| 12/16/19 | Beg Bal | -7,777,283.12 | -8,775,922.36 |
| 01/03/20 | | -16.15 | -18.19 |
| 01/07/20 | | 4,457,818.70 | 5,018,421.27 |
| 02/04/20 | | -31.21 | -35.03 |
| 02/27/20 | | 2,600,582.31 | 2,911,296.16 |
| 03/02/20 | | 2,035.00 | 2,276.87 |
| 03/03/20 | | -25.84 | -28.91 |
| 03/04/20 | | 1,850.00 | 2,069.41 |
| 04/02/20 | | -11.65 | -12.99 |
| 05/04/20 | | -2.01 | -2.23 |
| 05/15/20 | | 1,850.00 | 2,053.04 |
| 05/15/20 | | 2,000.00 | 2,219.51 |
| 05/19/20 | | 714,289.27 | 792,330.67 |
| 05/19/20 | | 200.00 | 221.85 |
| 06/02/20 | | -2.08 | -2.30 |
| 07/01/20 | | -1.21 | -1.34 |
| 08/04/20 | | -1.14 | -1.25 |
| 09/02/20 | | -1.04 | -1.14 |
| 10/02/20 | | -1.01 | -1.10 |
| 11/03/20 | | -1.04 | -1.13 |
| 11/30/20 | MMkt Bal | 11.04 | 11.99 |
| ----- | | | |
| 12/16/22 | TOTALS: | 3,258.82 | -45,127.21 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 12/16/19 | REBATABLE ARBITRAGE: | -45,127.21 |
| COMP DATE: | 12/16/22 | NET INCOME: | 3,258.82 |
| BOND YIELD: | 4.067639% | TAX INV YIELD: | 0.302353% |

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.067639%) |
|----------|-------------|------------------------|--|
| 12/16/19 | Beg Bal | -245,665.63 | -277,210.24 |
| 01/03/20 | | 16.15 | 18.19 |
| 02/04/20 | | 31.21 | 35.03 |
| 03/03/20 | | 25.84 | 28.91 |
| 04/02/20 | | 11.65 | 12.99 |
| 05/04/20 | | 2.01 | 2.23 |
| 06/02/20 | | 2.08 | 2.30 |
| 07/02/20 | | 1.21 | 1.34 |
| 08/04/20 | | 1.14 | 1.25 |
| 09/02/20 | | 1.04 | 1.14 |
| 10/02/20 | | 1.01 | 1.10 |
| 11/03/20 | | 1.04 | 1.13 |
| 11/30/20 | MMkt Bal | 245,665.63 | 266,746.20 |
| 11/30/20 | MMkt Acc | 1.01 | 1.10 |
| ----- | | | |
| 12/16/22 | TOTALS: | 95.39 | -10,357.32 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 12/16/19 | REBATABLE ARBITRAGE: | -10,357.32 |
| COMP DATE: | 12/16/22 | NET INCOME: | 95.39 |
| BOND YIELD: | 4.067639% | TAX INV YIELD: | 0.040644% |

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (4.067639%) |
|----------|-------------|------------------------|--|
| 12/16/19 | Beg Bal | -203,775.00 | -229,940.66 |
| 12/16/19 | | 30,000.00 | 33,852.14 |
| 12/16/19 | | 6,000.00 | 6,770.43 |
| 12/16/19 | | 45,000.00 | 50,778.21 |
| 12/16/19 | | 40,000.00 | 45,136.19 |
| 12/16/19 | | 8,050.00 | 9,083.66 |
| 12/16/19 | | 740.00 | 835.02 |
| 12/18/19 | | 60,500.00 | 68,253.21 |
| 12/26/19 | | 5,675.00 | 6,396.54 |
| 03/10/20 | | 1,250.00 | 1,397.31 |
| 06/23/20 | | 6,563.50 | 7,252.97 |
| ----- | | | |
| 12/16/22 | TOTALS: | 3.50 | -184.98 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 12/16/19 | REBATABLE ARBITRAGE: | -184.98 |
| COMP DATE: | 12/16/22 | NET INCOME: | 3.50 |
| BOND YIELD: | 4.067639% | TAX INV YIELD: | 0.083470% |