

*Storey Creek Community
Development District*

Agenda

August 3, 2020

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 27, 2020

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, August 3, 2020 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. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2020-13 Electing Assistant Secretary
4. Approval of Minutes of the May 4, 2020 Meeting
5. Consideration of Resolution 2020-10 Accepting the Conveyance of Real Property Interests and Improvements
6. Ratification Items
 - A. Series 2019 Requisitions #6 - #7
 - B. Uniform Collection Agreement with the Osceola County Property Appraiser
 - C. Uniform Collection Agreement with the Osceola County Tax Collector
 - D. Transfer of Environmental Resource Permit No. 49-02544
7. Public Hearing
 - A. Consideration of Resolution 2020-11 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2020-12 Imposing Special Assessments and Certifying an Assessment Roll
8. Discussion of Landscape Maintenance Proposals from Frank Polly Sod
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #9 - #11
 - iii. Approval of Fiscal Year 2021 Meeting Schedule
10. Supervisor's Requests & Audience Comments
11. Adjournment

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

The third order of business is the Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with a term ending November 2023. Section B is the administration of the Oath of Office to the newly appointed Board member and Section C is the consideration of Resolution 2020-13 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the May 4, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-10 accepting the conveyance of real property interests and improvements. A copy of the Resolution is enclosed for your review.

The sixth order of business are the ratification items. Section A includes Series 2019 Requisitions #6 & #7 for review. Section B includes the agreement with the Property Appraiser and Section C includes the agreement with the Tax Collector for your review. Section D includes the transfer of environmental resource permit for your review.

The seventh order of business opens the public hearing for the Fiscal Year 2021 budget and assessments. Section A is the consideration of Resolution 2020-11 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the Resolution and the proposed budget are enclosed for your review. Section B is the consideration of Resolution 2020-12 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The seventh order of business is Staff Reports. Section 1 of the District Manager's Report includes the balance sheet and income statement and Section 2 is the ratification of Funding Requests #9 - #11. The funding requests and supporting documentation is enclosed for your review. Section 3 is the approval of the Fiscal Year 2021 meeting schedule. A sample meeting notice 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

SECTION III

SECTION C

RESOLUTION 2020-13

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

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

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

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

Adopted this 3rd day of August, 2020.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, May 4, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum:

Adam Morgan
Lane Register
Rob Bonin
Ashley Baksh

Chairman
Vice Chairman
Assistant Secretary (resigned during meeting)
Assistant Secretary

Also present were:

George Flint
Jan Carpenter
Steve Boyd
Alan Scheerer

District Manager
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

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

Mr. Flint: Mr. Bonin had previously submitted a resignation. Mr. Lewellen has submitted a resignation and he is in Seat 3 with a term expiring in November 2021. Is there a motion to accept Mr. Lewellen's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resignation of Mr. Lewellen, was approved.
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Mr. Flint: Now that we have a vacancy for Mr. Lewellen, are there any nominations to appoint his replacement?

Mr. Morgan: I nominate Ashley Baksh.

Mr. Flint: Hmm. Ok. We will get her on. Ashley do you have a notary near do you?

Ms. Baksh: Yes.

Mr. Morgan: We do.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: I will administer the Oath of Office to Ms. Baksh. As a Citizen of the State of Florida and the United States of America, and as an officer of the Storey Creek Community Development District, do you hereby solemnly swear and affirm that you will support the Constitution of the United States and of the State of Florida.

Ms. Baksh: I do.

Mr. Flint: You can get that notarized and scan it to me. Now we have an opportunity to accept Mr. Bonin's resignation. Is there a motion to accept Mr. Bonin's resignation?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resignation of Mr. Bonin, was approved.

Mr. Flint: Thank you Rob. Do you have any nominations to replace Rob Bonin at this point? Or do you want us to put the vacancy on the next agenda?

Mr. Morgan: Put it on the next agenda.

Mr. Flint: We will do that.

C. Consideration of Resolution 2020-07 Electing Assistant Secretary

Mr. Flint: You have Resolution 2020-07 Electing Assistant Secretary in your agenda package. Do you want to elect Ms. Baksh as an Assistant Secretary which is what Mr. Lewellen was, or do you want to reconsider all of the offices? Adam is the Chairman currently and you will need a Vice Chairman, but you can do that once you fill Rob's spot next month.

Mr. Morgan: Let's make Lane Register Vice Chairman and Ms. Baksh Assistant Secretary.

Mr. Register: I thought I was Vice Chairman.

Mr. Flint: Rob was Vice Chairman. The Resolution is to keep Mr. Morgan as Chairman, elect Mr. Register as Vice Chairman, Ms. Baksh as Assistant Secretary, Mr. Joe Catanzariti as Assistant Secretary, George Flint as Assistant Secretary, and Ariel Lovera as Treasurer. Once we get a nomination next month, you can deal with that. Is there a motion to approve the resolution to that effect?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2020-07 Electing Mr. Morgan as Chairman, Mr. Register as Vice Chairman, Ms. Baksh as Assistant Secretary, Mr. Joe Catanzariti as Assistant Secretary, George Flint as Assistant Secretary, and Ariel Lovera as Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 2, 2019 Meeting

Mr. Flint: Does the Board have any comments or corrections to the December 2, 2020 minutes?

Mr. Morgan: They looked good to me.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the December 2, 2019 meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Series 2019 Requisitions #1 - #4

Mr. Flint: We have Ratifications of Requisitions #1 through #4. Requisition #1 was in the amount of \$4,457,818.70. Requisition #2 was in the amount of \$2,035. Requisition #3 was in the amount of \$2,600,582.31. Requisition #4 was in the amount of \$1,850. Are there any questions on any of the requisitions?

Mr. Morgan: No questions, they look good George.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Requisitions #1 through #4, were ratified.

SIXTH ORDER OF BUSINESS

Consideration of Series 2019 Requisition #5

Mr. Flint: Next is Requisition #5, this is for Boyd Civil in the amount of \$2,000. Is there a motion to approve Requisition #5?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Requisition #5, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Bill of Sale Absolute and Agreement with Lennar Homes, LLC

Mr. Flint: We are going to defer action on the Bill of Sale.

Ms. Carpenter: George, just as an update we sent that information and all the documents for Requisitions #1 through #4 to get it all cleaned up last week. So, we should have this on the next agenda and that should wrap up all the requisitions at one time.

Mr. Flint: So, we will defer any action on this.

Ms. Carpenter: Yes.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services

Mr. Flint: Are there any questions on the proposal? If not is there a motion to approve?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Amtec to Provide Arbitrage Rebate Calculation Services, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Flint: We are suggesting holding the public hearing be on August 3, 2020 at 12:30 p.m. at the Oasis Club. Exhibit A to the resolution is attached. Right now we have included the 421 units, but we will be revising that once we get the information from the county. We've used the per unit amounts that are from Stoneybrook South at this point as a preliminary, and we will be adjusting them going into the public hearing. Are there any questions on the proposed budget, and if not is there a motion to approve the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing for August 3, 2020 at 12:30 p.m. at the Oasis Club, was approved.

TENTH ORDER OF BUSINESS

Discussion of Aquatic Plant Management Agreement

Mr. Flint: This is for an agreement with Applied Aquatic, Alan do you want to expand on this?

Mr. Scheerer: Yes, I've been talking with Lane in the field and on the phone for quite a while. There is one large pond that is scheduled to be in the name of the District out there. It currently has some issues and concerns and I thought this would be a good opportunity to discuss amongst staff and the Board the opportunity to perhaps enter into an agreement with Applied Aquatic to start the maintenance on that pond.

Mr. Flint: Alan, I spoke with Lane and my recommendation would be for the Board to approve this.

Mr. Sheerer: That's a great recommendation.

Mr. Morgan: Alan, how big is this pond?

Mr. Scheerer: I don't have the exact acreage of it, but it is probably one of the largest ponds we have out there.

Mr. Morgan: Lane is that the big L shaped pond?

Mr. Register. Yes. I should know the acreage, but it's a big one.

Mr. Morgan: It is already in trouble? We just built it!

Mr. Scheerer: Well, we have a couple of things going on there. We are starting to get a lot of algae in there. We are also starting to get cattail build up and we've noticed some shoreline hydrilla in that pond. Applied Aquatic and myself went out there, we did a complete and thorough walk of the entire pond. They are recommending that the sooner they get in on this pond, the sooner they can keep it from getting out of control come June or July. If we didn't enter into an agreement or if Lennar didn't want to go ahead and move forward with the maintenance of the pond, it could be even worse than what it is now. The shoreline hydrilla is the biggest item that is in this body of water that we need to try and start getting chemical on so it doesn't spread.

Mr. Morgan: Okay.

Mr. Flint: This proposal includes start up charge and then the monthly maintenance fee of \$595.

Mr. Sheerer: Yes and it does address emersed and submersed vegetation control as well.

Mr. Morgan: This is a storm water treatment pond isn't it?

Mr. Scheerer: It's a storm water run-off pond.

Mr. Morgan: The agreement looks good to me. I just had a couple of questions, that's all.

Mr. Flint: Is there a motion to approve this?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: You are going to follow up on the audit?

Ms. Carpenter: Yes, the audit requirements will be put in the next agenda so you can all read it. It's not critical at this point.

Mr. Morgan: This is the same one that was in the last CDD?

Ms. Carpenter: Yes. It's just a statutory change in the audit process. It's nothing significant, but everyone should be aware of it.

B. Engineer

Mr. Flint: Steve, anything for the Board?

Mr. Boyd: I don't have anything other than to ask if we are not going to act on the transfers this month?

Ms. Carpenter: No, the ones that we sent out to you if you can look through them, then we can get them done and the Board can ratify it next month. We want to go through all five requisitions at once, get the property, get the deeds, Bill of Sale, and your certification so we don't have to do it each time something new comes up.

Mr. Boys: Okay. Will do.

Ms. Carpenter: Perfect. Thank you.

Mr. Boyd: I don't have anything else to report.

B. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through March 31st. If there are any questions we can discuss those.

ii. Ratification of Funding Requests #3- #8

Mr. Flint: Are there any questions on the funding requests? Hearing none, is there a motion to ratify those?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Requests #3 - #8, were ratified.

iii. Presentation of Number of Registered Voters – 1 (Added)

Mr. Flint: We are required to announce the number of registered voters within the District as of April 15th. We have one registered voter as of April 15th. So, there is no action required on that.

TWELTH ORDER OF BUSINESS

**Supervisor's Request & Audience
Comments**

Mr. Flint: Are there any other items the board would like to discuss that are not on the agenda? Ashley, I know we kind of threw you into this. I don't know if you are familiar with CDDs or the requirements with the Sunshine Law and Public laws. We will get you some information on that.

Ms. Baksh: Sounds good.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF REAL PROPERTY INTERESTS AND IMPROVEMENTS RELATING TO SPECIAL ASSESSMENT BONDS, SERIES 2019, ASSESSMENT AREA ONE, PHASES 1 AND 2A, FOR REQUISITION NUMBERS 1-4; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE, ACCEPT AND RATIFY ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Creek Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Osceola County Ordinance 19-56 (“the Ordinance”); and

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

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

WHEREAS, the District issued its \$8,445,000 Storey Creek Community Development District Special Assessment Bonds, Series 2019 (Assessment Area One Project) (the “Series 2019 Bonds”), to pay in part the costs of constructing a portion of the infrastructure improvements within Assessment Area One (the “Assessment Area One Project”); and

WHEREAS, LENNAR HOMES, LLC, a Florida limited liability company (“Lennar”), has requested a requisition of funds from the proceeds of the Series 2019 Bonds and has transferred by acceptance of the District, and in accordance with the AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE between the District and Lennar, dated December 1, 2019, certain parcels of real property described in the Special Warranty Deed (the “Real Property”), attached hereto as part of Exhibit “A”, with related public improvements related to the Assessment Area One Project, as more particularly described in the Bill of Sale (the “Improvements” and collectively with the Real Property, the “Property”), attached hereto as part of Exhibit “A”; and

WHEREAS, the District counsel and the District Manager have reviewed the conveyance, and the District Engineer has reviewed the documents, Real Property and Improvements related to the conveyance of the Property and provided an Engineer's Certificate, attached hereto as part of Exhibit "B", to evidence compliance with the requirements of the District for accepting the Real Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Storey Creek Community Development District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Approval of Acquisition of Property. The Board hereby approves the acceptance of the Property, and the acceptance of the documents related thereto as provided in the composite Exhibit "A," (the "Conveyance Documents").
3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Property, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.
5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Creek Community Development District, this ____ day of _____, 2020.

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

- A-1. Special Warranty Deed
- A-2. Owner's Affidavit
- A-3. Agreement Regarding Taxes
- A-4. Bill of Sale Absolute and Agreement

Exhibit A-1

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

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 5th day of May, 2020 by **LENNAR HOMES, LLC**, a Florida limited liability company (the "Grantor"), whose address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172, to **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]


Special Warranty Deed
Storey Creek Community Development District
Special Assessment Bonds, Series 2019 (Assessment Area One Project), Phase 1 and Phase 2A, Requisitions 1-4

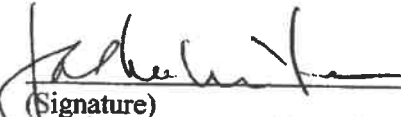
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.


Signed, sealed and delivered in our presence:

"GRANTOR"

LENNAR HOMES, LLC, a Florida limited liability company


(Signature)
Lane Register
(Print Name)


(Signature)
James Shoutwile
(Print Name)

By: 
Name: Brock Nicholas
Title: Vice President

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th of May, 2020 by Brock Nicholas of **LENNAR HOMES, LLC**, a Florida limited liability company on behalf of the company, who is personally known to me, or has produced _____ as identification.

(SEAL)

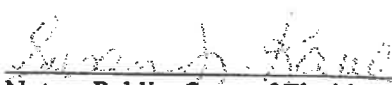

Notary Public, State of Florida
Print Name: Susan N. Kane
Comm. Exp.: 06/09/2022; Comm. No.: 66326417



EXHIBIT "A"

Legal Description of Property

(Stormwater and Recreation Tract)

Tract 3100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

(Open Space Tracts)

Tract 2100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2200, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2400, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2475, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2500, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2600, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2700, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2800, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7000, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7200, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 27, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Special Warranty Deed
Storey Creek Community Development District
Special Assessment Bonds, Series 2019 (Assessment Area One Project), Phase 1 and Phase 2A, Requisitions 1-4

Tract 28, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 549, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 550, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

(Wetland Tract)

Tract 2300, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Exhibit A-2

OWNER'S AFFIDAVIT

Storey Creek Community Development District
(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

STATE OF FLORIDA

COUNTY OF Orange

BEFORE ME, the undersigned authority, personally appeared Brock Nicholas ("Affiant") as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, authorized to do business in Florida, whose offices are located at 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172 (the "Owner"), who being first duly sworn on oath says:

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

2. That the Property is free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Creek Phase 1, as recorded in Plat Book 27, Page 164 and in the plat of Storey Creek Phase 2A, as recorded in Plat Book 28, Page 149, both in the Official Records of Osceola County, Florida (collectively, the "Plat").

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

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

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 5th, 2020

Signed, sealed and delivered in our presence:

[Signature]
(Signature)
Lane Register
(Print Name)
[Signature]
(Signature)
James Shankweiler
(Print Name)

LENNAR HOMES, LLC, a Florida limited liability company

[Signature]
By: _____
Name: Brock Nicholas
Title: Vice President

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 5th May, 2020 by Brock Nicholas of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me, or has produced _____ as identification.

(SEAL)



[Signature]
Notary Public: State of Florida
Print Name: SUSAN N. KANE
Comm. Exp.: 6/9/2022; Comm. No.: GG 224647

EXHIBIT "A"

Legal Description of Property

(Stormwater and Recreation Tract)

Tract 3100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

(Open Space Tracts)

Tract 2100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2200, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2400, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2475, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2500, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2600, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2700, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2800, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7000, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7200, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 27, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 28, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 549, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 550, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

(Wetland Tract)

Tract 2300, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Exhibit A-3

AGREEMENT REGARDING TAXES

Storey Creek Community Development District
(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this 5th day of May, 2020, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172 ("Developer"), and **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

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

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

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

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

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

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

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2019 and all prior years have been paid in full.
3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2020.

4. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2020, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Creek Community Development District
(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X 

Print: D. Lane Register

By: 

Print: Brock Nicholas

X 

Print: James Shoukweiler

Title: Vice President

ATTEST

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

X 

Print: George S. Flish
Secretary/Asst. Secretary

By: 

Print: D. Lane Register

Title: Vice Chairman

EXHIBIT "A"

Legal Description of the Property

(Stormwater and Recreation Tract)

Tract 3100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

(Open Space Tracts)

Tract 2100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2200, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2400, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2475, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

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Tract 2600, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2700, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 2800, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7000, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 7200, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Tract 27, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 28, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 549, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

Tract 550, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

(Wetland Tract)

Tract 2300, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

Exhibit A-4

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Creek Community Development District
(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this 5th day of May, 2020, by and between **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 700 N.W. 107th Ave., Suite 400, Miami, Florida 33172, and

RECITALS

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

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

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

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

1. The above recitals are true and correct and are hereby incorporated into this Agreement.
2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.
3. All personal property described and conveyed herein is conveyed in "AS IS" condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.
4. This Agreement may be executed in any number of counterparts with the same effect

as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

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

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC,
a Florida limited liability company

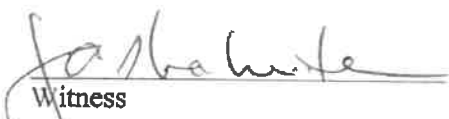

Witness

D. Lane Register
Printed Name

By: 

Print: Brock Nicholas

Title: Vice President


Witness

James Shortwiler
Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2020, by Brock Nicholas, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on its behalf. Said person is ☒ personally known to me, or ☐ has produced _____ as identification.



Susan N. Kane
Notary Public; State of Florida
Print Name: SUSAN N. KANE
My Commission Expires: 6/9/2022
My Commission No.: GG 224647

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Creek Community Development District
(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

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

ATTEST:

By: _____

Secretary/Asst. Secretary

George S. Flierl

By: _____

Print: _____

D Lane Register

Title: _____

Vice Chairman

STATE OF FLORIDA
COUNTY OF DRAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ ~~online notarization~~, this 5th day of May, 2020, by D Lane Register, as Vice Chairman of the Board of Supervisors of the **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is ☒ personally known to me or ☐ ~~has produced~~ as identification.



Susan N. Kane
Notary Public; State of Florida
Print Name: SUSAN N. KANE
My Commission Expires: 6/9/2022
My Commission No.: GG224647

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

1. Potable Water System
2. Reuse Water System
3. Sanitary Sewer System
4. Stormwater Drainage System
5. Earthwork and Grading
6. Electrical Infrastructure
7. Lift Station & Force Main (conveyed from Lennar Homes, LLC to the Storey Creek Community Development District pursuant to that certain Special Warranty Deed, recorded September 5, 2019 in Official Records Book 5584, Page 298 of the Public Records of Osceola County, Florida).
8. Paving
9. Force Main
10. Landscaping
11. Professional Fees
12. Tohopekaliga Water Authority Water and Sewer Fees

EXHIBIT "B"

ENGINEER'S CERTIFICATE

Exhibit B

CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District

(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

I, Steven N. Boyd, as a professional engineer of Boyd Civil Engineering, Inc., a Florida corporation licensed to provide professional services to the public in the State of Florida under Florida Certificate of Authorization No. 29791, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 ("BCE"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through BCE, currently serve as District Engineer to the Storey Creek Community Development District (the "District").

2. That the District proposes to accept, for perpetual ownership, operation and maintenance, certain real property described in Exhibit "A" attached hereto (the "Property"), as well as associated improvements made in, on, over and through the Property, including but not limited to those items of personal property listed on Exhibit "B" attached hereto and incorporated herein (collectively, the "Improvements").

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's acceptance of the Property and Improvements, and the District will rely on this Certification for such purposes.

4. That the Improvements, to the extent they exist, were constructed, installed and/or completed, as appropriate, in general accordance with known plans, specifications and permits required and/or approved by any known governmental authorities, as applicable.

5. That the Improvements are in good working order and repair, free from any and all major defects.

6. That there are no existing easements, encroachments or other matters that will prevent the District from accessing, operating, maintaining or repairing the Property and/or Improvements.

7. That the Improvements are properly permitted by the appropriate governmental entities (as applicable and if necessary), and that copies of the applicable documents and permits relating to the Property and/or Improvements that have actually been provided to BCE are being held by BCE as records of the District on its behalf.

8. That the District's acquisition, ownership, operation and maintenance of the Property and Improvements is consistent with existing plats depicting the Property and/or Improvements, the District's prior acceptance and current ownership of other areas within the District of a similar nature and type, and is not inconsistent with the District's Engineer's Cost Report, as amended.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District
(Special Assessment Bonds, Series 2019, Phase 1 and Phase 2A, Requisitions 1-4)

DATED: MAY 05, 2020.

Witness: Lisa K. Mountcastle

Print: Lisa K. Mountcastle

Witness: Steven N. Boyd

Print: Steven N. Boyd

Steven N. Boyd

STEVEN N. BOYD

Professional License No.: FL 43225

President, Boyd Civil Engineering, Inc.,

6816 Hanging Moss Road

Orlando, Florida 32807

FL Certificate of Authorization No. 43225

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 5th day of MAY, 2020 by STEVEN N. BOYD, of Boyd Civil Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is [☒] personally known to me or [☐] has produced a valid driver's license as identification.



Marybeth Lancione

Notary Public; State of Florida

Print Name: Marybeth Lancione

Comm. Exp.: 11/05/22

Comm. No.: GG 253938

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

(Stormwater and Recreation Tract)

Tract 3100, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

(Open Space Tracts)

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Tract 550, STOREY CREEK PHASE 2A, as described and recorded in Plat Book 28, Page 149, of the Official Records of Osceola County, Florida.

(Wetland Tract)

Tract 2300, STOREY CREEK PHASE 1, as described and recorded in Plat Book 27, Page 164, of the Official Records of Osceola County, Florida.

EXHIBIT "B"

PERSONAL PROPERTY

Personal property includes the infrastructure improvements as depicted on the latest approved construction plans for Phase 1 and Phase 2A of the Storey Creek Development prepared by Boyd Civil Engineering, Inc., which consist of all or a portion of the following:

1. Potable Water System
2. Reuse Water System
3. Sanitary Sewer System
4. Stormwater Drainage System
5. Earthwork and Grading
6. Electrical Infrastructure
7. Lift Station & Force Main (conveyed from Lennar Homes, LLC to the Storey Creek Community Development District pursuant to that certain Special Warranty Deed, recorded September 5, 2019 in Official Records Book 5584, Page 298 of the Public Records of Osceola County, Florida).
8. Paving
9. Force Main
10. Landscaping
11. Professional Fees
12. Tohopekaliga Water Authority Water and Sewer Fees

SECTION VI

SECTION A

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

(Acquisition and Construction)

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

- (A) Requisition Number: **6**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Lennar Homes LLC**
- (D) Amount Payable: **\$714,289.27**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Reimbursement #3 – Infrastructure construction previously completed by payee and approved by District Engineer. See attached summary and supporting documents.

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

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

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

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

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

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

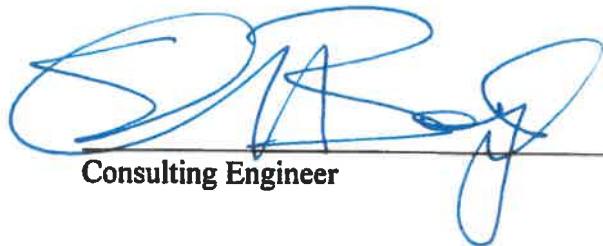
By: _____

Responsible Officer

Date: _____

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

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



Consulting Engineer

Storey Creek CDD, Assessment Area 1
Summary of Qualified Reimbursable Costs to be Included in Requisition #6
Completed by : Steve Boyd, District Engineer, Boyd Civil Engineering, Inc. - May 18, 2020

Dr. Davis Construction Pay Apps	Total	Category	Payee	Period	Approved	Description	REDUCTIONS TO CDD ELIGIBLE AMOUNTS	
							Bvld.	Lot Grading
Jr. Davis Storey Creek Phase 2A Invoice 125317 - Draw 4	\$ 259,806.43	Site Work	JR Davis Const. Co.	3/15/2020	3/17/2020	Storey Creek Phase 2A	\$	\$ 4,200.00
Jr. Davis Storey Creek Phase 2A Invoice 125317 - Draw 5	\$ 244,779.76	Site Work	JR Davis Const. Co.	2/25/2020	3/15/2020	Storey Creek Phase 2A	\$ 39,357.88	\$ 3,150.00
Jr. Davis Storey Creek Phase 2A Invoice 125950 - Draw 6	\$ 210,110.54	Site Work	JR Davis Const. Co.	3/15/2020	4/15/2020	Storey Creek Phase 2A	\$ 206,110.01	\$ 3,890.00
Deduct Master Blvd. Related Items	\$ 752,696.73							
Deduct Lot Grading	\$ (145,467.89)							
Adjusted Total	\$ 507,588.88						\$ 145,467.89	\$ 9,240.00

Design and Engineering	Total	Category	Payee	Period	Approved	Description	REDUCTIONS TO CDD ELIGIBLE AMOUNTS	
							Bvld.	Lot Grading
1076.005 Woodlands Park - Phase 2B - Pay App 7 Invoice #2568	\$ 1,937.56	Engineering	Boyd Civil	2/6/2020	Yes		\$	\$ 371.50
1076.005 Woodlands Park - Phase 2B - Pay App 8 Invoice #2597	\$ 3,133.88	Engineering	Boyd Civil	3/5/2020	Yes		\$	\$ 683.50
1076.004 Storey Creek Phase 2 - Pay App 10 Invoice #2567	\$ 3,579.61	Engineering	Boyd Civil	2/6/2020	Yes		\$	\$ 417.00
1076.004 Storey Creek Phase 2 - Pay App 11 Invoice #2596	\$ 4,692.43	Engineering	Boyd Civil	3/5/2020	Yes		\$	\$ 536.25
Total	\$ 13,343.48						\$ 2,008.25	\$
Deduct Master Blvd. Related Items	\$ (7,008.25)							
Adjusted Total	\$ 11,335.23							

Other Payments	Total	Category	Payee	Contract / Invoice	Description	REDUCTIONS TO CDD ELIGIBLE AMOUNTS	
						Bvld.	Intersection
Ozocla County Inspection Fee Phase 2A (50919-0045)	\$ 36,692.28	Fee	Ozocla County		Phase 1 TWA Water and Sewer Capital Charges	\$	\$ 17,256.30
Universal Engineering - Phase 1 Contract #37844560 -	\$ 57,521.00	Const Tests	Universal Engr			\$	\$ 3,035.00
Frank Poly - Phase 1 Landscaping Contract #3086675	\$ 176,485.51	Landscaping	Frank Poly			\$	\$ 90,030.01
Total	\$ 270,698.79					\$	\$ 107,286.31
Deduct Master Blvd. Related Items	\$ (107,286.31)						
Deduct Lot Grading	\$ (3,035.00)						
Adjusted Total	\$ 160,377.48						
GRAND TOTAL	\$ 770,931.55						

REMAINING CAPITAL ACCOUNT BALANCE	\$ 734,289.27
ADJUSTMENT TO TOTAL OF THIS REIMBURSEMENT REQUEST	\$ (86,672.28)
TOTAL AMOUNT FOR REQUISITION #6	\$ 714,289.27

REQUEST FOR PAYMENT

To:	LENNAR HOMES, LLC 4600 WEST CYPRESS STREET SUITE 200 TAMPA, FL 33607	Project: 2004- STOREY CREEK PH.2A	Period Ending Date: 1/25/2020 Invoice: 125817 Draw: 4
From:	Jr. Davis Construction Co., Inc. 210 Hangar Road Kissimmee, FL 34741	Engineer: Boyd Civil Engineering	Invoice Date: 1/25/2020 Contract Date: 10/15/2019
Contract For:			

Request for payment:

Original Contract Amount \$2,000,076.88
Approved Changes \$61,802.52
Revised contract amount

\$2,061,879.40

Contract completed to date

Add-ons to date \$0.00
Taxes to date \$0.00
Less Retainage \$161,425.90
Total completed less retainage \$1,153,026.63
Less previous requests
Current request for payment

\$1,452,833.06

Current billing

Current additional charges \$0.00
Current tax \$0.00
Less current retainage \$33,311.84
Current amount due \$609,046.34
Remaining contract to bill

\$299,806.43

\$333,118.27

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED

\$ 299,806.43

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation sheet that are changed to conform to the amount certified.)
ENGINEER: 2020.02.17 20:45:18

By: _____ Date: 05'00'

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	\$61,802.52	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$61,802.52	\$0.00
NET CHANGES By Change Order	\$61,802.52	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that currency payment shown herein is now due.

Contractor: Jr. Davis Construction Co., Inc.

State of: Florida

County of: Osceola

By: Christy Kelley

Date: 2/4/20

Subscribed and sworn to before me this 4th day of Feb 2020
Notary Public: [Signature]
My Commission expires: 5/2/20



No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION		NET DUE		REMAINING ON CONTRACT	
Application For Payment Summary		Amount	Cost Code	Amount		Amount		Amount		Amount		Amount		Amount	
2120	Surveying Staking	\$ 30,600.00	2120	\$ 18,750.00		\$ 7,800.00		\$ 26,550.00		\$ 2,855.00		\$ 23,695.00		\$ 4,050.00	
2651	Excavation	\$ 76,691.25	2651	\$ 74,261.07		\$ 2,430.18		\$ 76,691.25		\$ 7,669.13		\$ 69,022.13		\$ -	
2653	Grading	\$ 49,507.62	2653	\$ 13,197.59		\$ 7,731.32		\$ 20,928.91		\$ 2,092.89		\$ 18,836.02		\$ 28,578.71	
2655	Clear & Grubb	\$ 43,137.50	2655	\$ 43,137.50		\$ -		\$ 43,137.50		\$ 4,313.75		\$ 38,823.75		\$ -	
2745	Mobilization	\$ 9,254.00	2745	\$ 9,254.00		\$ -		\$ 9,254.00		\$ 925.40		\$ 8,328.60		\$ -	
2749	Erosion Control	\$ 41,755.00	2749	\$ 18,480.18		\$ -		\$ 16,480.18		\$ 1,648.02		\$ 14,832.16		\$ 25,275.71	
2751	Sanitary Sewer	\$ 360,290.12	2751	\$ 338,510.33		\$ 14,782.74		\$ 351,293.07		\$ 35,129.31		\$ 316,163.76		\$ 8,997.05	
3001	Drainage	\$ 223,888.00	3001	\$ 183,077.10		\$ 62,910.90		\$ 220,988.00		\$ 22,098.80		\$ 198,889.20		\$ 2,880.00	
3279	Paving	\$ 475,093.24	3279	\$ 460,996.19		\$ 7,626.85		\$ 468,626.04		\$ 46,862.50		\$ 421,763.44		\$ 8,467.20	
3279	Reclaim Water	\$ 537,318.08	3279	\$ -		\$ 165,946.31		\$ 165,946.31		\$ 16,594.83		\$ 149,351.48		\$ 371,371.77	
3279	Change Order 1 - 3279	\$ 152,561.18	3279	\$ 88,671.21		\$ 63,889.97		\$ 152,561.18		\$ 15,256.12		\$ 137,305.06		\$ -	
3279	Change Order 1 - 3279	\$ 55,069.00	3279	\$ 55,069.00		\$ -		\$ 55,069.00		\$ 5,506.90		\$ 49,562.10		\$ -	
2749	Change Order 1 - 2749	\$ 5,158.52	2749	\$ 5,158.52		\$ -		\$ 5,158.52		\$ 515.85		\$ 4,642.67		\$ -	
2836	Change Order 1 - 2836	\$ 1,575.00	2836	\$ 1,575.00		\$ -		\$ 1,575.00		\$ 157.50		\$ 1,417.50		\$ -	
TOTAL		\$ 2,061,879.40		\$ 1,281,140.89		\$ 333,118.27		\$ 1,614,258.96		\$ 161,425.90		\$ 1,452,833.06		\$ 447,520.44	
VENDOR: 6197086 CONTRACT # 43501601		Field Approval		Checked By		Office Approval		Entered By		Deduction of 10% Retention					
Jr Davis Construction Co										Total Due To Date					
INV. DATE: 1/25/20 INV. #125817 APPL. #4										Previous Application					
DESCRIPTION: Stony Creek PH2A										Balance Due This Application					
ACCT# Mut ACCT. DATE:															
No.	Description	Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED	COMPLETED THIS INVOICE	COMPLETED TO DATE	REMAINING ON CONTRACT						
						Qty	Amount	Qty	Amount						
Woodland Park Master															
2651	Excavation	13,093.00	CY	\$ 1.35	\$ 17,675.55	13,093.00	\$ 17,675.55	13,093.00	\$ 17,675.55						
2651	Enticement	85,530.00	CY	\$ 0.89	\$ 59,015.70	85,530.00	\$ 59,015.70	85,530.00	\$ 59,015.70						
Total Excavation					\$ 76,691.25	3,522.00	\$ 2,430.18		\$ 76,691.25						
Clear and Grubb															
2655	Demol Fence (Partial)	1	LS	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00						
2655	Clear & Grub	22.5	AC	\$ 1,095.00	\$ 24,637.50	22.50	\$ 24,637.50	22.50	\$ 24,637.50						
2655	Well Abandonment Allowance	1	LS	\$ 8,000.00	\$ 8,000.00	1.00	\$ 8,000.00	1.00	\$ 8,000.00						
2655	Tree Trimming	1	LS	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	1.00	\$ 7,500.00						
Total Clear & Grubb					\$ 43,137.50		\$ 43,137.50		\$ 43,137.50						
Mobilization															
2745	Mobilization	1.00	LS	\$ 9,254.00	\$ 9,254.00	1.00	\$ 9,254.00	1.00	\$ 9,254.00						
Total Excavation					\$ 8,254.00		\$ 8,254.00		\$ 8,254.00						
Erosion Control															
2749	Construction Entrance	1.00	EA	\$ 3,250.00	\$ 3,250.00	1.00	\$ 3,250.00	1.00	\$ 3,250.00						
2749	Silt Fence	4,742.00	LF	\$ 2.79	\$ 13,230.18	4,742.00	\$ 13,230.18	4,742.00	\$ 13,230.18						
2749	Orange Erosion Fence	1,323.00	LF	\$ 4.85	\$ 6,416.55		\$ -	0.00	\$ -						
2749	Sod Back of Curb	5,065.00	SY	\$ 2.68	\$ 13,574.20		\$ -	0.00	\$ -						
Total Erosion Control					\$ 30,470.93		\$ 16,480.18		\$ 16,480.18						
Woodland Park Road															
2853	Grading	5,648.00	SY	\$ 2.01	\$ 11,352.48		\$ -	0.00	\$ -						
Grade Right-of-Way					\$ 11,352.48		\$ -		\$ -						
Total Remaining Wall					\$ 11,352.48		\$ -		\$ -						

DESCRIPTION: Sundry Creek PH2A									
Erosion Control									
2748	Sod	1,972.00	SY	\$	2.68	\$	5,284.96	\$	5,284.96
Total Erosion Control									
								\$	1,972.00
								\$	5,284.96
Sanitary Sewer									
2751	8" SDR28 PVC (16-18' Cut)	288	LF	\$	68.74	\$	19,721.12	\$	19,721.12
2751	8" SDR28 PVC (18-20' Cut)	371	LF	\$	71.62	\$	26,571.02	\$	26,571.02
2751	Manhole (16-18' Deep)	1	EA	\$	13,880.44	\$	13,880.44	\$	13,880.44
2751	Manhole (18-20' Deep)	2	EA	\$	15,115.99	\$	30,231.98	\$	30,231.98
2751	Connect To Existing	1	LS	\$	9,055.00	\$	9,055.00	\$	9,055.00
Total Sanitary Sewer									
								\$	98,969.56
Water Distribution									
2851	Connect To Existing WM	1.00	LF	\$	10,457.16	\$	10,457.16	\$	10,457.16
2851	8" PVC WM	60	LF	\$	16.91	\$	1,014.60	\$	1,014.60
2851	10" PVC WM	721.00	EA	\$	23.61	\$	17,022.81	\$	17,022.81
2851	Blow-Off 10" WM	1.00	EA	\$	6,316.46	\$	6,316.46	\$	6,316.46
2851	10" Gate Valve WM	4.00	EA	\$	2,287.75	\$	9,151.00	\$	9,151.00
2851	8" Gate Valve WM	1	LS	\$	1,880.78	\$	1,880.78	\$	1,880.78
2851	Fire Hydrant Assembly WM	1	EA	\$	4,045.95	\$	4,045.95	\$	4,045.95
2851	Fittings - WM	1	EA	\$	7,029.49	\$	7,029.49	\$	7,029.49
2851	Testing - WM	781	LS	\$	3.00	\$	2,343.00	\$	2,343.00
Total Water Distribution									
								\$	59,035.26
Drainage Storm									
Pipe									
3001	18" Class III RCP	232.00	LF	\$	941.66	\$	218,562.32	\$	218,562.32
3001	24" Class III RCP	39.00	LF	\$	932.16	\$	36,354.24	\$	36,354.24
3001	30" Class III RCP	60.00	LF	\$	973.42	\$	58,405.20	\$	58,405.20
3001	36" Class III RCP	601.00	LF	\$	994.73	\$	597,848.73	\$	597,848.73
Drainage Structure									
3001	Type P-8 Curb Inlet	5.00	EA	\$	4,042.10	\$	20,210.50	\$	20,210.50
3001	Type P-8 Manhole	1.00	EA	\$	58,995.09	\$	58,995.09	\$	58,995.09
3001	Type A-8 Manhole	3.00	EA	\$	35,510.74	\$	106,532.22	\$	106,532.22
Total Drainage									
								\$	1,156,110.71
Paving									
3279	12" Stabilized Subgrade	3,614.00	SY	\$	54.55	\$	196,443.70	\$	196,443.70
3279	6" Linerlet Base	2,428.00	SY	\$	168.21	\$	408,357.88	\$	408,357.88
3279	2-1/2" Type SP-0.5 (2 Lhs)	2,428.00	SY	\$	320.10	\$	778,568.80	\$	778,568.80
3279	Type F Curb & Gutter	1,370.00	LF	\$	13.04	\$	17,864.80	\$	17,864.80
3279	Type A Curb	1,315.00	LF	\$	13.24	\$	17,410.80	\$	17,410.80

DESCRIPTION: Storey Creek PH2A											
2120	Construction Survey / Layout	1	LS	\$ 25,000.00	\$ 25,000.00	0.75	\$ 18,750.00	0.20	\$ 5,000.00	0.95	\$ 23,750.00
2120	Certified Abstracts	1	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$ -	0.50	\$ 2,500.00	0.50	\$ 2,500.00
	Total Surveying			\$ 30,000.00	\$ 30,000.00		\$ 18,750.00		\$ 7,500.00		\$ 26,250.00
2653	Grading	6,367.00	SY	\$ 1.88	\$ 11,989.96		\$ -	889.00	\$ 1,671.32	889.00	\$ 1,671.32
	Grade Right-of-Way										\$ 10,298.64
2653	Final Grading (Lots)	89.00	SY	\$ 210.00	\$ 18,690.00	45.00	\$ 9,450.00	20.00	\$ 4,200.00	65.00	\$ 13,650.00
2653	Final Grading	24,178.00	SY	\$ 0.31	\$ 7,485.18	12,086.00	\$ 3,747.59	6,000.00	\$ 1,860.00	18,086.00	\$ 5,607.59
	Total Grading			\$ 38,155.14	\$ 38,155.14		\$ 13,197.59		\$ 7,711.32		\$ 20,928.51
2751	Sanitary Sewer	890	LF	\$24.75	\$ 17,077.50	680.00	\$ 17,077.50		\$ -	690.00	\$ 17,077.50
2751	8" SDR35 PVC (6'-8" Cut)	810.00	LF	\$27.05	\$ 22,126.50	810.00	\$ 22,126.50		\$ -	810.00	\$ 22,126.50
2751	8" SDR35 PVC (10'-12" Cut)	752	LF	\$31.50	\$ 23,688.00	752.00	\$ 23,688.00		\$ -	752.00	\$ 23,688.00
2751	8" SDR28 PVC (12'-14" Cut)	398	LF	\$33.35	\$ 13,393.80	388.00	\$ 12,939.80		\$ -	388.00	\$ 12,939.80
2751	8" SDR28 PVC (16'-18" Cut)	64	LF	\$51.00	\$ 3,264.00	64.00	\$ 3,264.00		\$ -	64.00	\$ 3,264.00
2751	8" SDR28 PVC (18'-20" Cut)	122	LF	\$70.10	\$ 8,552.20	122.00	\$ 8,552.20		\$ -	122.00	\$ 8,552.20
2751	4" Diameter Sanitary Manhole (6'-8" Deep)	3	EA	\$5,143.00	\$ 15,429.00	3.00	\$ 15,429.00		\$ -	3.00	\$ 15,429.00
2751	4" Diameter Sanitary Manhole (8'-10" Deep)	3	EA	\$8,045.00	\$ 24,135.00	3.00	\$ 24,135.00		\$ -	3.00	\$ 24,135.00
2751	4" Diameter Sanitary Manhole (10'-12" Deep)	3	EA	\$7,300.00	\$ 21,900.00	3.00	\$ 21,900.00		\$ -	3.00	\$ 21,900.00
2751	5" Diameter Sanitary Manhole (12'-14" Deep)	2	EA	\$11,900.00	\$ 23,800.00	2.00	\$ 23,800.00		\$ -	2.00	\$ 23,800.00
2751	6" Diameter Sanitary Manhole (16'-18" Deep)	1	EA	\$15,115.99	\$ 15,115.99	1.00	\$ 15,115.99		\$ -	1.00	\$ 15,115.99
2751	6" Diameter Sanitary Manhole (18'-20" Deep)	1	EA	\$7,500.00	\$ 7,500.00	1.00	\$ 7,500.00		\$ -	1.00	\$ 7,500.00
2751	Sanitary Sewer Testing	3493	LF	\$5.15	\$ 17,989.95	0.00	\$ -	1748.00	\$ 8,991.90	1748.00	\$ 8,991.90
2751	Single Sanitary Service	8	EA	\$770.00	\$ 6,160.00	3.00	\$ 2,310.00	5.00	\$ 3,850.00	8.00	\$ 6,160.00
2751	Double Sanitary Service	41	EA	\$970.42	\$ 39,787.22	39.00	\$ 37,846.38	2.00	\$ 1,940.84	41.00	\$ 39,787.22
	Total Sanitary Sewer			\$ 261,320.56	\$ 261,320.56		\$ 237,540.77		\$ 14,782.79		\$ 252,323.51
2851	Water Distribution	1.00	EA	\$2,185.00	\$ 2,185.00	1.00	\$ 2,185.00		\$ -	1.00	\$ 2,185.00
2851	Connect To Existing WM	2780	LF	\$15.80	\$ 43,924.00	2153.00	\$ 34,017.40	627.00	\$ 9,906.60	2,780.00	\$ 43,924.00
2851	6" PVC WM	4.00	EA	\$5,368.00	\$ 21,432.00	2.20	\$ 11,787.60	1.80	\$ 9,844.40	4.00	\$ 21,432.00
2851	8" Gate Valve WM	13.00	EA	\$1,669.00	\$ 21,697.00	8.24	\$ 13,752.56	4.76	\$ 7,944.44	13.00	\$ 21,697.00
2851	Fire Hydrant Assembly WM	5.00	EA	\$4,045.95	\$ 20,229.75	5.00	\$ 20,229.75		\$ -	5.00	\$ 20,229.75
2851	Fittings - WM	2851	LF	\$6,255.00	\$ 6,255.00	0.80	\$ 5,004.00	0.20	\$ 1,251.00	1.00	\$ 6,255.00
2851	Testing - WM	2780	LF	\$2.25	\$ 6,255.00	0.00	\$ -	1500.00	\$ 3,375.00	1500.00	\$ 3,375.00
2851	Double Service WM	39	EA	\$925.00	\$ 36,075.00	26.33	\$ 24,355.25	12.67	\$ 11,719.75	39.00	\$ 36,075.00
2851	Single Service WM	12	EA	\$586.00	\$ 6,792.00	5.78	\$ 3,265.70	6.22	\$ 3,514.30	12.00	\$ 6,792.00
	Total Water Distribution			\$ 164,832.75	\$ 164,832.75		\$ 114,587.26		\$ 47,355.49		\$ 161,942.75
3001	Drainage Storm	698.00	LF	\$37.29	\$ 26,028.42	698.00	\$ 26,028.42		\$ -	698.00	\$ 26,028.42
3001	18" Class III RCP	632.00	LF	\$60.11	\$ 37,989.52	632.00	\$ 37,989.52		\$ -	632.00	\$ 37,989.52
3001	24" Class III RCP	818.00	LF	\$73.42	\$ 60,057.56	818.00	\$ 60,057.56		\$ -	818.00	\$ 60,057.56
3001	36" Class III RCP	738.00	LF	\$93.80	\$ 69,318.20	738.00	\$ 69,318.20		\$ -	738.00	\$ 69,318.20
3001	Drainage Storm	10.00	EA	\$3,692.00	\$ 36,920.00	9.00	\$ 33,228.00	1.00	\$ 3,692.00	10.00	\$ 36,920.00
3001	Type P-4 Curb Inlet	16.00	EA	\$4,042.00	\$ 64,672.00	14.40	\$ 58,204.80		\$ -	14.40	\$ 58,204.80
3001	Type P-6 Manhole	3.00	EA	\$2,163.81	\$ 6,491.43	3.00	\$ 6,491.43		\$ -	3.00	\$ 6,491.43
3001	Type J-5 Curb Inlet	1.00	EA	\$6,888.00	\$ 6,888.00	0.90	\$ 6,199.20	0.10	\$ 688.80	1.00	\$ 6,888.00
3001	Type J-6 Curb Inlet	2.00	EA	\$8,125.00	\$ 16,250.00	1.80	\$ 14,625.00	0.20	\$ 1,625.00	2.00	\$ 16,250.00
3001	Type J-8 Manhole	2.00	EA	\$5,100.00	\$ 10,200.00	2.00	\$ 10,200.00		\$ -	2.00	\$ 10,200.00
3001	Type E Inlet	2.00	EA	\$4,039.00	\$ 8,078.00	2.00	\$ 8,078.00		\$ -	2.00	\$ 8,078.00
	Total Drainage			\$ 336,962.53	\$ 336,962.53		\$ 324,908.53		\$ 5,005.80		\$ 329,914.33
3279	Maintenance of Traffic	1	LS	\$500.00	\$ 500.00		\$ -		\$ -		\$ -
3279	12" Stabilized Subgrade	10,071.00	SY	\$4.56	\$ 45,923.76		\$ -	1,007.10	\$ 45,923.76		\$ 46,930.76
3279	6" Limerock Base	7,945.00	SY	\$13.01	\$ 103,364.45		\$ -	2,000.00	\$ 26,020.00		\$ 109,384.45
3279	1.5" Type SP-9.5 11FT	7,945.00	SY	\$10.91	\$ 86,679.95		\$ -		\$ -		\$ -
											\$ 7,945.00
											\$ 86,679.95

[illegible]

REQUEST FOR PAYMENT

To: LENNAR HOMES, LLC
 4600 WEST CYPRESS STREET
 SUITE 200
 TAMPA, FL 33607
From: Jr. Davis Construction Co., Inc.
 210 Hangar Road
 Kissimmee, FL 34741
Contract For:

Project: 2004- STOREY CREEK PH.2A
Engineer: Boyd Civil Engineering
Period Ending Date: 2/25/2020
Invoice: 125884
Draw: 5
Invoice Date: 2/25/2020
Contract Date: 10/15/2019

Request for payment:

Original Contract Amount \$2,000,076.88
 Approved Changes \$157,988.52
 Revised contract amount

\$2,158,065.40

Contract completed to date

Add-ons to date \$0.00
 Taxes to date \$0.00
 Less Retainage \$188,401.42
 Total completed less retainage \$1,452,833.06
 Less previous requests
 Current request for payment

\$1,884,014.24

Current billing

Current additional charges \$0.00
 Current tax \$0.00
 Less current retainage \$26,975.52
 Current amount due \$462,452.58
 Remaining contract to bill

\$242,779.76

\$269,755.28

\$242,779.76

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED

\$ 242,779.76

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation Sheet that are changed to conform to the amount certified.)
ENGINEER:

By:

[Signature]

Date:

2020.03.25 13:13:20 -04'00'

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	\$61,802.52	\$0.00
Total Approved this Month	\$96,186.00	\$0.00
TOTALS	\$157,988.52	\$0.00
NET CHANGES By Change Order	\$157,988.52	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that currency payment shown herein is now due.

Contractor: Jr. Davis Construction Co., Inc.

State of: Florida

County of: Osceola

By:

[Signature]

Date:

2/25/20

Subscribed and sworn to before me this

25th

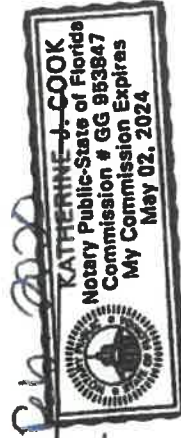
day of

Notary Public:

[Signature]

My Commission expires:

5/2/24



No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code	Amount		Amount		Amount				Amount	
Application For Payment Summary													
2120	Surveying Staking												
2651	Excavation	\$ 30,800.00	2120	\$ 28,550.00		\$ 2,650.00		\$ 29,200.00	\$ 2,920.00	\$ 26,280.00	\$	1,400.00	
2653	Grading	\$ 76,691.25	2651	\$ 76,691.25		\$		\$ 76,691.25	\$ 7,669.13	\$ 69,022.13	\$		
2655	Clear & Grubb	\$ 48,507.82	2653	\$ 20,928.91		\$ 8,001.73		\$ 29,530.64	\$ 2,953.06	\$ 26,577.58	\$	19,976.98	
2745	Mobilization	\$ 43,137.50	2655	\$ 43,137.50				\$ 43,137.50	\$ 4,313.75	\$ 38,823.75	\$		
2749	Erosion Control	\$ 9,254.00	2745	\$ 9,254.00				\$ 9,254.00	\$ 925.40	\$ 8,328.60	\$		
2761	Sanitary Sewer	\$ 41,755.89	2749	\$ 16,480.18		\$ 18,524.79		\$ 35,094.97	\$ 3,500.50	\$ 31,504.47	\$		
2851	Water	\$ 300,290.12	2761	\$ 351,253.07		\$ 4,501.10		\$ 365,794.17	\$ 35,579.42	\$ 320,214.75	\$		
3001	Drainage	\$ 223,868.00	2851	\$ 220,968.00		\$ 2,980.00		\$ 223,868.00	\$ 22,368.80	\$ 201,481.20	\$		
3279	Retain	\$ 475,093.24	3001	\$ 468,626.04		\$ 6,467.20		\$ 475,093.24	\$ 47,509.32	\$ 427,583.92	\$		
3275	Reclaim Water	\$ 537,318.08	3279	\$ 165,946.31		\$ 146,380.26		\$ 312,376.57	\$ 31,232.66	\$ 281,093.91	\$		
3279	Change Order 1 - 3279	\$ 152,561.18	3275	\$ 152,561.18		\$		\$ 152,561.18	\$ 15,256.12	\$ 137,305.06	\$		
2749	Change Order 1 - 2749	\$ 5,068.00	3279	\$ 55,069.00		\$		\$ 55,069.00	\$ 5,068.00	\$ 49,562.10	\$		
2836	Change Order 1 - 2836	\$ 5,158.52	2749	\$ 5,158.52		\$		\$ 5,158.52	\$ 515.85	\$ 4,642.67	\$		
2120	Change Order 2 - 2120	\$ 1,575.00	2836	\$ 1,575.00		\$		\$ 1,575.00	\$ 157.50	\$ 1,417.50	\$		
2651	Change Order 2 - 2651	\$ 1,900.00	2120	\$ -		\$ 1,900.00		\$ 1,900.00	\$ 190.00	\$ 1,710.00	\$		
2655	Change Order 2 - 2655	\$ 55,200.00	2651	\$ -		\$ 38,764.20		\$ 38,764.20	\$ 3,876.42	\$ 34,887.78	\$	16,435.80	
2749	Change Order 2 - 2749	\$ 14,235.00	2655	\$ -		\$ 14,235.00		\$ 14,235.00	\$ 1,423.50	\$ 12,811.50	\$		
2687	Change Order 2 - 2687	\$ 12,555.00	2749	\$ -		\$ 12,555.00		\$ 12,555.00	\$ 1,255.50	\$ 11,299.50	\$		
TOTAL		\$ 2,158,065.40		\$ 1,814,258.98		\$ 269,756.28		\$ 1,884,014.24	\$ 188,401.42	\$ 1,695,612.82	\$	274,051.16	
VENDOR: 8197088 CONTRACT # 43501601													
Jr Davis Construction Co													
INV/DATE: 2/25/20 INV/125864 APPL #5													
Deduction of 10% Retention													
Total Due To-Date													
Previous Application													
Balance Due This Application													
242,779.78													

No.	Description	Qty	Unit	Price	Amount	Previously Completed	Completed This Invoice	Completed To Date	Retention	Net Due	Remaining On Contract
Woodland Park Master											
2651	Excavation	13,093.00	CY	\$ 1.35	\$ 17,675.55	13,093.00	\$ 17,675.55	\$ 17,675.55	\$ -	\$ -	\$ -
2651	Excavation	85,530.00	CY	\$ 0.69	\$ 59,015.70	85,530.00	\$ 59,015.70	\$ 59,015.70	\$ -	\$ -	\$ -
2655	Clear and Grub	1	LS	\$ 76,691.25	\$ 76,691.25	1	\$ 76,691.25	\$ 76,691.25	\$ -	\$ -	\$ -
2655	Clear and Grub	1	LS	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -
2655	Clear and Grub	22.5	AC	\$ 24,637.50	\$ 24,637.50	22.5	\$ 24,637.50	\$ 24,637.50	\$ -	\$ -	\$ -
2655	Well Abandonment Allowance	1	LS	\$ 8,000.00	\$ 8,000.00	1	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -
2655	Tree Trimming	1	LS	\$ 7,500.00	\$ 7,500.00	1	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	\$ -
2655	Total Clear & Grub	1	LS	\$ 43,137.50	\$ 43,137.50	1	\$ 43,137.50	\$ 43,137.50	\$ -	\$ -	\$ -
2745	Mobilization	1.00	LS	\$ 9,254.00	\$ 9,254.00	1.00	\$ 9,254.00	\$ 9,254.00	\$ -	\$ -	\$ -
2745	Total Excavation	1.00	LS	\$ 9,254.00	\$ 9,254.00	1.00	\$ 9,254.00	\$ 9,254.00	\$ -	\$ -	\$ -
2749	Erosion Control	1.00	EA	\$ 3,250.00	\$ 3,250.00	1.00	\$ 3,250.00	\$ 3,250.00	\$ -	\$ -	\$ -
2749	SIR Fence	4,742.00	LF	\$ 2,781.00	\$ 13,200.18	4,742.00	\$ 13,200.18	\$ 13,200.18	\$ -	\$ -	\$ -
2749	Orange Enviro-Fence	1,323.00	LF	\$ 4,851.00	\$ 6,416.55	1,323.00	\$ 6,416.55	\$ 6,416.55	\$ -	\$ -	\$ -
2749	Sod Back of Curb	5,065.00	SY	\$ 2,687.00	\$ 13,574.20	5,065.00	\$ 13,574.20	\$ 13,574.20	\$ -	\$ -	\$ -
2749	Total Erosion Control	1.00	EA	\$ 36,470.93	\$ 36,470.93	1.00	\$ 36,470.93	\$ 36,470.93	\$ -	\$ -	\$ -
Woodland Park Road											
2653	Grading	5,648.00	SY	\$ 2,011.00	\$ 11,352.48	5,648.00	\$ 11,352.48	\$ 11,352.48	\$ -	\$ -	\$ -
2653	Grades Right-of-Way	5,648.00	SY	\$ 2,011.00	\$ 11,352.48	5,648.00	\$ 11,352.48	\$ 11,352.48	\$ -	\$ -	\$ -
2653	Total Retaining Wall	5,648.00	SY	\$ 2,011.00	\$ 11,352.48	5,648.00	\$ 11,352.48	\$ 11,352.48	\$ -	\$ -	\$ -

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED			COMPLETED THIS PERIOD			COMPLETED TO DATE			REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Amount
2749	Erosion Control															
	Sod	1,972.00	SY	\$ 2.88	\$ 5,284.96		\$ -		\$ -		\$ -	0.00	\$ -	1,972.00	\$ -	\$ 5,284.96
	Total Erosion Control				\$ 5,284.96		\$ -		\$ -		\$ -		\$ -		\$ -	\$ 5,284.96
	Sanitary Sewer															
2751	8" SDR26 PVC (16-18" Out)	288	LF	\$ 66.74	\$ 19,221.12	288.00	\$ 19,221.12		\$ -		\$ -	288.00	\$ 19,221.12		\$ -	\$ -
2751	8" SDR26 PVC (18-20" Out)	371	LF	\$ 71.62	\$ 26,571.02	371.00	\$ 26,571.02		\$ -		\$ -	371.00	\$ 26,571.02		\$ -	\$ -
2751	Manhole (16-18" Deep)	1	EA	\$ 13,890.44	\$ 13,890.44	1.00	\$ 13,890.44		\$ -		\$ -	1.00	\$ 13,890.44		\$ -	\$ -
2751	Manhole (18-20" Deep)	2	EA	\$ 15,115.99	\$ 30,231.98	2.00	\$ 30,231.98		\$ -		\$ -	2.00	\$ 30,231.98		\$ -	\$ -
2751	Connect To Existing	1	LS	\$ 9,055.00	\$ 9,055.00	1.00	\$ 9,055.00		\$ -		\$ -	1.00	\$ 9,055.00		\$ -	\$ -
	Total Sanitary Sewer				\$ 98,969.56		\$ 98,969.56		\$ -		\$ -		\$ 98,969.56		\$ -	\$ 98,969.56
	Water Distribution															
2851	Connect To Existing WM	1.00	LF	\$ 10,457.16	\$ 10,457.16	1.00	\$ 10,457.16		\$ -		\$ -	1.00	\$ 10,457.16		\$ -	\$ -
2851	8" PVC WM	60	LF	\$ 16.81	\$ 1,008.60	60.00	\$ 1,008.60		\$ -		\$ -	60.00	\$ 1,008.60		\$ -	\$ -
2851	10" PVC WM	721.00	EA	\$ 23.61	\$ 17,022.81	721.00	\$ 17,022.81		\$ -		\$ -	721.00	\$ 17,022.81		\$ -	\$ -
2851	Blow-Off 10" WM	1.00	EA	\$ 8,316.46	\$ 8,316.46	1.00	\$ 8,316.46		\$ -		\$ -	1.00	\$ 8,316.46		\$ -	\$ -
2851	10" Gate Valve WM	4.00	EA	\$ 2,287.75	\$ 9,151.00	4.00	\$ 9,151.00		\$ -		\$ -	4.00	\$ 9,151.00		\$ -	\$ -
2851	8" Gate Valve WM	1	LS	\$ 1,680.78	\$ 1,680.78	1.00	\$ 1,680.78		\$ -		\$ -	1.00	\$ 1,680.78		\$ -	\$ -
2851	Pre Hydrant Assembly WM	1	EA	\$ 4,045.95	\$ 4,045.95	1.00	\$ 4,045.95		\$ -		\$ -	1.00	\$ 4,045.95		\$ -	\$ -
2851	Fittings - WM	1	EA	\$ 7,029.49	\$ 7,029.49	1.00	\$ 7,029.49		\$ -		\$ -	1.00	\$ 7,029.49		\$ -	\$ -
2851	Teelings - WM	781	LS	\$ 3.00	\$ 2,343.00	781.00	\$ 2,343.00		\$ -		\$ -	781.00	\$ 2,343.00		\$ -	\$ -
	Total Water Distribution				\$ 59,035.25		\$ 59,035.25		\$ -		\$ -		\$ 59,035.25		\$ -	\$ 59,035.25
	Drainage Storm															
	Pipe															
3001	18" Class III RCP	232.00	LF	\$ 41.68	\$ 9,665.12	232.00	\$ 9,665.12		\$ -		\$ -	232.00	\$ 9,665.12		\$ -	\$ -
3001	24" Class III RCP	39.00	LF	\$ 92.15	\$ 3,593.85	39.00	\$ 3,593.85		\$ -		\$ -	39.00	\$ 3,593.85		\$ -	\$ -
3001	30" Class III RCP	60.00	LF	\$ 73.42	\$ 4,405.20	60.00	\$ 4,405.20		\$ -		\$ -	60.00	\$ 4,405.20		\$ -	\$ -
3001	36" Class III RCP	801.00	LF	\$ 94.73	\$ 75,878.73	801.00	\$ 75,878.73		\$ -		\$ -	801.00	\$ 75,878.73		\$ -	\$ -
	Drainage Structures															
3001	Type P-6 Curb Inlet	5.00	EA	\$ 4,042.10	\$ 20,210.50	5.00	\$ 20,210.50		\$ -		\$ -	5.00	\$ 20,210.50		\$ -	\$ -
3001	Type P-8 Manhole	1.00	EA	\$ 8,995.09	\$ 8,995.09	1.00	\$ 8,995.09		\$ -		\$ -	1.00	\$ 8,995.09		\$ -	\$ -
3001	Type J-8 Manhole	3.00	EA	\$ 5,510.74	\$ 16,532.22	3.00	\$ 16,532.22		\$ -		\$ -	3.00	\$ 16,532.22		\$ -	\$ -
	Total Drainage				\$ 136,110.71		\$ 136,110.71		\$ -		\$ -		\$ 136,110.71		\$ -	\$ 136,110.71
	Paving															
3279	12" Stabilized Subgrade	3,614.00	SY	\$ 4.55	\$ 16,443.70	3,614.00	\$ 16,443.70		\$ -		\$ -	3,614.00	\$ 16,443.70		\$ -	\$ -
3279	8" Limerock Base	2,428.00	SY	\$ 16.21	\$ 39,357.88	2,428.00	\$ 39,357.88		\$ -		\$ -	2,428.00	\$ 39,357.88		\$ -	\$ -
3279	2-1/2" Type SP-9.5 (2 Lbs)	48,802.80	SY	\$ 20.10	\$ 9,809.22	48,802.80	\$ 9,809.22		\$ -		\$ -	48,802.80	\$ 9,809.22		\$ -	\$ -
3279	Type F Curb & Gutter	1,370.00	LF	\$ 13.04	\$ 17,864.80	1,370.00	\$ 17,864.80		\$ -		\$ -	1,370.00	\$ 17,864.80		\$ -	\$ -
3279	Type A Curb	1,315.00	LF	\$ 13.24	\$ 17,410.60	1,315.00	\$ 17,410.60		\$ -		\$ -	1,315.00	\$ 17,410.60		\$ -	\$ -
3279	Valley Gutter	71.00	LF	\$ 29.79	\$ 2,115.09	71.00	\$ 2,115.09		\$ -		\$ -	71.00	\$ 2,115.09		\$ -	\$ -
3279	5' Wide 4" Thick Concrete Sidewalk	822.00	SY	\$ 19.94	\$ 16,390.68	822.00	\$ 16,390.68		\$ -		\$ -	822.00	\$ 16,390.68		\$ -	\$ -
3279	Handicap Ramp	6	EA	\$ 1,544.00	\$ 9,264.00	6	\$ 9,264.00		\$ -		\$ -	6	\$ 9,264.00		\$ -	\$ -
3279	Pavement Markings	1.00	LS	\$ 12,900.00	\$ 12,900.00	1.00	\$ 12,900.00		\$ -		\$ -	1.00	\$ 12,900.00		\$ -	\$ -
	Total Paving				\$ 180,549.55		\$ 180,549.55		\$ -		\$ -		\$ 180,549.55		\$ -	\$ 180,549.55
	Rough Water															
3735	4" PVC RM	10.00	LF	\$ 45.00	\$ 450.00	10.00	\$ 450.00		\$ -		\$ -	10.00	\$ 450.00		\$ -	\$ -
3735	6" PVC RM	762.00	LF	\$ 16.81	\$ 12,809.22	762.00	\$ 12,809.22		\$ -		\$ -	762.00	\$ 12,809.22		\$ -	\$ -
3735	8" Gate Valve RM	4.00	EA	\$ 1,617.42	\$ 6,469.68	4.00	\$ 6,469.68		\$ -		\$ -	4.00	\$ 6,469.68		\$ -	\$ -
3735	Blow-Off 8" RM	1	EA	\$ 6,316.46	\$ 6,316.46	1.00	\$ 6,316.46		\$ -		\$ -	1.00	\$ 6,316.46		\$ -	\$ -
3735	Connect To Existing RM	1	LS	\$ 4,900.00	\$ 4,900.00	1.00	\$ 4,900.00		\$ -		\$ -	1.00	\$ 4,900.00		\$ -	\$ -
3735	Fittings - RM	1	EA	\$ 5,475.00	\$ 5,475.00	1.00	\$ 5,475.00		\$ -		\$ -	1.00	\$ 5,475.00		\$ -	\$ -
3735	Teelings - RM	772	EA	\$ 2.75	\$ 2,123.00	772.00	\$ 2,123.00		\$ -		\$ -	772.00	\$ 2,123.00		\$ -	\$ -
	Total Rough Water				\$ 38,543.36		\$ 38,543.36		\$ -		\$ -		\$ 38,543.36		\$ -	\$ 38,543.36
	Woodland Park PH2															
	Surviving															
2120	Construction Survey / Layout	1	LS	\$ 25,000.00	\$ 25,000.00	0.96	\$ 23,750.00	0.05	\$ 1,250.00		\$ -	1.00	\$ 25,000.00		\$ -	\$ -

2004 Woodland Park PH2A Site Infrastructure

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED			COMPLETED THIS INVOICE			COMPLETED TO DATE			REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Amount
3279	12" Stabilized Subgrade	1,010.00	SY	\$4.58	\$ 4,605.80	1,010.00	\$ 4,605.80	-	-	1,010.00	\$ 4,605.80	-	-	-	0.00	0.00
3279	6" Linerrock Base	1,010.00	SY	\$13.01	\$ 13,140.10	-	-	1,010.00	\$ 13,140.10	1,010.00	\$ 13,140.10	-	-	-	0.00	0.00
3279	1.5" SP 9.5 Asphalt	1,010.00	SY	\$10.91	\$ 11,019.10	-	-	-	-	-	-	1,010.00	\$ 11,019.10	-	11,019.10	0.00
3279	Manal Curb	5,429.00	LF	\$12.97	\$ 70,414.13	2,905.00	\$ 37,677.85	2,524.00	\$ 32,736.28	5,429.00	\$ 70,414.13	-	-	-	0.00	0.00
3279	5" Wide 4" Thick Concrete Sidewalk	40.00	SY	\$20.63	\$ 825.20	-	-	-	-	-	-	40.00	\$ 825.20	-	825.20	0.00
3278	Handicap Ramp	6	EA	\$1,216.04	\$ 7,296.24	-	-	-	-	-	-	-	-	-	6	7,296.24
3279	Signs & Striping	1	LS	\$13,000.00	\$ 13,000.00	-	-	0.10	\$ 1,300.00	0.10	\$ 1,300.00	-	-	-	0.90	11,700.00
	Total Paying				\$ 354,768.63		\$ 114,277.21		\$ 107,022.38		\$ 221,249.59		\$		\$	135,518.94
3735	Reuse Water	1.00	EA	\$2,155.00	\$ 2,155.00	1.00	\$ 2,155.00	-	-	1.00	\$ 2,155.00	-	-	-	0.00	0.00
3735	Connect To Existing RM	740.00	LF	\$12.20	\$ 9,028.00	740.00	\$ 9,028.00	-	-	-	-	-	-	-	0.00	0.00
3735	6" PVC RM	1,954.00	LF	\$9.98	\$ 19,500.92	1,954.00	\$ 19,500.92	-	-	1,954.00	\$ 19,500.92	-	-	-	0.00	0.00
3735	4" PVC RM	4	EA	\$1,290.00	\$ 5,160.00	4.00	\$ 5,160.00	-	-	4.00	\$ 5,160.00	-	-	-	0.00	0.00
3735	6" Gate Valve RM	10	EA	\$1,250.00	\$ 12,500.00	10.00	\$ 12,500.00	-	-	10.00	\$ 12,500.00	-	-	-	0.00	0.00
3735	4" Gate Valve RM	1	EA	\$1,550.00	\$ 1,550.00	1.00	\$ 1,550.00	-	-	1.00	\$ 1,550.00	-	-	-	0.00	0.00
3735	Blow-Off 6" RM	3	EA	\$1,675.00	\$ 5,025.00	3.00	\$ 5,025.00	-	-	3.00	\$ 5,025.00	-	-	-	0.00	0.00
3735	Blow-Off 4" RM	1	EA	\$9,826.00	\$ 9,826.00	1.00	\$ 9,826.00	-	-	1.00	\$ 9,826.00	-	-	-	0.00	0.00
3735	Fittings - RM	2,694.00	LF	\$2.25	\$ 6,061.50	2,694.00	\$ 6,061.50	-	-	2,694.00	\$ 6,061.50	-	-	-	0.00	0.00
3735	Testing - RM	41.00	EA	\$947.40	\$ 38,843.40	41.00	\$ 38,843.40	-	-	41.00	\$ 38,843.40	-	-	-	0.00	0.00
3735	Double Service RM	8.00	EA	\$545.00	\$ 4,360.00	8.00	\$ 4,360.00	-	-	8.00	\$ 4,360.00	-	-	-	0.00	0.00
3735	Single Service RM															
3735	Total Reuse Water				\$ 114,017.82		\$ 114,017.82		-		\$ 114,017.82		-		\$	-
3279	Change Order 1	7887	SY	\$ 7.00	\$ 55,069.00	7,887.00	\$ 55,069.00	-	-	7,887.00	\$ 55,069.00	-	-	-	0.00	\$
3279	FM - Access Road with 3" Recycled Concrete Base				\$ 55,069.00		\$ 55,069.00				\$ 55,069.00					\$
3279	Total CO1-3279				\$ 55,069.00		\$ 55,069.00				\$ 55,069.00					\$
2748	FM - Access Road #4 Rock	177.88	TN	\$ 29.00	\$ 5,158.52	177.88	\$ 5,158.52	-	-	177.88	\$ 5,158.52	-	-	-	0.00	\$
2838	FM - Markers	15	EA	\$ 105.00	\$ 1,575.00	15.00	\$ 1,575.00	-	-	15.00	\$ 1,575.00	-	-	-	0.00	\$
2838	Total CO1-2838				\$ 1,575.00		\$ 1,575.00				\$ 1,575.00					\$
2838	Total Change Order 1				\$ 61,802.52		\$ 61,802.52				\$ 61,802.52					\$
2120	Change Order 2	1	LS	\$ 1,900.00	\$ 1,900.00	-	-	1.00	\$ 1,900.00	1.00	\$ 1,900.00	-	-	-	0.00	\$
2120	Construction Survey/Layout				\$ 1,900.00		\$ 1,900.00				\$ 1,900.00					\$
2651	Embankment	80000	CY	\$ 0.69	\$ 55,200.00	-	-	56180.00	\$ 38,764.20	56,180.00	\$ 38,764.20	-	-	-	23,820.00	\$
2651	Total CO2-2651				\$ 55,200.00		\$ 55,200.00				\$ 38,764.20					\$ 16,435.80
2655	Clear & Grd (Disturb)	13	AC	\$ 1,095.00	\$ 14,235.00	-	-	13.00	\$ 14,235.00	13.00	\$ 14,235.00	-	-	-	0.00	\$
2748	Silt Fence	4500	LF	\$ 2.78	\$ 12,555.00	-	-	4500.00	\$ 12,555.00	4,500.00	\$ 12,555.00	-	-	-	0.00	\$
2748	Total CO2-2748				\$ 12,555.00		\$ 12,555.00				\$ 12,555.00					\$
2887	1.5" Additional Linerrock Base of Street B	2900	SY	\$ 4.24	\$ 12,296.00	-	-	2900.00	\$ 12,296.00	2,900.00	\$ 12,296.00	-	-	-	0.00	\$
2887	Total CO2-2887				\$ 12,296.00		\$ 12,296.00				\$ 12,296.00					\$
2887	Total Change Order 2				\$ 66,166.00		\$ 66,166.00				\$ 79,750.20				\$	\$ 16,435.80
SUBTOTAL					\$ 2,159,065.40		\$ 1,814,253.86		\$ 268,755.28		\$ 1,884,014.24		\$		\$	\$ 274,051.16
CONTRACT TOTAL					\$ 2,159,065.40		\$ 1,814,253.86		\$ 268,755.28		\$ 1,884,014.24		\$		\$	\$ 274,051.16

REQUEST FOR PAYMENT

To: LENNAR HOMES, LLC 4600 WEST CYPRESS STREET SUITE 200 TAMPA, FL 33607	Project: 2004- STOREY CREEK PH.2A	Period Ending Date: 3/25/2020 Invoice: 125950 Draw: 6 Invoice Date: 3/25/2020 Contract Date: 10/15/2019
From: Jr. Davis Construction Co., Inc. 210 Hangar Road Kissimmee, FL 34741	Engineer: Boyd Civil Engineering	
Contract For:		

Request for payment:

Original Contract Amount \$2,000,076.88
Approved Changes \$157,988.52
Revised contract amount

Contract completed to date \$2,117,470.40
Add-ons to date \$0.00
Taxes to date \$0.00
Less Retainage \$211,747.04
Total completed less retainage \$1,695,612.82
Less previous requests
Current request for payment
Current billing
Current additional charges \$0.00
Current tax \$0.00
Less current retainage \$23,345.62
Current amount due \$210,110.54
Remaining contract to bill \$252,342.04

ENGINEERS CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$210,110.54

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: [Signature] Date: 2020.04.16 20:39:12 -04'00'

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	\$157,988.52	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$157,988.52	\$0.00
NET CHANGES By Change Order	\$157,988.52	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that currency payment shown herein is now due.

Contractor: Jr. Davis Construction Co., Inc.

State of: Florida

County of: Osceola

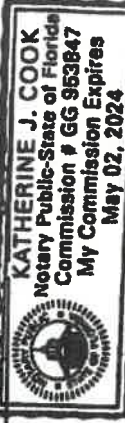
Subscribed and sworn to before me this 26th day of May

Notary Public:

[Signature]

My Commission expires: 5/2/24

[Signature]



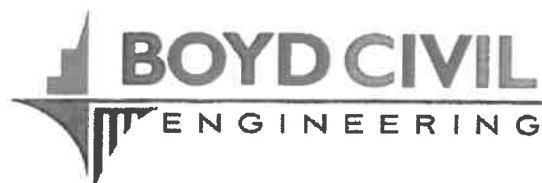
No.	Description	CONTRACT AMOUNT	PREVIOUSLY COMPLETED	COMPLETED THIS INVOICE	COMPLETED TO DATE	RETENTION	NET DUE	REMAINING ON CONTRACT
		Amount	Amount	Amount	Amount		Amount	Amount
2120	Application For Payment Summary							
2651	Excavation	\$ 30,600.00	\$ 29,200.00	\$ 1,400.00	\$ 30,600.00	\$ 3,060.00	\$ 27,540.00	\$ -
2655	Grading	\$ 76,691.25	\$ 76,691.25	\$ -	\$ 76,691.25	\$ 7,669.13	\$ 69,022.13	\$ -
2655	Clear & Grub	\$ 49,507.62	\$ 29,530.84	\$ 19,976.96	\$ 49,507.62	\$ 4,950.76	\$ 44,556.86	\$ -
2745	Excavation	\$ 43,137.50	\$ 43,137.50	\$ -	\$ 43,137.50	\$ 4,313.75	\$ 38,823.75	\$ -
2749	Erosion Control	\$ 9,254.00	\$ 9,254.00	\$ -	\$ 9,254.00	\$ 925.40	\$ 8,328.60	\$ -
2751	Sanitary Sewer	\$ 41,755.89	\$ 41,755.89	\$ -	\$ 41,755.89	\$ 4,175.59	\$ 37,580.30	\$ -
2851	Water	\$ 360,290.12	\$ 355,794.17	\$ 4,495.95	\$ 360,290.12	\$ 36,029.01	\$ 324,261.11	\$ -
3001	Drainage	\$ 223,868.00	\$ 223,868.00	\$ -	\$ 223,868.00	\$ 22,386.80	\$ 201,481.20	\$ -
3279	Paving	\$ 475,093.24	\$ 475,093.24	\$ -	\$ 475,093.24	\$ 47,509.32	\$ 427,583.92	\$ -
3279	Reclaim Water	\$ 537,316.08	\$ 537,316.08	\$ -	\$ 537,316.08	\$ 53,731.61	\$ 483,584.47	\$ -
3279	Change Order 1 - 3279	\$ 152,961.18	\$ 152,961.18	\$ -	\$ 152,961.18	\$ 15,296.12	\$ 137,665.06	\$ -
2749	Change Order 1 - 2749	\$ 55,069.00	\$ 55,069.00	\$ -	\$ 55,069.00	\$ 5,506.90	\$ 49,562.10	\$ -
2836	Change Order 1 - 2836	\$ 5,158.52	\$ 5,158.52	\$ -	\$ 5,158.52	\$ 515.85	\$ 4,642.67	\$ -
2120	Change Order 2 - 2120	\$ 1,976.00	\$ 1,976.00	\$ -	\$ 1,976.00	\$ 197.60	\$ 1,778.40	\$ -
2651	Change Order 2 - 2651	\$ 65,200.00	\$ 38,764.20	\$ -	\$ 65,200.00	\$ 6,520.00	\$ 58,680.00	\$ -
2655	Change Order 2 - 2655	\$ 14,235.00	\$ 14,235.00	\$ -	\$ 14,235.00	\$ 1,423.50	\$ 12,811.50	\$ -
2749	Change Order 2 - 2749	\$ 12,555.00	\$ 12,555.00	\$ -	\$ 12,555.00	\$ 1,255.50	\$ 11,299.50	\$ -
2657	Change Order 2 - 2657	\$ 12,296.00	\$ 12,296.00	\$ -	\$ 12,296.00	\$ 1,229.60	\$ 11,066.40	\$ -
TOTAL		\$ 2,158,065.40	\$ 1,894,014.24	\$ 233,456.16	\$ 2,117,470.40	\$ 211,747.04	\$ 1,905,723.36	\$ 40,595.00
VENDOR: 6197088	CONTRACT # 43501601	Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ 211,747.04	
Jr Davis Construction Co	INV/DATE: 3/25/20 INV#125950 APPL#6	Date:	Date:	Date:	Date:	Total Due To Date	\$ 1,905,723.36	
DESCRIPTION: Storey Creek PH2A						Previous Application	\$ 1,895,612.82	
ACCT# Mkt ACCT. DATE:						Balance Due This Application	\$ 210,110.54	

No.	Description	Qty	Unit	Price	Amount	PREVIOUSLY COMPLETED	COMPLETED THIS INVOICE	COMPLETED TO DATE	RETENTION	NET DUE	REMAINING ON CONTRACT
						Qty	Amount	Qty	Amount	Amount	Amount
Woodland Park Master											
2651	Excavation	13,093.00	CY	\$ 1.35	\$ 17,675.55	13,093.00	\$ 17,675.55	13,093.00	\$ 17,675.55	\$ -	\$ -
2651	Excavation	85,530.00	CY	\$ 0.69	\$ 59,015.70	85,530.00	\$ 59,015.70	85,530.00	\$ 59,015.70	\$ -	\$ -
	Total Excavation				\$ 76,691.25		\$ 76,691.25		\$ 76,691.25	\$ -	\$ -
Clear and Grub											
2655	Clear & Grub	1	LS	\$ 3,000.00	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00	\$ -	\$ -
2655	Clear & Grub	22.5	AC	\$ 1,095.00	\$ 24,637.50	22.50	\$ 24,637.50	22.50	\$ 24,637.50	\$ -	\$ -
2655	Well Abandonment Allowance	1	LS	\$ 8,000.00	\$ 8,000.00	1.00	\$ 8,000.00	1.00	\$ 8,000.00	\$ -	\$ -
2655	Tree Trimming	1	LS	\$ 7,500.00	\$ 7,500.00	1.00	\$ 7,500.00	1.00	\$ 7,500.00	\$ -	\$ -
	Total Clear & Grub				\$ 43,137.50		\$ 43,137.50		\$ 43,137.50	\$ -	\$ -
Mobilization											
2745	Mobilization	1.00	LS	\$ 9,254.00	\$ 9,254.00	1.00	\$ 9,254.00	1.00	\$ 9,254.00	\$ -	\$ -
	Total Excavation				\$ 9,254.00		\$ 9,254.00		\$ 9,254.00	\$ -	\$ -
Erosion Control											
2749	Construction Entrance	1.00	EA	\$ 3,250.00	\$ 3,250.00	1.00	\$ 3,250.00	1.00	\$ 3,250.00	\$ -	\$ -
2749	Silt Fence	4,742.00	LF	\$ 2.79	\$ 13,230.18	4,742.00	\$ 13,230.18	4,742.00	\$ 13,230.18	\$ -	\$ -
2749	Orange Enviro-Fence	1,323.00	LF	\$ 4.85	\$ 6,416.55	1,323.00	\$ 6,416.55	1,323.00	\$ 6,416.55	\$ -	\$ -
2749	Sod Back of Curb	5,065.00	SY	\$ 2.60	\$ 13,374.20	5,065.00	\$ 13,374.20	5,065.00	\$ 13,374.20	\$ -	\$ -
	Total Erosion Control				\$ 36,470.93		\$ 36,470.93		\$ 36,470.93	\$ -	\$ -
Woodland Park Road											
2653	Grading	5.048.00	SY	\$ 2.01	\$ 11,352.48	5.048.00	\$ 11,352.48	5.048.00	\$ 11,352.48	\$ -	\$ -
	Grade Right-of-Way				\$ 11,352.48		\$ 11,352.48		\$ 11,352.48	\$ -	\$ -
	Total Retaining Wall				\$ 11,352.48		\$ 11,352.48		\$ 11,352.48	\$ -	\$ -

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
Erosion Control													
2749	Sod	1,972.00	SY	\$ 2.68	\$ 5,284.96			1,972.00	\$ 5,284.96				
	Total Erosion Control					0.00	\$ -			1,972.00	\$ 5,284.96		\$ -
Sanitary Sewer													
2751	8" SDR26 PVC (16-18" Cut)	288	LF	\$ 68.74	\$ 19,221.12					288.00	\$ 19,221.12		\$ -
2751	8" SDR26 PVC (18-20" Cut)	371	LF	\$ 71.62	\$ 26,571.02					371.00	\$ 26,571.02		\$ -
2751	Manhole (16-18" Deep)	1	EA	\$ 13,890.44	\$ 13,890.44					1.00	\$ 13,890.44		\$ -
2751	Manhole (18-20" Deep)	2	EA	\$ 15,115.99	\$ 30,231.98					2.00	\$ 30,231.98		\$ -
2751	Connect To Existing	1	LS	\$ 9,055.00	\$ 9,055.00					1.00	\$ 9,055.00		\$ -
	Total Sanitary Sewer				\$ 98,989.56						\$ 98,989.56		\$ -
Water Distribution													
2851	Connect To Existing WM	1.00	LF	\$ 10,457.16	\$ 10,457.16					1.00	\$ 10,457.16		0.00
2851	8" PVC WM	60	LF	\$ 16.81	\$ 1,008.60					60.00	\$ 1,008.60		0.00
2851	10" PVC WM	721.00	EA	\$ 23.61	\$ 17,022.81					721.00	\$ 17,022.81		0.00
2851	Blow-Off 10" WM	1.00	EA	\$ 6,316.46	\$ 6,316.46					1.00	\$ 6,316.46		0.00
2851	10" Gate Valve WM	4.00	EA	\$ 2,287.75	\$ 9,151.00					4.00	\$ 9,151.00		0.00
2851	8" Gate Valve WM	1	LS	\$ 1,690.78	\$ 1,690.78					1.00	\$ 1,690.78		0.00
2851	Fire Hydrant Assembly WM	1	EA	\$ 4,045.95	\$ 4,045.95					1.00	\$ 4,045.95		0.00
2851	Flanges - WM	1	EA	\$ 7,029.49	\$ 7,029.49					1.00	\$ 7,029.49		0.00
2851	Testing - WM	781	LS	\$ 3.00	\$ 2,343.00					781.00	\$ 2,343.00		0.00
	Total Water Distribution				\$ 59,035.25						\$ 59,035.25		0.00
Drainage Storm													
Paving													
3001	18" Class III RCP	232.00	LF	\$ 41.66	\$ 9,665.12					232.00	\$ 9,665.12		0.00
3001	24" Class III RCP	39.00	LF	\$ 62.15	\$ 2,423.85					39.00	\$ 2,423.85		0.00
3001	30" Class III RCP	60.00	LF	\$ 73.42	\$ 4,405.20					60.00	\$ 4,405.20		0.00
3001	36" Class III RCP	801.00	LF	\$ 94.73	\$ 75,978.73					801.00	\$ 75,978.73		0.00
Drainage Structures													
3001	Type P-6 Curb Inlet	5.00	EA	\$ 4,042.10	\$ 20,210.50					5.00	\$ 20,210.50		0.00
3001	Type P-8 Manhole	1.00	EA	\$ 6,995.09	\$ 6,995.09					1.00	\$ 6,995.09		0.00
3001	Type J-8 Manhole	3.00	EA	\$ 5,510.74	\$ 16,532.22					3.00	\$ 16,532.22		0.00
	Total Drainage				\$ 136,116.71						\$ 136,116.71		0.00
Paving													
3279	12" Stabilized Subgrade	3,614.00	SY	\$ 45.55	\$ 164,433.70					3,614.00	\$ 164,433.70		0.00
3279	8" Unimproved Base	2,428.00	SY	\$ 15.21	\$ 36,937.58					2,428.00	\$ 36,937.58		0.00
3279	2-1/2" Type SP-9.5 (2 Lbs)	2,428.00	SY	\$ 20.10	\$ 48,802.80			2,428.00	\$ 48,802.80				0.00
3279	Type F Curb & Gutter	1,370.00	LF	\$ 13.04	\$ 17,864.80					1,370.00	\$ 17,864.80		0.00
3279	Type A Curb	1,315.00	LF	\$ 13.24	\$ 17,410.60					1,315.00	\$ 17,410.60		0.00
3279	Valley Gutter	71.00	LF	\$ 28.79	\$ 2,115.09					71.00	\$ 2,115.09		0.00
3279	5' Wide 4" Thick Concrete Sidewalk	822.00	SY	\$ 19.94	\$ 16,390.68					822.00	\$ 16,390.68		0.00
3279	Handicap Ramp	6	EA	\$ 1,544.00	\$ 9,264.00			6.00	\$ 9,264.00				0.00
3279	Pavement Markings	1.00	LS	\$ 12,900.00	\$ 12,900.00			1.00	\$ 12,900.00				0.00
	Total Paving				\$ 180,549.55					1.00	\$ 180,549.55		\$ -
Raise Water													
3735	4" PVC RM	10.00	LF	\$ 45.00	\$ 450.00					10.00	\$ 450.00		0.00
3735	8" PVC RM	762.00	LF	\$ 16.81	\$ 12,809.22					762.00	\$ 12,809.22		0.00
3735	8" Gate Valve RM	4.00	EA	\$ 1,517.42	\$ 6,069.68					4.00	\$ 6,069.68		0.00
3735	Blow-Off 8" RM	1	EA	\$ 5,316.46	\$ 5,316.46					1.00	\$ 5,316.46		0.00
3735	Connect To Existing RM	1	LS	\$ 4,900.00	\$ 4,900.00					1.00	\$ 4,900.00		0.00
3735	Flanges - RM	1	EA	\$ 5,475.00	\$ 5,475.00					1.00	\$ 5,475.00		0.00
3735	Testing - RM	772	EA	\$ 2.75	\$ 2,123.00					772.00	\$ 2,123.00		0.00
	Total Raise Water				\$ 38,543.36						\$ 38,543.36		0.00
Woodland Park PH2													
2120	Construction Survey / Layout	1	LS	\$ 25,000.00	\$ 25,000.00					1.00	\$ 25,000.00		\$ -
	Surveying												0.00

No.	Description	CONTRACT AMOUNT			PREVIOUSLY COMPLETED			COMPLETED THIS INVOICE			COMPLETED TO DATE			REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Unit	Amount	Qty	Unit	Amount	Qty	Unit	Amount	Qty	Unit
2120	Graded Subgrade	1	LS	\$ 5,600.00	\$ 5,600.00	0.75		\$ 4,200.00	0.25		\$ 1,400.00	1.00		\$ 5,600.00		
	Total Subgrading				\$ 30,600.00			\$ 28,200.00			\$ 2,400.00			\$ 30,600.00		
	Grading															
2653	Grade Right-of-Way	6,367.00	SY	\$ 1.88	\$ 11,969.96	3,183.50		\$ 5,984.98	3,183.50		\$ 5,984.98	6,367.00		\$ 11,969.96		
2653	Final Grading (Lots)	89.00	SY	\$ 210.00	\$ 18,690.00	89.00		\$ 18,690.00	89.00		\$ 18,690.00	89.00		\$ 18,690.00		
2653	Total Grading	24,178.00	SY	\$ 0.31	\$ 7,485.18	21,760.20		\$ 6,745.66	2,417.80		\$ 749.52	24,178.00		\$ 7,485.18		
	Total Grading				\$ 38,155.14			\$ 28,530.64			\$ 8,624.50			\$ 38,155.14		
	Sanitary Sewer															
2751	8" SDR35 PVC (6'-8" Cut)	690	LF	\$24.75	\$ 17,077.50	690.00		\$ 17,077.50				690.00		\$ 17,077.50		
2751	8" SDR35 PVC (6'-10" Cut)	818.00	LF	\$27.05	\$ 22,128.90	818.00		\$ 22,128.90				818.00		\$ 22,128.90		
2751	8" SDR28 PVC (10'-12" Cut)	752	LF	\$31.50	\$ 23,688.00	752.00		\$ 23,688.00				752.00		\$ 23,688.00		
2751	8" SDR28 PVC (12'-14" Cut)	388	LF	\$33.35	\$ 12,939.80	388.00		\$ 12,939.80				388.00		\$ 12,939.80		
2751	8" SDR28 PVC (16'-18" Cut)	84	LF	\$81.00	\$ 6,804.00	84.00		\$ 6,804.00				84.00		\$ 6,804.00		
2751	8" SDR26 PVC (18'-20" Cut)	122	LF	\$70.10	\$ 8,552.20	122.00		\$ 8,552.20				122.00		\$ 8,552.20		
2751	4" Diameter Sanitary Manhole (6'-8" Deep)	3	EA	\$5,143.00	\$ 15,429.00	3.00		\$ 15,429.00				3.00		\$ 15,429.00		
2751	4" Diameter Sanitary Manhole (6'-10" Deep)	3	EA	\$6,045.00	\$ 18,135.00	3.00		\$ 18,135.00				3.00		\$ 18,135.00		
2751	4" Diameter Sanitary Manhole (10'-12" Deep)	3	EA	\$7,300.00	\$ 21,900.00	3.00		\$ 21,900.00				3.00		\$ 21,900.00		
2751	5" Diameter Sanitary Manhole (12'-14" Deep)	2	EA	\$9,558.00	\$ 19,116.00	2.00		\$ 19,116.00				2.00		\$ 19,116.00		
2751	5" Diameter Sanitary Manhole (16'-18" Deep)	1	EA	\$11,900.00	\$ 11,900.00	1.00		\$ 11,900.00				1.00		\$ 11,900.00		
2751	5" Diameter Sanitary Manhole (18'-20" Deep)	1	EA	\$15,115.99	\$ 15,115.99	1.00		\$ 15,115.99				1.00		\$ 15,115.99		
2751	Connect To Existing Sanitary	1	LS	\$7,500.00	\$ 7,500.00	1.00		\$ 7,500.00				1.00		\$ 7,500.00		
2751	Sanitary Sewer Testing	3493	LF	\$5.15	\$ 17,988.95	2650.00		\$ 13,483.00	873.00		\$ 4,495.95	3,493.00		\$ 17,988.95		
2751	Single Sanitary Service	8	EA	\$770.00	\$ 6,160.00	8.00		\$ 6,160.00				8.00		\$ 6,160.00		
2751	Double Sanitary Service	41	EA	\$870.42	\$ 39,787.22	41.00		\$ 39,787.22				41.00		\$ 39,787.22		
	Total Sanitary Sewer				\$ 261,326.56			\$ 256,824.61			\$ 4,495.95			\$ 261,326.56		
	Water Distribution															
2851	Connect To Existing WM	1.00	EA	\$2,185.00	\$ 2,185.00	1.00		\$ 2,185.00				1.00		\$ 2,185.00		
2851	8" PVC WM	2780	LF	\$15.80	\$ 43,924.00	2780.00		\$ 43,924.00				2,780.00		\$ 43,924.00		
2851	Blow-Off 8" WM	4.00	EA	\$5,358.00	\$ 21,432.00	4.00		\$ 21,432.00				4.00		\$ 21,432.00		
2851	8" Gate Valve WM	13.00	EA	\$1,689.00	\$ 21,957.00	13.00		\$ 21,957.00				13.00		\$ 21,957.00		
2851	Fire Hydrant Assembly WM	5.00	EA	\$4,045.95	\$ 20,229.75	5.00		\$ 20,229.75				5.00		\$ 20,229.75		
2851	Fittings - WM	1	LS	\$6,255.00	\$ 6,255.00	1.00		\$ 6,255.00				1.00		\$ 6,255.00		
2851	Testing - WM	2780	LF	\$2.25	\$ 6,255.00	2780.00		\$ 6,255.00				2,780.00		\$ 6,255.00		
2851	Double Service WM	39	EA	\$925.00	\$ 36,075.00	39.00		\$ 36,075.00				39.00		\$ 36,075.00		
2851	Single Service WM	12	EA	\$565.00	\$ 6,780.00	12.00		\$ 6,780.00				12.00		\$ 6,780.00		
	Total Water Distribution				\$ 164,832.75			\$ 164,832.75						\$ 164,832.75		
	Drainage Storm															
	Flow															
3001	18" Class III RCP	698.00	LF	\$37.20	\$ 26,028.42	698.00		\$ 26,028.42				698.00		\$ 26,028.42		
3001	24" Class III RCP	632.00	LF	\$80.11	\$ 50,630.52	632.00		\$ 50,630.52				632.00		\$ 50,630.52		
3001	30" Class III RCP	818.00	LF	\$73.42	\$ 60,057.56	818.00		\$ 60,057.56				818.00		\$ 60,057.56		
3001	36" Class III RCP	739.00	LF	\$93.80	\$ 69,318.20	739.00		\$ 69,318.20				739.00		\$ 69,318.20		
	Drainage Structures															
3001	Type P-5 Curb Inlet	10.00	EA	\$3,892.00	\$ 38,920.00	10.00		\$ 38,920.00				10.00		\$ 38,920.00		
3001	Type P-6 Curb Inlet	16.00	EA	\$4,042.00	\$ 64,672.00	16.00		\$ 64,672.00				16.00		\$ 64,672.00		
3001	Type P-8 Manhole	3.00	EA	\$2,193.61	\$ 6,580.83	3.00		\$ 6,580.83				3.00		\$ 6,580.83		
3001	Type J-6 Curb Inlet	1.00	EA	\$8,888.00	\$ 8,888.00	1.00		\$ 8,888.00				1.00		\$ 8,888.00		
3001	Type J-8 Curb Inlet	2.00	EA	\$8,125.00	\$ 16,250.00	2.00		\$ 16,250.00				2.00		\$ 16,250.00		
3001	Type J-8 Manhole	2.00	EA	\$5,100.00	\$ 10,200.00	2.00		\$ 10,200.00				2.00		\$ 10,200.00		
3001	Type E Inlet	2.00	EA	\$4,038.00	\$ 8,076.00	2.00		\$ 8,076.00				2.00		\$ 8,076.00		
	Total Drainage				\$ 338,962.53			\$ 338,962.53						\$ 338,962.53		
	Paving															
3279	Maintenance of Traffic	1	LS	\$500.00	\$ 500.00	0.00		\$ 0.00	1.00		\$ 500.00	1.00		\$ 500.00		
3279	12" Subbase Subgrade	10,071.00	SY	\$4.56	\$ 45,923.76	10,071.00		\$ 45,923.76				10,071.00		\$ 45,923.76		
3279	6" Limerock Base	7,945.00	SY	\$13.01	\$ 103,364.45	6,945.00		\$ 90,866.00	1,000.00		\$ 12,498.45	7,945.00		\$ 103,364.45		
3279	1.5" Type SP-9.5.1 LIFT	7,945.00	SY	\$10.91	\$ 86,679.95	7,945.00		\$ 86,679.95				7,945.00		\$ 86,679.95		

[illegible]



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

February 6, 2020

Contract: 01070.005

Invoice: 02568

Pay App: 7

Lennar Homes, LLC
6750 Forum Dr. #310
Orlando, FL 32821

Re: Storey Creek – Phase 2B
Email: Lane.Register@Lennar.com

Professional Services:

Description	Fee	Percent Complete	Previously Invoiced	Amount Due
<u>Storey Creek Phase 2 Engineering Services</u>				
<i>Phase 2B- Tract Budget</i>				
Coordination Meetings	\$ 3,371.00	70%	\$ 2,022.60	\$ 337.10
Phase 2 Overall Master site and grading	\$ 3,783.00	100%	\$ 3,783.00	\$ -
Phase 2B Final Design and Construction docs	\$ 64,906.00	100%	\$ 64,906.00	\$ -
Phase 2B Permitting	\$ 20,610.00	80%	\$ 15,457.50	\$ 1,030.50
Phase 2B Construction Phase	\$ 39,564.00	0%	\$ -	\$ -
<i>Phase 2B- Master Road Budget</i>				
Coordination Meetings	\$ 595.00	70%	\$ 357.00	\$ 59.50
Phase 2 Overall Master Site and grading	\$ 2,037.00	100%	\$ 2,037.00	\$ -
Phase 2B Final Design and Construction Docs	\$ 19,344.00	100%	\$ 19,344.00	\$ -
Phase 2B Permitting	\$ 6,240.00	80%	\$ 4,680.00	\$ 312.00
Phase 2B Construction Phase	\$ 10,296.00	0%	\$ -	\$ -
Reimbursable Expenses	\$ 4,600.00		\$ 894.81	\$ 198.46
Total	\$ 175,346.00		\$ 113,481.91	\$ 1,937.56

See Page Two for Detail on Reimbursable Expenses

Total Due: \$ 1,937.56

February 6, 2020

Contract: 01070.005

Invoice: 02568

Lennar Homes, LLC

Page Two

Reimbursable Expense Detail

Date	Description	Amount
1/24/2020	American Graphix- Inv. #26799	\$27.35
1/24/2020	American Graphix- Inv. #26812	\$27.35
1/27/2020	American Graphix- Inv. #26872	\$49.52
1/31/2020	In House Plotting	\$30.24

Mileage:	Description	Miles	Rate	Amount
1/22/2020	S. Boyd- Site Visit	79	0.575	\$45.43
1/27/2020	N. Maly- TWA (shared mileage)	25.5	0.575	\$14.66
1/27/2020	N. Maly- American Graphix (shared mileage)	6.8	0.575	\$3.91

Total Reimbursables:	\$198.46
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Page D-1

Project: Storey Creek PH 2B
Company: Boyd Civil Engineering

Budget	Cost Code	Description	Qty	Unit	Unit Price	Total
		Phase 2B - Tract Budget				
1695412	2128	Coordination Meetings	1	LS	3,371.00	\$ 3,371
1695412	2103	Phase 2 overall master site and grading	1	LS	3,783.00	\$ 3,783
1695412	2103	Phase 2B Final Design and Const Docs	1	LS	64,906	\$ 64,906
1695412	2103	Phase 2B Permitting	1	LS	20,610	\$ 20,610
1695412	2128	Phase 2B Construction Phase	1	LS	39,564	\$ 39,564
1695412	2103	Reimbursables	1	LS	4,600	\$ 4,600
						\$ 198.46
		Phase 2B - Master Road Budget				
1695403	2128	Coordination Meetings	1	LS	595.00	\$ 595
1695403	2103	Phase 2 overall master site and grading	1	LS	2,037.00	\$ 2,037
1695403	2103	Phase 2B Final Design and Const Docs	1	LS	19,344	\$ 19,344
1695403	2103	Phase 2B Permitting	1	LS	6,240	\$ 6,240
1695403	2128	Phase 2B Construction Phase	1	LS	10,296	\$ 10,296

Contract Summary		
Budget	Cost Code	Amount
1695403	2103	\$ 27,621
1695403	2128	\$ 10,891
1695412	2103	\$ 93,899
1695412	2128	\$ 42,935
Total		\$ 175,346

\$ 312.00	02568-1
\$ 59.50	02568-2
\$ 1,228.96	02568-3
\$ 337.10	02568-4
\$ 1,937.56	



AGS Invoice

INV-26799

Legendary Customer Satisfaction
www.AmericanGraphixSolutions.com

PO Number: 1070.005 - Storey Creek PH2B

Order Due Date: 1/24/2020

Completed Date: 1/24/2020

Created Date: 1/24/2020

Payment Terms: Net 30

Payment Due Date: 2/23/2020

DESCRIPTION: 1070.005 - Storey Creek PH2B- Job 6535757

Bill To: BOYD CIVIL ENGINEERING INC
6816 HANGING MOSS RD
Orlando, FL 32807
US

Pickup At: American Graphix Solutions
750 Clay St
WINTER PARK, FL 32789
US

Ordered By: JOSH ENOT
Email: JOSH@BOYDCIVIL.COM
Work Phone: (407) 494-2693

Salesperson: Dan Weller
Entered By: Elizabeth Rezabala

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	B&W Plans First Set bound- From File	1	\$25.68	\$25.68	\$25.68
1.1	PPBO 1st Bond Print from Plot or PDF - Part Qty: 35 Width: 36.00" Height: 24.00" - Effective Size: 24x36				
1.2	Ebind - Plan Printing - Part Qty: 1				
Subtotal:					\$25.68
Taxable Amount:					\$25.68
Taxes:					\$1.67
Grand Total:					\$27.35
Amount Paid:					\$0.00
BALANCE DUE:					\$27.35

Signature: _____ **Date:** _____

American Graphix Solutions
Legendary Customer Service for over 45 years.
750 Clay St WINTER PARK, FL 32789 (407) 644-5366



AGS Invoice

INV-26812

Legendary Customer Satisfaction
www.AmericanGraphixSolutions.com

PO Number: 1070.005 STOREY CREEK PH2B

Order Due Date: 1/24/2020

Completed Date: 1/24/2020

Created Date: 1/24/2020

Payment Terms: Net 30

Payment Due Date: 2/23/2020

DESCRIPTION: 1070.005 STOREY CREEK PH2B-6535757

Bill To: BOYD CIVIL ENGINEERING INC
6816 HANGING MOSS RD
Orlando, FL 32807
US

Pickup At: American Graphix Solutions
750 Clay St
WINTER PARK, FL 32789
US

Ordered By: JOSH ENOT
Email: JOSH@BOYDCIVIL.COM
Work Phone: (407) 494-2693

Salesperson: Dan Weller
Entered By: Connie Manney

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	B&W Plans First Set bound- From File	1	\$25.68	\$25.68	\$25.68
1.1	PPBO 1st Bond Print from Plot or PDF - Part Qty: 35 Width: 36.00" Height: 24.00" - Effective Size: 24x36				
1.2	Ebind - Plan Printing - Part Qty: 1				
Subtotal:					\$25.68
Taxable Amount:					\$25.68
Taxes:					\$1.67
Grand Total:					\$27.35
Amount Paid:					\$0.00
BALANCE DUE:					\$27.35

Signature: _____ **Date:** _____

American Graphix Solutions
Legendary Customer Service for over 45 years.
750 Clay St WINTER PARK, FL 32789 (407) 644-5366



AGS Invoice

INV-26872

PO Number: 1070.005

Completed Date: 1/27/2020

Payment Terms: Net 30

Payment Due Date: 2/26/2020Legendary Customer Satisfaction
www.AmericanGraphixSolutions.com

Order Due Date: 1/27/2020

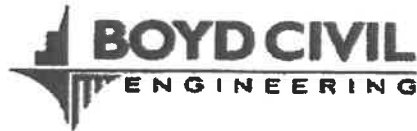
Created Date: 1/27/2020

DESCRIPTION: 1070.005- JOB 6537750**Bill To:** BOYD CIVIL ENGINEERING INC
6816 HANGING MOSS RD
Orlando, FL 32807
US**Pickup At:** American Graphix Solutions
750 Clay St
WINTER PARK, FL 32789
US**Ordered By:** JOSH ENOT
Email: JOSH@BOYDCIVIL.COM
Work Phone: (407) 494-2693**Salesperson:** Dan Weller
Entered By: Elizabeth Rezabala

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	B&W Plans First Set bound- From File	1	\$24.24	\$24.24	\$24.24
1.1	PPBO 1st Bond Print from Plot or PDF - Part Qty: 33 Width: 36.00" Height: 24.00" - Effective Size: 24x36				
1.2	Ebind - Plan Printing - Part Qty: 1				
2	B&W Plans Additional Sets	1	\$22.26	\$22.26	\$22.26
2.1	XBOA - Bond Print Additional Sets - Part Qty: 33 Width: 36.00" Height: 24.00" - Effective Size: 24x36				
2.2	Ebind - Plan Printing - Part Qty: 1				

Subtotal:	\$46.50
Taxable Amount:	\$46.50
Taxes:	\$3.02
Grand Total:	\$49.52
Amount Paid:	\$0.00
BALANCE DUE:	\$49.52

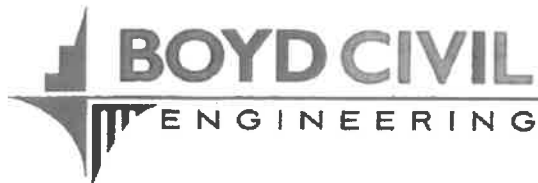
Signature: _____ **Date:** _____American Graphix Solutions
Legendary Customer Service for over 45 years.
750 Clay St WINTER PARK, FL 32789 (407) 644-5366



Plotting Expenses
12/30/2019 - 1/31/2020

Project 1070.005
Lennar Storey Creek

Total Paper Cost	Project #	Document Name	Date	# of Pages
\$0.72	1070.005	Storey Creek Blvd Const County -ORINGAL SUBMITTAL TO TODD HUDSON.pdf	1/3/2020 10:03	1
\$0.72	1070.005	Storey Creek Blvd Const County -ORINGAL SUBMITTAL TO TODD HUDSON.pdf	1/3/2020 10:04	1
\$0.72	1070.005	STOREY CRK-PLEASANT HILL RD.pdf	1/10/2020 9:09	1
\$0.72	1070.005	Storey Creek Blvd Off-Site 2 of 3.pdf	1/10/2020 9:10	1
\$0.72	1070.005	Storey Creek Ph 2A Const Plans.pdf	1/7/2020 11:16	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	1/18/2020 13:56	1
\$0.72	1070.005	DRAFT Response Prinyts 1-20-2020 Storey Creek Ph 2B Const Plans - Copy.pdf	1/20/2020 11:58	1
\$0.72	1070.005	DRAFT Response Prinyts 1-20-2020 Storey Creek Ph 2B Const Plans - Copy.pdf	1/20/2020 11:59	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	1/16/2020 7:44	1
\$0.72	1070.005	DRAFT Response Prinyts 1-20-2020 Storey Creek Ph 2B Const Plans - Copy.pdf	1/20/2020 12:00	1
\$0.72	1070.005	8.07 PCCP REUSE MAIN.pdf	1/16/2020 11:57	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	1/17/2020 9:50	1
\$0.72	1070.005	DRAFT Response Prinyts 1-20-2020 Storey Creek Ph 2B Const Plans - Copy.pdf	1/20/2020 12:01	1
\$0.72	1070.005	DRAFT Response Prinyts 1-20-2020 Storey Creek Ph 2B Const Plans - Copy.pdf	1/20/2020 12:02	1
\$0.72	1070.005	DRAFT Response Prinyts 1-20-2020 Storey Creek Ph 2B Const Plans - Copy.pdf	1/20/2020 12:07	1
\$2.88	1070.005	Storey Crk Amenity Pk.pdf	1/22/2020 7:14	4
\$0.72	1070.005	Storey Creek Master Plan Rev2.pdf	1/24/2020 16:48	1
\$0.72	1070.005	STOREY CREEK PHASE PLAN - Copy.pdf	1/25/2020 13:58	1
\$0.72	1070.005	STOREY CRK 3A - 5 LNWK (003).pdf	1/27/2020 9:29	1
\$0.72	1070.005	8.07 PCCP REUSE MAIN.pdf	1/20/2020 15:13	1
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\$1.44	1070.005	Z:\PROJECTS\1070.005 STOREY CREEK PH 2B\Plans\Civil\x-STOREY CRK 3A LNWK	1/23/2020 7:17	2
\$0.72	1070.005	PH 5 RELOTING W-POND.pdf	1/23/2020 7:47	1
\$0.72	1070.005	Z:\PROJECTS\1070.005 STOREY CREEK PH 2B\Plans\Civil\x-STOREY CRK 3A LNWK	1/23/2020 8:08	1
\$0.72	1070.005	STOREY CRK 3A - 5 LNWK.pdf	1/24/2020 15:31	1
\$0.72	1070.005	STOREY CRK 3A - 5 LNWK ver 1.pdf	1/24/2020 16:35	1
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\$0.72	1070.005	STOREY CRK 3A - 5 LNWK ver 2.pdf	1/25/2020 9:04	1
\$0.72	1070.005	STOREY CRK 3A - 5 LNWK ver 1.pdf	1/25/2020 9:20	1
\$0.72	1070.005	STOREY CRK 3A - 5 LNWK.pdf	1/25/2020 9:35	1
\$0.72	1070.005	STOREY CRK 3A - 5 LNWK.pdf	1/25/2020 9:58	1
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\$0.72	1070.005	x-STOREY CRK 3A LNWK LUKE - Scenario 1-Layout1.pdf	1/28/2020 12:02	1
\$0.72	1070.005	STOREY CRK Ph 5 ver 2.pdf	1/28/2020 14:03	1
\$0.72	1070.005	STOREY CRK Ph 5 ver 3.pdf	1/28/2020 14:05	1
\$30.24	Total			



6816 Hanging Moss Road • Orlando, Florida 32807

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INVOICE

March 5, 2020

Contract: 01070.005

Invoice: 02597

Pay App: 8

Lennar Homes, LLC
6750 Forum Dr. #310
Orlando, FL 32821

Re: Storey Creek – Phase 2B
Email: Lane.Register@Lennar.com

Professional Services:

Description	Fee	Percent Complete	Previously Invoiced	Amount Due
<u>Storey Creek Phase 2 Engineering Services</u>				
<i>Phase 2B- Tract Budget</i>				
Coordination Meetings	\$ 3,371.00	80%	\$ 2,359.70	\$ 337.10
Phase 2 Overall Master site and grading	\$ 3,783.00	100%	\$ 3,783.00	\$ -
Phase 2B Final Design and Construction docs	\$ 64,906.00	100%	\$ 64,906.00	\$ -
Phase 2B Permitting	\$ 20,610.00	90%	\$ 16,488.00	\$ 2,061.00
Phase 2B Construction Phase	\$ 39,564.00	0%	\$ -	\$ -
<i>Phase 2B- Master Road Budget</i>				
Coordination Meetings	\$ 595.00	80%	\$ 416.50	\$ 59.50
Phase 2 Overall Master Site and grading	\$ 2,037.00	100%	\$ 2,037.00	\$ -
Phase 2B Final Design and Construction Docs	\$ 19,344.00	100%	\$ 19,344.00	\$ -
Phase 2B Permitting	\$ 6,240.00	90%	\$ 4,992.00	\$ 624.00
Phase 2B Construction Phase	\$ 10,296.00	0%	\$ -	\$ -
Reimbursable Expenses	\$ 4,600.00		\$ 1,093.27	\$ 52.28
Total	\$ 175,346.00		\$ 115,419.47	\$ 3,133.88

See Page Two for Detail on Reimbursable Expenses

Total Due: \$ 3,133.88

March 5, 2020

Contract: 01070.005

Invoice: 02597

Lennar Homes, LLC

Page Two

Reimbursable Expense Detail

Date	Description	Amount
3/1/2020	In House Plotting	\$7.20

Mileage:	Description	Miles	Rate	Amount
2/6/2020	S. Boyd- Meeting at Client's office	42.4	0.575	\$24.38
2/27/2020	S. Boyd- Deliver Ph 2B Revisions to TWA	36	0.575	\$20.70
Total Reimbursables:				\$52.28



Plotting Expenses
2/3/20 - 3/1/20

Project 1070.005
Storey Creek Ph 2B

Total Paper Cost	Project #	Document Name	Date	# of Pages
\$0.72	1070.005	C4.01 GEOMETRY PLAN 1.pdf	2/11/2020 12:30	1
\$0.72	1070.005	C8.00 ROAD & POND 4B SECTIONS.pdf	2/11/2020 12:31	1
\$0.72	1070.005	C3.00 OVERALL SITE PLAN.pdf	2/11/2020 12:32	1
\$0.72	1070.005	C3.00 SITE PLAN (TRADITION BLVD).pdf	2/12/2020 8:25	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	2/12/2020 12:06	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	2/12/2020 12:08	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	2/12/2020 14:15	1
\$0.72	1070.005	Storey Creek Ph 2B Const Plans.pdf	2/12/2020 17:56	1
\$0.72	1070.005	Z:\PROJECTS\1070.005 STOREY CREEK PH 2B\Plans\Civil\X-STOREY CRK LINEWORK PH2B Model (1)	2/24/2020 9:25	1
\$0.72	1070.005	Z:\PROJECTS\1070.005 STOREY CREEK PH 2B\Plans\Civil\CONSTRUCTION DWGS\STOREY CRK PH2B SITE PLA	2/24/2020 9:34	1
\$7.20				

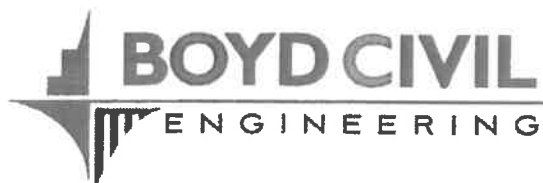
Project: Storey Creek PH 2B
Company: Boyd Civil Engineering

Budget	Cost Code	Description	Qty	Unit	Unit Price	Total
		Phase 2B - Tract Budget				
1695412	2128	Coordination Meetings	1	LS	3,371.00	\$ 3,371
1695412	2103	Phase 2 overall master site and grading	1	LS	3,783.00	\$ 3,783
1695412	2103	Phase 2B Final Design and Const Docs	1	LS	64,906	\$ 64,906
1695412	2103	Phase 2B Permitting	1	LS	20,610	\$ 20,610
1695412	2128	Phase 2B Construction Phase	1	LS	39,564	\$ 39,564
1695412	2103	Reimbursables	1	LS	4,600	\$ 4,600
						\$ 52.28
		Phase 2B - Master Road Budget				
1695403	2128	Coordination Meetings	1	LS	595.00	\$ 595
1695403	2103	Phase 2 overall master site and grading	1	LS	2,037.00	\$ 2,037
1695403	2103	Phase 2B Final Design and Const Docs	1	LS	19,344	\$ 19,344
1695403	2103	Phase 2B Permitting	1	LS	6,240	\$ 6,240
1695403	2128	Phase 2B Construction Phase	1	LS	10,296	\$ 10,296

Contract Summary		
Budget	Cost Code	Amount
1695403	2103	\$ 27,621
1695403	2128	\$ 10,891
1695412	2103	\$ 93,899
1695412	2128	\$ 42,935
Total		\$ 175,346

\$ 624.00	02597-1
\$ 59.50	02597-2
\$ 2,113.28	02597-3
\$ 337.10	02597-4
\$ 3,133.88	

Page D-1



6816 Hanging Moss Road • Orlando, Florida 32807

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INVOICE

February 6, 2020

Contract: 01070.004

Invoice: 02567

Pay App: 10

Lennar Homes, LLC
6750 Forum Dr. #310
Orlando, FL 32821

Re: Woodlands Park – Phase 2

Email: Lane.Register@Lennar.com

Professional Services:

Description	Fee	Percent Complete	Previously Invoiced	Amount Due
<u>Storey Creek Phase 2 Engineering Services</u>				
<i>Phase 2A- Tract Budget</i>				
Coordination Meetings	\$ 3,371.00	90%	\$ 2,696.80	\$ 337.10
Phase 2 Overall Master site and grading	\$ 3,783.00	100%	\$ 3,783.00	\$ -
Phase 2A Final Design and Construction docs	\$ 34,404.00	100%	\$ 34,404.00	\$ -
Phase 2A Permitting	\$ 14,920.00	100%	\$ 14,920.00	\$ -
Phase 2 Construction Phase	\$ 27,405.00	40%	\$ 8,221.50	\$ 2,740.50
<i>Phase 2A- Master Road Budget</i>				
Coordination Meetings	\$ 595.00	90%	\$ 476.00	\$ 59.50
Phase 2 Overall Master Site and grading	\$ 2,037.00	100%	\$ 2,037.00	\$ -
Phase 2A Final Design and Construction Docs	\$ 8,866.00	100%	\$ 8,866.00	\$ -
Phase 2A Permitting	\$ 2,860.00	100%	\$ 2,860.00	\$ -
Phase 2A Construction Phase	\$ 3,575.00	40%	\$ 1,072.50	\$ 357.50
Reimbursable Expenses	\$ 4,600.00		\$ 2,333.96	\$ 85.01
Total	\$ 106,416.00		\$ 81,670.76	\$ 3,579.61

See page two for Reimbursable Expenses detail

Total Due: \$ 3,579.61

February 6, 2020

Contract: 01070.004

Invoice: 02567

Lennar Homes, LLC

Page Two

Reimbursable Expense Detail

Date	Description	Amount
1/22/2020	UPS	\$16.14
1/31/2020		\$5.04

Mileage:	Description	Miles	Rate	Amount
1/5/2020	S. Boyd- Site Visit	79	0.575	\$45.43
1/31/2020	N. Maly- TWA (Shared mileage)	32	0.575	\$18.40
Total Reimbursables:				\$85.01

Contract # 40437039 Invoice # 02567 Account #: 1696412 and 1696403				Req.# 10				Invoice Total: \$ 3,579.61 Invoice Date: 2/6/2020 Description: ENGINEERING				Boyd Civil Engineering, Inc 6816 Hanging Moss Rd Orlando FL 32807 Ph (407) 494-2693 barbie@boydcivil.com			
Vendor Number: 11052498				Acct. Date: 2/6/2020											
Checked By:				Field Approval				Office Approval							
Entered By:				Date:				Date:							
Description of Work				Contract Amt.		Partially Completed		Completed this Invoice		Completed to Date		Remaining on Contract			
						% Amount		% Amount		% Amount		% Amount			
<u>Storey Creek Phase 2 Engineering Services</u>															
<u>Phase 2B - Tract Budget</u>															
2103	Phase 2 overall master site and grading			\$3,783.00	100%	\$ 3,783.00		\$ -	100%	\$ 3,783.00	0%	\$ -			
2103	Phase 2A Final Design and Const Docs			\$34,404.00	100%	\$ 34,404.00	0%	\$ -	100%	\$ 34,404.00	0%	\$ -			
2103	Phase 2A Permitting			\$14,920.00	100%	\$ 14,920.00	0%	\$ -	100%	\$ 14,920.00	0%	\$ -			
2103	Reimbursables			\$4,500.00	51%	\$ 2,333.96	2%	\$ 85.01	53%	\$ 2,418.97	47%	\$ 2,181.03			
2128	Phase 2A Construction Phase			\$27,405.00	30%	\$ 8,221.50	10%	\$ 2,740.50	40%	\$ 10,962.00	60%	\$ 16,443.00			
2128	Coordination Meetings			\$3,371.00	80%	\$ 2,696.80	10%	\$ 337.10	90%	\$ 3,033.90	10%	\$ 337.10			
						\$ -		\$ -		\$ -		\$ -			
<u>Phase 2A - Master Road Budget</u>															
2103	Phase 2 overall master site and grading			\$2,037.00	100%	\$ 2,037.00	0%	\$ -	100%	\$ 2,037.00	0%	\$ -			
2103	Phase 2A Final Design and Const Docs			\$8,866.00	100%	\$ 8,866.00	0%	\$ -	100%	\$ 8,866.00	0%	\$ -			
2103	Phase 2A Permitting			\$2,860.00	100%	\$ 2,860.00	0%	\$ -	100%	\$ 2,860.00	0%	\$ -			
2128	Phase 2A Construction Phase			\$3,575.00	30%	\$ 1,072.50	10%	\$ 357.50	40%	\$ 1,430.00	60%	\$ 2,145.00			
2128	Coordination Meetings			\$695.00	80%	\$ 476.00	10%	\$ 59.50	90%	\$ 535.50	10%	\$ 59.50			
Contract Total				\$ 106,416.00		\$ 81,670.76		\$ 3,579.61		\$ 85,250.37		\$ 21,165.63			

Project: Storey Creek PH 2A & 2B
Company: Boyd Civil Engineering

Budget	Cost Code	Description	Qty	Unit	Unit Price	Total
		Phase 2A - Tract Budget				
1695412	2103	Coordination Meetings	1	LS	3,371.00	\$ 3,371.10
1695412	2103	Phase 2 overall master site and grading	1	LS	3,783.00	\$ 3,783
1695412	2103	Phase 2A Final Design and Cost Docs	1	LS	34,404	\$ 34,404
1695412	2103	Phase 2A Permitting	1	LS	14,920	\$ 14,920
1695412	2103	Phase 2A Construction Phase	1	LS	27,405	\$ 27,405
		Phase 2A - Master Road Budget				
1695403	2103	Coordination Meetings	1	LS	595.00	\$ 595.50
1695403	2103	Phase 2 overall master site and grading	1	LS	2,037.00	\$ 2,037
1695403	2103	Phase 2A Final Design and Cost Docs	1	LS	8,866	\$ 8,866
1695403	2103	Phase 2A Permitting	1	LS	2,860	\$ 2,860
1695403	2103	Phase 2A Construction Phase	1	LS	3,575.00	\$ 3,575
		Reimbursables	1	LS	4,600	\$ 4,600
1695412	2103					\$ 85.01
Contract Summary						
		Budget	Cost Code	Amount	Invoice #	
		1695412	2103	\$ 57,787	85.01 02567-3	
		1695412	2103	\$ 30,386	3,077.60 02567-4	
		1695403	2103	\$ 13,763	- 02567-1	*attach pay app
		1695403	2103	\$ 4,120	417.00 02567-2	
Total				\$ 106,416	\$ 3,579.61	

1/22/2020

Shipment Receipt | UPS



Shipment Receipt

January 22, 2020

1Z75A41Y1394973233

Where

Ship From

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

Ship To

Toho Water Authority, Kevin Anthony
951 Martin Luther King Jr. Blvd., KISSIMMEE, FL
34741

What

Package 1 - 1Z75A41Y1394973233

Weight
0.5 lbs

Dimensions
UPS Letter

Reference
Numbers
1070.004

Service Details - UPS Next Day Air Saver

Estimated Delivery Thursday January 23, 2020 , 3:00 PM

Additional Options

Email Notifications: nikkmaly@hotmail.com

Payment

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

Shipping Total

Shipping Fees

Package 1	
UPS Next Day Air Saver	\$25.02
Fuel Surcharge	\$1.88

Subtotals

Shipping Fees	\$26.90
Combined Charges	\$26.90
Contract Rate	\$16.14

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

Note: This document is not an Invoice.

All shipments are subject to the UPS Tariff/Terms and Conditions of Service ("UPS terms") in effect on the date of shipment, which are available at www.ups.com/terms. Pursuant to the UPS Terms, UPS's maximum liability for loss or damage to each domestic package or international shipment is limited to \$100, unless the shipper declares a greater value in the declared value field of the UPS shipping system used and pays the applicable charge (in which case UPS's maximum liability is the declared value). Special terms apply to some services and articles. Please review the UPS Terms for liability limits, exclusions from liability, maximum declared values, prohibited items, and other important terms of service. The shipper agrees that in the absence of a greater declared value, \$100 value is a reasonable limitation under the circumstances of the transportation. Claims not timely made (generally noticed within sixty days and filed within nine months, but filed within sixty days for international shipments) are deemed waived and will not be paid. See the UPS Terms for details. Under no circumstances will UPS be liable for any special, incidental, or consequential damages.

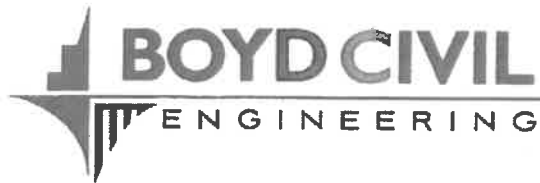
Rate includes a fuel Surcharge, but excludes taxes, duties and other charges that may apply to the shipment.
Your invoice may vary from the displayed reference rates



Plotting Expenses
12/30/2019 - 1/31/2020

Project 1070.004
Lennar Storey Creek

Total Paper Cost	Project #	Document Name	Date	# of Pages
\$0.72	1070.004	Woodland Park Master Drainage Exhibit-Model.pdf	1/22/2020 7:02	1
\$0.72	1070.004	Z:\PROJECTS\1070.004 Woodland Park Phase 2\Plans\Civil\X-STRY CRK AMNITY	12/31/2019 13:10	1
\$0.72	1070.004	Z:\PROJECTS\1070.004 Woodland Park Phase 2\Plans\Civil\X-STRY CRK AMNITY	12/31/2019 13:50	1
\$2.88	1070.004	2004 STOREY CREEK Ph 2a WATER AS-BUILT.pdf	1/22/2020 14:11	4
\$5.04	Total			



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

March 5, 2020

Contract: 01070.004

Invoice: 02596

Pay App: 11

Lennar Homes, LLC
6750 Forum Dr. #310
Orlando, FL 32821

Re: Woodlands Park – Phase 2

Email: Lane.Register@Lennar.com

Professional Services:

Description	Fee	Percent Complete	Previously Invoiced	Amount Due
<u>Storey Creek Phase 2 Engineering Services</u>				
<i>Phase 2A- Tract Budget</i>				
Coordination Meetings	\$ 3,371.00	90%	\$ 3,033.90	\$ -
Phase 2 Overall Master site and grading	\$ 3,783.00	100%	\$ 3,783.00	\$ -
Phase 2A Final Design and Construction docs	\$ 34,404.00	100%	\$ 34,404.00	\$ -
Phase 2A Permitting	\$ 14,920.00	100%	\$ 14,920.00	\$ -
Phase 2 Construction Phase	\$ 27,405.00	55%	\$ 10,962.00	\$ 4,110.75
<i>Phase 2A- Master Road Budget</i>				
Coordination Meetings	\$ 595.00	90%	\$ 535.50	\$ -
Phase 2 Overall Master Site and grading	\$ 2,037.00	100%	\$ 2,037.00	\$ -
Phase 2A Final Design and Construction Docs	\$ 8,866.00	100%	\$ 8,866.00	\$ -
Phase 2A Permitting	\$ 2,860.00	100%	\$ 2,860.00	\$ -
Phase 2A Construction Phase	\$ 3,575.00	55%	\$ 1,430.00	\$ 536.25
Reimbursable Expenses	\$ 4,600.00		\$ 2,418.97	\$ 45.43
Total	\$ 106,416.00		\$ 85,250.37	\$ 4,692.43

See page two for Reimbursable Expenses detail

Total Due: \$ 4,692.43



QUALITY • EXPERIENCE • RESPONSIVENESS

March 5, 2020

Contract: 01070.004

Invoice: 02596

Lennar Homes, LLC

Page Two

Reimbursable Expense Detail

Date	Description	Amount
-------------	--------------------	---------------

Mileage:	Description	Miles	Rate	Amount
2/17/2020	S. Boyd- Site Visit	79	0.575	\$45.43

Total Reimbursables:				\$45.43
-----------------------------	--	--	--	----------------

Project: Storey Creek PH 2A & 2B
Company: Boyd Civil Engineering

Budget	Cost Code	Description	Qty	Unit	Unit Price	Total
Phase 2A - Tract Budget						
1695412	2102	Coordination Meetings	1	LS	3,371.00	\$ 3,371
1695412	2103	Phase 2 overall master site and grading	1	LS	3,783.00	\$ 3,783
1695412	2103	Phase 2A Final Design and Const Doc	1	LS	34,404	\$ 34,404
1695412	2103	Phase 2A Permitting	1	LS	14,920	\$ 14,920
1695412	2128	Phase 2A Construction Phase	1	LS	27,405	\$ 27,405
Phase 2A - Master Road Budget						
1695403	2128	Coordination Meetings	1	LS	595.00	\$ 595
1695403	2103	Phase 2 overall master site and grading	1	LS	2,017.00	\$ 2,017
1695403	2103	Phase 2A Final Design and Const Docs	1	LS	8,666	\$ 8,666
1695403	2103	Phase 2A Permitting	1	LS	2,860	\$ 2,860
1695403	2128	Phase 2A Construction Phase	1	LS	3,575.00	\$ 3,575
Reimbursables						
1695412	2103		1	LS	4,600	\$ 4,600
						\$ 4,110.75
						\$ 536.25
						\$ 45.43

Contract Summary

Budget	Cost Code	Amount	Invoice #
1695412	2102	\$ 57,707	45.43 02596-3
1695412	2128	\$ 30,776	4,110.75 02596-4
1695403	2103	\$ 13,763	- 02596-1 *attach pay app
1695403	2128	\$ 4,170	536.25 02596-2
Total		\$ 106,416	\$ 4,692.43

Contract # 40437039 Invoice # 02596 Account #: 1695412 and 1695403				Req.# 11				Invoice Total: \$ 4,692.43 Invoice Date: 3/5/2020 Description: ENGINEERING				Boyd Civil Engineering, Inc 6816 Hanging Moss Rd Orlando FL 32807 Ph (407) 494-2693 barbie@boydcivil.com			
Vendor Number: 11052498				Acct. Date: 3/5/2020											
Checked By:				Field Approval				Office Approval							
Entered By:				Date:				Date:							
Description of Work				Contract Amt.		Previously Completed		Completed this Invoice		Completed to Date		Remaining on Contract			
						% Amount		% Amount		% Amount		% Amount			
<u>Storey Creek Phase 2 Engineering Services</u>															
<u>Phase 2B - Tract Budget</u>															
2103	Phase 2 overall master site and grading			\$3,783.00	100%	\$ 3,783.00		\$ -		100%	\$ 3,783.00	0%	\$ -		
2103	Phase 2A Final Design and Const Docs			\$34,404.00	100%	\$ 34,404.00	0%	\$ -		100%	\$ 34,404.00	0%	\$ -		
2103	Phase 2A Permitting			\$14,920.00	100%	\$ 14,920.00	0%	\$ -		100%	\$ 14,920.00	0%	\$ -		
2103	Reimbursables			\$4,600.00	63%	\$ 2,418.97	1%	\$ 45.43		54%	\$ 2,464.40	46%	\$ 2,135.60		
2128	Phase 2A Construction Phase			\$27,405.00	40%	\$ 10,962.00	15%	\$ 4,110.75		55%	\$ 15,072.75	45%	\$ 12,332.26		
2128	Coordination Meetings			\$3,371.00	90%	\$ 3,033.90	0%	\$ -		90%	\$ 3,033.90	10%	\$ 337.10		
						\$ -		\$ -		0%	\$ -	100%	\$ -		
<u>Phase 2A - Master Road Budget</u>															
2103	Phase 2 overall master site and grading			\$2,037.00	100%	\$ 2,037.00	0%	\$ -		100%	\$ 2,037.00	0%	\$ -		
2103	Phase 2A Final Design and Const Docs			\$8,866.00	100%	\$ 8,866.00	0%	\$ -		100%	\$ 8,866.00	0%	\$ -		
2103	Phase 2A Permitting			\$2,860.00	100%	\$ 2,860.00	0%	\$ -		100%	\$ 2,860.00	0%	\$ -		
2128	Phase 2A Construction Phase			\$3,575.00	40%	\$ 1,430.00	15%	\$ 536.25		55%	\$ 1,966.25	45%	\$ 1,608.75		
2128	Coordination Meetings			\$695.00	90%	\$ 535.50	0%	\$ -		90%	\$ 535.50	10%	\$ 59.50		
Contract Total				\$ 106,416.00		\$ 85,250.37		\$ 4,692.43			\$ 89,942.80		\$ 16,473.20		



**DEPARTMENT OF
COMMUNITY
DEVELOPMENT**

Dave Tomek
Administrator

Ken Brown
Deputy Administrator

Susan Caswell, AICP
Community Development
Assistant Administrator

William Grimes
Building Official

Kelly Haddock
Current Planning Director

Ken Brown
Customer Care Director

Jose Gomez, P.E.
Development Review
Director

Joseph S. Strickland
Extension Services
Director

Robert Mindick
Parks and Public Lands
Director

Kerry Godwin
Planning & Design
Director

Susan Caswell, AICP
Sports & Event Facilities

**Osceola
County**

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

August 20, 2019

Lennar Homes rob.bonin@lennar.com
6740 Forum Dr, Suite 310
Orlando, FL 32821

Subject: SDP19-0043
Storey Creek Phase 2A – (Formerly Known as Woodland Park)
Approval of Phase 2A for 89 single family lots

Please be advised that the above referenced Site Development Plan (SDP) is hereby approved by the Osceola County Development Review Department. **This approval is granted as of January 10, 2017, shall be valid for three years and is scheduled to expire on January 10, 2020.**

In addition to the Land Development Code, this project is subject to the following special condition.

1. F-1 Hammerhead turn around must provide sufficient room for Osceola County's largest apparatus to maneuver.
2. A certificate of completion (COC) will not be provided for Phase 2A, and no approvals will be given for future development phases, until the developer satisfactorily satisfies the conditions of the Developer's Agreement DA17-0005, including but not limited to Section 5.D., requiring that the Developer provide legal descriptions, title work, appraisals, as determined by an appraiser selected by the County, and surveys dated not more than six months prior to the adoption of any Resolution of Necessity, construction plans, and all other transactional documents as required by Florida law for the acquisition of the needed property by the County through eminent domain.
3. Future construction phases will conform to all Developer obligations of the Developer's Agreement DA17-0005 including but not limited to Section 2.B. of DA17-0005, whereas the Developer and the County agree that the construction of the Phase 1 Connector shall begin at Ham Brown Road and Pleasant Hill Road shall progress toward the middle.

Please be advised that approval of this SDP DOES NOT grant the ability to commence site construction. Prior to construction and issuance of building permits, the following must occur:

1. Prior to the pre-construction meeting, a 2.5% construction permit fee of \$36,692.28 shall be submitted to this office and made payable to the Osceola Board of County Commissioners.
2. All forms/conditions as listed on the approval letter and enclosed sufficiency checklist must be submitted to and approved by your project coordinator before scheduling a pre-construction meeting. Upon confirmation of approval, please contact Tina Stadlander (407-742-0245) or Silvia Juhas (407-742-0246) to schedule the Pre-Construction meeting.
3. A full set of approved plans, stamped and watermarked by the County must be printed and provided for County inspection staff at the pre-construction meeting.
4. All items outlined below and provided in a pre-construction checklist must be submitted to this office.

**Subject: SDP19-0043
Storey Creek Phase 2A**

Prior to scheduling the Pre-Construction Meeting, the following items are required to be submitted to this office:

1. License – A copy of the Contractors underground utility license.
2. Notification to Right-of-Way users – Applicant shall notify in writing all other right-of-way users and municipalities in the immediate vicinity of the proposed construction locations, stating the work proposed by the applicant, and enclosing a plan of the proposed construction in order to determine if there are any objections to the proposed construction. Any objections to the applicant's proposed construction by affected right-of-way users or municipalities must be forwarded in writing to the applicant and this office within 7 days of the date of the applicant's letter notifying such user or municipality of the proposed work. Applicant shall then submit a letter indicating that all affected right-of-way users have been notified and that such users have no objections to their issuance of the right-of-way utilization permit for the proposed construction. It is the full and complete responsibility of the applicant to determine that all other users are notified of the proposed work. Any work performed without such notification shall be at the sole risk of the applicant.
3. Gas Notification Number – Pursuant to the provisions of Florida Statute 553.851, all applicants will be required to submit a gas notification number along with the gas company's name. No permit will be issued until the applicant has certified his compliance with Florida Statute 553.851(2)(a) and (c).
4. Insurance Certificate – A certificate of insurance naming Osceola County Board of County Commissioners as "additionally insured". Please contact Tina Stadtlander (407.742.0245) for further requirements regarding the certificate.

Per the Osceola County Vertical Control Program, a minimum of one brass disc per site shall be installed in a pond control structure. Discs can be requested from the Permit Technicians in the County Administration Building located at 1 Courthouse Square, Kissimmee, FL 34741. A permit fee of \$260 per disc will apply. For any questions regarding this process, please contact Tina Stadtlander at 407.742.0245 or tina.stadtlander@osceola.org.

Any deviations or revisions from the stamped approved plans must be submitted to the Osceola County Development Review Department for review and approval prior to field alteration.

Field conditions during construction may reveal or necessitate the need for revisions. This is an advisory note. Revisions may be as a result of design modification or safety issues.

All developments located within Special Flood Hazard Area (SFHA) as designated in the latest adopted FEMA maps, must obtain the required state and federal permits prior to commencement of construction if applicable.

This approval does not eliminate the necessity to obtain any required federal, state, local and/or special district authorizations prior to the start of activity. Specifically, the responsibility for utility approval is with the respective utility providers. Copies of all required permits shall be forwarded to the Osceola County Development Review Department prior to construction for filing purposes.

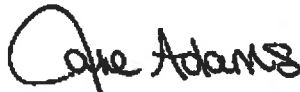
**Subject: SDP19-0043
Storey Creek Phase 2A**

No vertical construction may take place until a building permit is obtained from the Osceola County Building Department. Please contact Remi Zerillo at 407.742.0200 for information regarding this application and process.

A building permit is required for all proposed facilities within the approved site of this development including but are not limited to: sanitary lift stations, proposed light fixtures (poles) that are independent from any building structure, electrical gates, retaining walls that exceed three(3) feet in height, dumpster enclosures, etc...

If you have any questions regarding this letter, please contact Richard Keck at 407.742.0247 or richard.keck@osceola.org.

Sincerely,



Jane Adams
Osceola County BOCC
Sr. Development Coordinator

cc: Steve Boyd, P.E. Boyd Civil Engineering Inc. steve@boydcivil.com
John Collins, Supervisor of Inspectors
William Grimes, Building Official
Crystal Bowen, Document Management
Specialpermits@OSCEOLA.ORG

File: \\OCAWINV15043\home\PlanZon\grpshare\DEVREVSHARE\Project
Management\Approval Letters\SDP Approval letters\2019\SDP19-0043 Storey Creek
Phase 2A.doc

APPLICATION FOR
PAYMENT
EXHIBIT "D"Contract # 37844560
8/29/2019

Contract # 37844560	Invoice Total: \$ 3,825.00	Universal Engineering Sciences, Inc PO Box 917400 Orlando Florida 32891 P: (407) 423-0504			
Invoice # 00378408	Invoice Date: 8/29/2019				
Account #: 1695403 & 1695410.1300.2133	Description: ENGINEERING				
Vendor Number: 1366207	Acct. Date:				
Checked By:	Field Approval	Office Approval			
Date:	Date:	Date:			
Entered By:	Contract Amt.	Previously Completed %	Completed this Invoice %	Completed to Date %	Remaining on Contract %
		Amount	Amount	Amount	Amount
<u>Woodland Park Ph 1 and Offsite CMT</u>					
BUILDING PAD CONSTRUCTION TESTING					
Laboratory Proctor	\$ 150.00	100%	\$ 150.00	100%	0%
Field Density Test (1 79G testing per building pad)	\$ 14,875.00	74%	\$ 11,050.00	26%	0%
mass grade densities for existing borrow pit- parcel 2	\$ 5,040.00	100%	\$ 5,040.00	100%	0%
Engineering Technician (proof rolling)	\$ 1,600.00	100%	\$ 1,600.00	100%	0%
UTILITY INSTALLATION BACKFILL TESTING					
Laboratory Proctor	\$ 300.00	100%	\$ 300.00	100%	0%
Field Density Test					
Sanitary Sewer	\$ 10,746.00	100%	\$ 10,746.00	100%	0%
Force Main - Phase 1 Street 'A'	\$ 1,512.00	100%	\$ 1,512.00	100%	0%
Storm Sewer	\$ 14,436.00	100%	\$ 14,436.00	100%	0%
Water	\$ 1,134.00	100%	\$ 1,134.00	100%	0%
Reclaim Water	\$ 1,134.00	100%	\$ 1,134.00	100%	0%
ROADWAY CONSTRUCTION TESTING					
Subgrade (compacted/stabilized					
Laboratory Proctor	\$ 300.00	100%	\$ 300.00	100%	0%
Limerock Bearing Ratio (LBR)	\$ 1,000.00	100%	\$ 1,000.00	100%	0%
Florida Bearing Value (FBV)	\$ 525.00	100%	\$ 525.00	100%	0%
Field Density Test	\$ 1,134.00	100%	\$ 1,134.00	100%	0%
Base (Recycled Concrete Aggregate)					
Laboratory Proctor	\$ 150.00	100%	\$ 150.00	100%	0%
Limerock Bearing Ratio (LBR)	\$ 500.00	100%	\$ 500.00	100%	0%
Field Density Test	\$ 378.00	100%	\$ 378.00	100%	0%
Field Thickness Determination	\$ 210.00	99%	\$ 207.00	99%	1%
Asphalt					
Extraction/Gratation	\$ 525.00	100%	\$ 525.00	100%	0%
Asphalt Core Rig Mobilization	\$ 115.00	100%	\$ 115.00	100%	0%
Density Test and Thickness of Field Cores (daily)	\$ 1,760.00	100%	\$ 1,760.00	100%	0%
Contract Total	\$ 57,524.00		\$ 53,696.00		\$ 3,825.00
					\$ 57,521.00
					\$ 3.00

[illegible]

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

(Acquisition and Construction)

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

- (A) Requisition Number: 7
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Boyd Civil Engineering**
- (D) Amount Payable: **\$200.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #02653 – April services for review of Phase 1 & 2A – Final Turnover.

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

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

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2019 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
- 4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

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

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

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

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

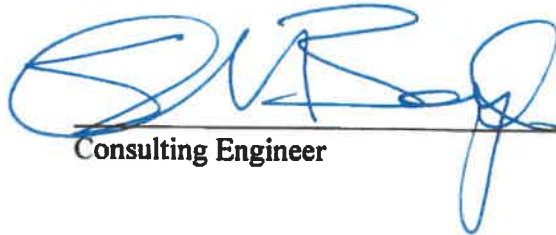
Responsible Officer

Date: _____

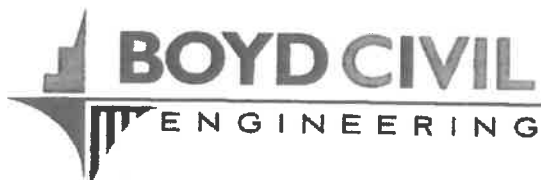
5/18/2020

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

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



Consulting Engineer



BOYD CIVIL

ENGINEERING

6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

May 5, 2020

Contract: 1140.001

Invoice: 02653

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

Re: Storey Creek CDD
Bond Issuance
March 30, 2020- May 4, 2020

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
4/28/20	S. Boyd - Additional review of Phase 1 and 2A Final turnover	1	\$ 200.00	\$ 200.00
Total		1.00		\$ 200.00

Reimbursable Expenses:

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

Total Amount Due: \$ 200.00



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SECTION B

AGREEMENT

THIS AGREEMENT made and entered into this 13 day of July, 2020, by and between Storey Creek Community Development District, an independent special district created by Resolution No. 19-56 (hereinafter referred to as "the District"), whose address is 219 E Livingston Street, Orlando, Florida 32801, and the **OSCEOLA COUNTY TAX COLLECTOR**, constitutional officer of the State of Florida, whose address is 2501 E. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34744 (hereinafter referred to as "Tax Collector").

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes (1994 Supp.); and

WHEREAS, the uniform methodology with its enforcement provisions including the use of tax certificates and tax deeds for enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector which will produce positive economic benefits to Osceola; and

WHEREAS, as the uniform methodology will tend to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632 (2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing said section; and

WHEREAS, Section 197.3632 (7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual tax notice; and

WHEREAS, Section 197.3632 (8) (c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments and, Section 192.091(2)(b), Florida Statutes, entitles Tax Collector to receive a 2% commission.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

PURPOSE

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by * Community Development District Board of Supervisors Chairman or its designee, pursuant to Section 197.3632 (7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in Section 197.3632 (2), Florida Statutes,

ARTICLE II

TERM

The term of this Agreement shall commence on January 1, and shall run through December 31 of the same year, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each. However, the * Community Development District Board of Supervisors shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue, by January 10 in any calendar year in which it intends to discontinue to use the uniform method of collecting each such assessment pursuant to Section 197.3632 (6), Florida Statutes.

ARTICLE III

COMPLIANCE WITH LAWS AND REGULATIONS

The parties shall comply with all statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments by, and any ordinances promulgated by Osceola County not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes.

This Agreement incorporates the provisions of Section 197.3632, Florida Statutes as they exist on the date of execution hereof and as they may be from time to time hereafter be amended or renumbered.

ARTICLE IV

DUTIES AND RESPONSIBILITIES OF THE DISTRICT

The District agrees, covenants and contracts to:

(a) Timely reimburse the Tax Collector for actual collection costs incurred pursuant to Section 197.3632, Florida Statutes;

(b) Timely reimburse Tax Collector for necessary administrative costs for the Collection and enforcement of the applicable non-ad valorem assessment by the Tax Collector pursuant to Section 197.3632(2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

(c) To timely pay for or alternatively to timely reimburse the Tax Collector for any separate tax notice necessitated by the Tax Collector not being able to merge the non-ad valorem assessment roll certified by the District Chairman or, its designee pursuant to Section 197.3632 (7), Florida Statutes.

(d) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(e) By September 15 of each calendar year, the chairperson of the District, or its designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise conforming in format to that contained on the ad- valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions.

(f) The District agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

ARTICLE V

DUTIES OF THE TAX COLLECTOR

(a) The Tax Collector shall timely perform all acts and duties required of a tax collector under the provisions of sections 197.3632 and 197.3635, Florida Statutes and the rules promulgated from time to time by the Department of Revenue.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

Tax Collector

David L.
Witness

Bruce E. Vickers
Bruce Vickers

ATTEST:

[Signature]
Secretary

By: [Signature]
Chairman of the Board

SECTION C

AGREEMENT

THIS AGREEMENT is made and entered into this 5th day of May 2020, by and between The Storey Creek Community Development District (CDD), and **Katrina S. Scarborough, Osceola County Property Appraiser** (Property Appraiser), who understand and agree as follows:

WITNESSETH

Whereas, The Storey Creek CDD has declared its intent to use the uniform method of collecting non-ad valorem assessment as authorized by section 197.3631, Florida Statutes (2015), pursuant to the method provided for in sections 197.3632 and 197.3635, Florida Statutes (2015).

Whereas, section 197.3632(2), Florida Statutes (2015), requires that a written agreement be entered into between The Storey Creek CDD and Property Appraiser providing for reimbursement by The Storey Creek CDD of the necessary administrative costs incurred by the Property Appraiser under section 197.3632.

Now Therefore the parties agree that:

1. The Property Appraiser shall perform those services specified in section 197.3632, to be performed by a property appraiser for the benefit of The Storey Creek CDD. In performing those services, the Property Appraiser may obtain the assistance of Osceola County.
2. The Storey Creek CDD shall reimburse the Property Appraiser for all necessary administrative costs incurred providing such services, including any administrative costs incurred by Osceola County at the request of the Property Appraiser as set forth in section 197.3632(2).
3. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming as prescribed in section 197.3632(2). The Storey Creek CDD also agrees to hold the Property Appraiser

harmless for any and all costs, court costs, and attorney's fees resulting from or arising from any and all challenges, both administrative and judicial, which the Property Appraiser may be required to defend involving the imposition and/or levy of non-ad valorem assessment. All such administrative costs and additional costs, court costs, and attorney's fees incurred by the Property Appraiser in both administrative and judicial challenges shall be paid to the Property Appraiser within fifteen (15) days of the presentment of a statement or invoice setting forth the amount due and the reason therefore.

4. This Agreement is the minimum necessary to implement the law and will be amended as necessary from time to time to clarify or supplement the provisions hereof.

5. The parties hereto agree that the Property Appraiser, by executing this Agreement and agreeing to assist The Storey Creek CDD in the collection of non-ad valorem assessments, does not warrant either the legal efficacy or validity of any levies made by the Storey Creek CDD as non-ad valorem assessments, or the correctness of the amount of the levy or charge imposed against the parcels of property to be subject to the levy, or any individual parcel subject to said levy.

6. The parties agree that any errors made in the amount of the levy or imposition or any other errors of omission or commission regardless of the nature or cause of same, shall be processed and corrected exclusively and solely by The Storey Creek CDD and that the Property Appraiser shall not be responsible for same. The parties further agree that all requests or claims made by any affected property owner for correction shall be processed exclusively by The Storey Creek CDD and shall be filed with The Storey Creek CDD, or its designee, provided that its designee shall not be the Property Appraiser.

7. The term of this Agreement shall commence with the 2018 non-ad valorem assessment rolls of The Storey Creek CDD and shall continue and extend uninterrupted from year to year from the effective date as indicated below unless a notice of discontinuance shall be issued by any party. A notice of discontinuance shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of The Storey Creek CDD save and except during those years when The Storey Creek CDD in timely fashion notifies the Tax Collector and the Property Appraiser that it needs to collect and enforce the assessment pursuant to other provisions of law.

8. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of The Storey Creek CDD non-ad valorem or special assessment rolls and levies, including provision by The Storey Creek CDD to the other parties of any staff assistance reasonably necessary and required to effect the purposes of this Agreement.

9. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.

10. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or discontinued, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

11. This Agreement shall be governed by the laws of the State of Florida.

12. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

a. The Storey Creek CDD: 219 E. Livingston Street
Orlando, FL 32801

b. Property Appraiser: 2505 E. Irlo Bronson Memorial Highway
Kissimmee, Florida 34744-4909

In Witness Where of the parties have hereunto set their hand and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST

By: [Signature]

As authorized for execution by the
Secretary of The Storey Creek CDD
at its _____ regular meeting

The Storey Creek CDD

By: [Signature]
Chair

WITNESSES:

[Signature]
[Signature]

**OSCEOLA COUNTY PROPERTY
APPRAISER:**

[Signature]
Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

SECTION D

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.

Permit No.: 49-02544-P	Application No(s). 181221-17 and 190325-16
Project Name: Woodlands Park Phase I (Now known as Storey Creek Phase I and 2A)	Phase (if applicable): Phases I and 2A

A. REQUEST TO TRANSFER: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: <u>[Signature]</u> Signature of Permittee Lennar Homes, LLC 6750 Company Phone	<u>Rob Bonin, Authorized Agent</u> Name and Title 6750 Forum Drive, Suite 310 Company Address Orlando, FL 32821 City, State, Zip
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B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: <u>[Signature]</u> Signature of Representative of O&M Entity George Flint, District Manager Name and Title gflint@gmscfl.com Email Address 407-841-5524 Phone	Storey Creek Community Development District Name of Entity for O&M 219 East Livingston Street Address Orlando, FL 32801 City, State, Zip Date <u>6/22/2020</u>
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Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☒ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)

Reset Form Save & Print



SECTION VII

SECTION A

RESOLUTION 2020-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Creek Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 3, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Storey Creek Community Development District for the Fiscal Year Ending September 30, 2021," as adopted by the Board of Supervisors on August 3, 2020.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Storey Creek Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 3rd day of August, 2020.

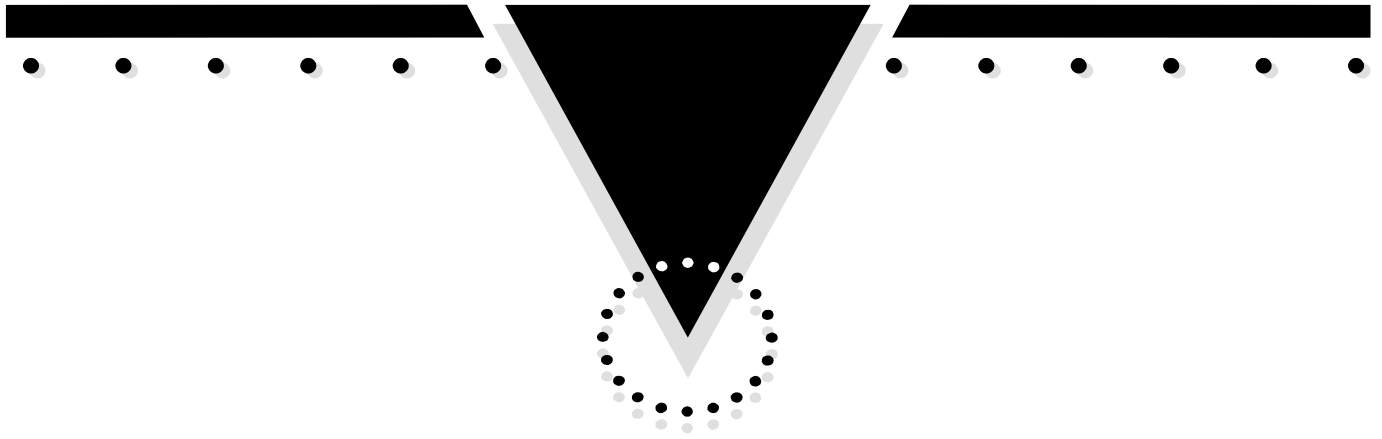
ATTEST:

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____



Storey Creek
Community Development District

Proposed Budget
FY 2021



Table of Contents

1 General Fund

2-6 General Fund Narrative

7 Debt Service Fund Series 2019

8 Amortization Schedule Series 2019

Storey Creek

Community Development District

Fiscal Year 2021 General Fund

Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$0	\$0	\$0	\$0	\$259,188
Developer Contributions	\$87,800	\$68,279	\$48,051	\$116,330	\$51,649
Total Revenues	\$87,800	\$68,279	\$48,051	\$116,330	\$310,837

Expenditures

Administrative

Supervisor Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$12,000	\$2,094	\$1,406	\$3,500	\$12,000
Attorney	\$25,000	\$10,110	\$7,890	\$18,000	\$25,000
Dissemination	\$0	\$1,750	\$875	\$2,625	\$3,500
Arbitrage	\$0	\$0	\$0	\$0	\$450
Annual Audit	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$5,000
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,200
Telephone	\$300	\$7	\$18	\$25	\$300
Postage	\$1,000	\$107	\$93	\$200	\$1,000
Printing & Binding	\$1,000	\$328	\$172	\$500	\$1,000
Insurance	\$5,500	\$5,000	\$0	\$5,000	\$5,650
Legal Advertising	\$5,000	\$580	\$920	\$1,500	\$2,500
Other Current Charges	\$1,000	\$198	\$52	\$250	\$1,000
Office Supplies	\$625	\$18	\$17	\$35	\$625
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Field

Field Services	\$0	\$0	\$0	\$0	\$15,000
Property Insurance	\$0	\$0	\$0	\$0	\$2,500
Electric	\$0	\$482	\$75	\$557	\$5,000
Streetlights	\$0	\$18,652	\$7,718	\$26,369	\$60,000
Water & Sewer	\$0	\$2,107	\$1,080	\$3,187	\$10,000
Landscape Maintenance	\$0	\$0	\$9,956	\$9,956	\$83,442
Landscape Contingency	\$0	\$0	\$0	\$0	\$7,500
Irrigation Repairs	\$0	\$285	\$0	\$285	\$5,000
Lake Maintenance	\$0	\$2,150	\$1,785	\$3,935	\$10,145
Contingency	\$0	\$0	\$0	\$0	\$2,500
Repairs & Maintenance	\$0	\$4,030	\$0	\$4,030	\$5,000

Total Expenditures	\$87,800	\$75,223	\$41,106	\$116,329	\$310,837
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Excess Revenues/(Expenditures)	\$0	(\$6,945)	\$6,945	\$0	(\$0)
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Net Assessment	\$259,188
Collection Cost (6%)	\$16,544
Gross Assessment	\$275,732

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

Storey Creek Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. No expense for this line item is anticipated at this time.

FICA Expense

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

Engineering

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

Attorney

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Storey Creek Community Development District

GENERAL FUND BUDGET

Arbitrage

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Storey Creek Community Development District

GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

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

Field:

Field Services

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

Property Insurance

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

Electric

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

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

Storey Creek Community Development District

GENERAL FUND BUDGET

Streetlights

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

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

Water & Sewer

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

Landscape Maintenance

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

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

Landscape Contingency

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

Lake Maintenance

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

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

Storey Creek
Community Development District
GENERAL FUND BUDGET

Contingency

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

Repairs & Maintenance

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

Storey Creek

Community Development District

Fiscal Year 2021 Debt Service Fund Series 2019

Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$0	\$163,990	\$324,906	\$488,896	\$491,331
Bond Proceeds	\$0	\$245,666	\$0	\$245,666	\$0
Interest Income	\$0	\$89	\$6	\$95	\$100
Transfer In	\$0	\$6,475	\$0	\$6,475	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$331,475

Total Revenues	\$0	\$416,219	\$324,912	\$741,131	\$822,907
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Expenses

Interest - 12/15	\$0	\$0	\$0	\$0	\$164,906
Principal - 12/15	\$0	\$0	\$0	\$0	\$160,000
Interest - 6/15	\$0	\$0	\$163,990	\$163,990	\$162,406

Total Expenditures	\$0	\$0	\$163,990	\$163,990	\$487,313
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Excess Revenues/(Expenditures)	\$0	\$416,219	\$160,922	\$577,141	\$335,594
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Principal - 12/15/2021	\$165,000
Interest - 12/15/2021	\$162,406
Total	\$327,406

Net Assessment	\$491,331
Collection Cost (6%)	\$31,362
Gross Assessment	\$522,693

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	126	\$1,040	\$131,063
Single Family 50'	264	\$1,300	\$343,262
Single Family 60'	31	\$1,560	\$48,368
Total	421		\$522,693

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

Amortization Schedule

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

SECTION B

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 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 (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020-2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2020-2021; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Storey Creek Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the flowing schedule: 50% due no later then November 1, 2020, 25% due no later than February 1, 2021 and

25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2021 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Creek Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Creek Community Development District.

PASSED AND ADOPTED this 3rd day of August, 2020.

ATTEST:

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION VIII

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Storey Creek maintenance contract
Date: July 27, 2020 at 5:14 PM
To:



From: frankpollysod@aol.com
Date: July 9, 2020 at 3:34:43 PM EDT
To: "ascheerer@gmscfl.com" <ascheerer@gmscfl.com>
Subject: Re: Storey Creek maintenance contract
Reply-To: frankpollysod@aol.com

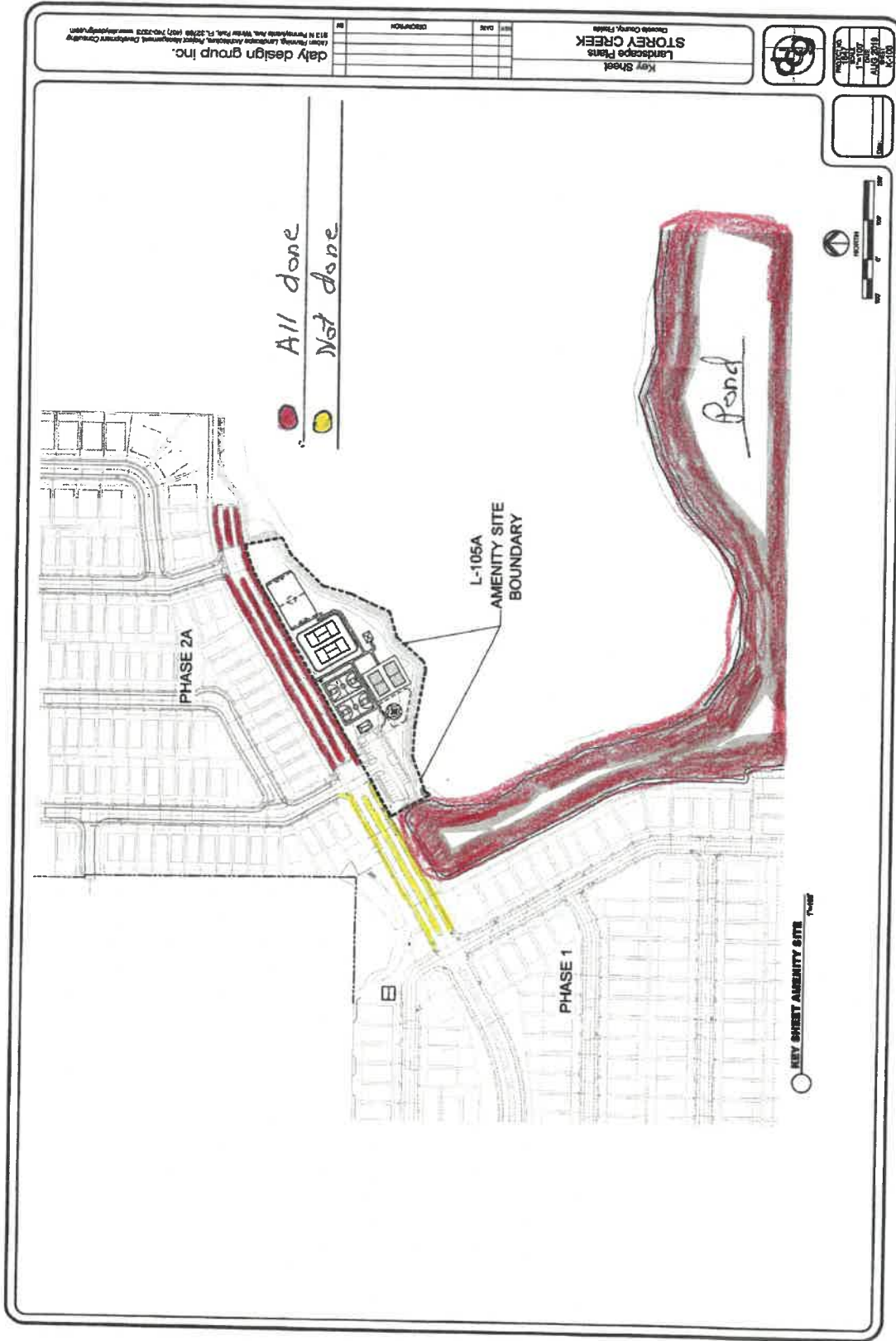
Job is not complete at this time. We will be billing
For PH1 \$2343.50 per month
For PH 2 \$975.00 per month

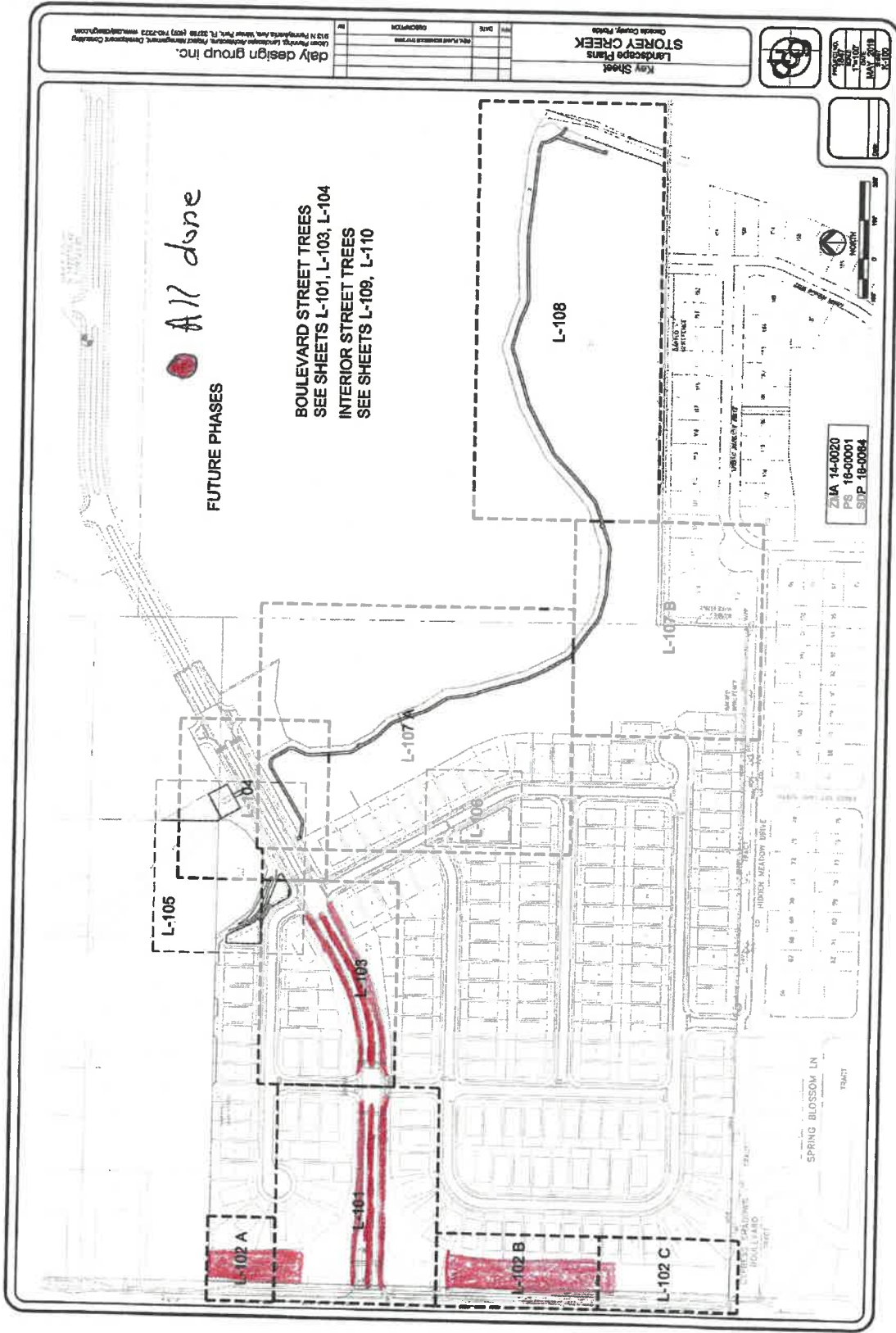
Frank Polly Sod, Inc.
14300 Eastside Street
Groveland, FL 34736
352-429-9162
www.frankpollysod.com

-----Original Message-----
To: ascheerer@gmscfl.com <ascheerer@gmscfl.com>
Sent: Thu, Jul 9, 2020 3:07 pm
Subject: Storey Creek maintenance contract

Signed contracts attached

Frank Polly Sod, Inc.
14300 Eastside Street
Groveland, FL 34736
352-429-9162
www.frankpollysod.com







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

GMS Central Florida
Attn: Alan Scheerer
Storey Creek PH1

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Pond areas to be mowed every other week.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine Sod only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.



Dispose of all trash and litter in landscape beds.

Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner's representative after each week of service.
Includes 170 yds of Pine Bark, once a year
18 yds Shell for walk at pond.

Work Not Included

The following items would be an "extra" to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner's prior authorization.
Sweeping of parking areas, driveways and breezeways except for the clean-up of debris generated by our work.
Annuals -4" pots, installed @ \$1.50 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner's beds not included.

Length of Contract

This contract will be for a period of twelve months beginning August 14, 2019 and ending on August 13, 2020

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$5,343.50 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this 9 day of July, 2020.



Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



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

GMS Central Florida
Alan Scheerer
Storey Creek PH2

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine Sod only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.

Dispose of all trash and litter in landscape beds.

Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner's representative after each week of service.
Includes 45 yds of Pine Bark, once a year

Work Not Included

The following items would be an "extra" to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner's prior authorization.
Sweeping of parking areas, driveways and breezeways except for the clean-up of debris generated by our work.
Annuals -4" pots, installed @ \$1.50 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner's beds not included.

Length of Contract

This contract will be for a period of twelve months beginning August 14, 2019 and ending on August 13, 2020

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$1,610.00 per month. Payment is due by the 20th of the month following the service.


Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this 9 day of July, 2020.



Frank Polly, Owner
Frank Polly Sod, Inc.

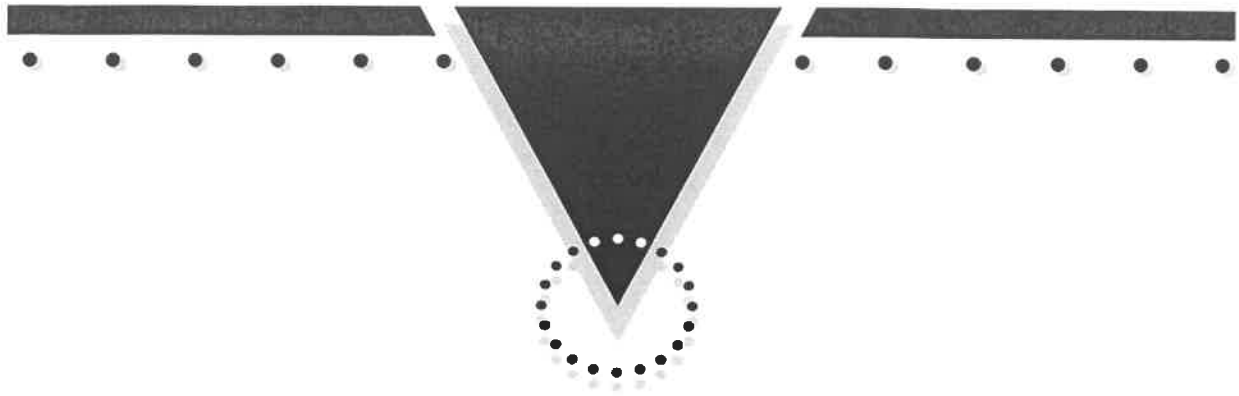
Authorized Representative

Printed Name

SECTION IX

SECTION C

SECTION 1



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
June 30, 2020**



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>FY20 ASSESSMENT RECEIPT SCHEDULE</u>
9	<u>CONSTRUCTION SCHEDULE SERIES 2019</u>

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
<u>ASSETS:</u>				
CASH	\$3,768	---	---	\$3,768
DUE FROM DEVELOPER SERIES 2019	\$13,128	---	---	\$13,128
RESERVE	---	\$245,666	---	\$245,666
INTEREST	---	\$6,564	---	\$6,564
COST OF ISSUANCE	---	---	\$6	\$6
TOTAL ASSETS	\$16,895	\$252,229	\$6	\$269,130
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$15,648	---	---	\$15,648
DUE TO OTHER	\$740	---	---	\$740
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$508	---	---	\$508
RESTRICTED FOR DEBT SERVICE 2019	---	\$252,229	---	\$252,229
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$6	\$6
TOTAL LIABILITIES & FUND EQUITY	\$16,895	\$252,229	\$6	\$269,130

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
DEVELOPER CONTRIBUTIONS	\$87,800	\$65,850	\$68,279	\$2,429
TOTAL REVENUES	\$87,800	\$65,850	\$68,279	\$2,429

EXPENDITURES:

ADMINISTRATIVE:

ENGINEERING	\$12,000	\$9,000	\$2,094	\$6,906
ATTORNEY	\$25,000	\$18,750	\$10,110	\$8,640
DISSEMINATION	\$0	\$0	\$1,750	(\$1,750)
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$900	\$900	\$0
TELEPHONE	\$300	\$225	\$7	\$218
POSTAGE	\$1,000	\$750	\$107	\$643
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$750	\$328	\$422
LEGAL ADVERTISING	\$5,000	\$3,750	\$580	\$3,170
OTHER CURRENT CHARGES	\$1,000	\$750	\$198	\$552
OFFICE SUPPLIES	\$625	\$469	\$18	\$451
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD:

ELECTRIC	\$0	\$0	\$482	(\$482)
STREETLIGHTS	\$0	\$0	\$18,652	(\$18,652)
WATER & SEWER	\$0	\$0	\$2,107	(\$2,107)
LAKE MAINTENANCE	\$0	\$0	\$2,150	(\$2,150)
IRRIGATION REPAIRS	\$0	\$0	\$285	(\$285)
REPAIRS & MAINTENANCE	\$0	\$0	\$4,030	(\$4,030)

TOTAL EXPENDITURES	\$87,800	\$67,269	\$75,223	(\$7,954)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,945)	
FUND BALANCE - Beginning	\$0		\$7,453	
FUND BALANCE - Ending	\$0		\$508	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$163,990	\$163,990
BOND PROCEEDS	\$0	\$0	\$245,666	\$245,666
INTEREST	\$0	\$0	\$89	\$89
TRANSFER IN	\$0	\$0	\$6,475	(\$6,475)
TOTAL REVENUES	\$0	\$0	\$416,219	\$403,270
<u>EXPENDITURES:</u>				
INTEREST - 6/15	\$0	\$0	\$163,990	(\$163,990)
TOTAL EXPENDITURES	\$0	\$0	\$163,990	(\$163,990)
EXCESS REVENUES (EXPENDITURES)	\$0		\$252,229	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$252,229	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2019

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$8,199,334	\$8,199,334
INTEREST	\$0	\$0	\$1,412	\$1,412
TOTAL REVENUES	\$0	\$0	\$8,200,747	\$8,200,747
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$3,320,957	(\$3,320,957)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$415,491	(\$415,491)
TRANSFER OUT	\$0	\$0	\$6,475	\$6,475
TOTAL EXPENDITURES	\$0	\$0	\$3,742,922	(\$3,729,973)
EXCESS REVENUES (EXPENDITURES)	\$0		\$4,457,824	
FUND BALANCE - Beginning	\$0		(\$4,457,819)	
FUND BALANCE - Ending	\$0		\$6	

STOREY CREEK Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$8,494	\$6,412	\$4,833	\$8,058	\$13,127	\$6,977	\$5,252	\$7,261	\$7,876	\$0	\$0	\$0	\$68,279
TOTAL REVENUES	\$8,494	\$6,412	\$4,833	\$8,058	\$13,127	\$6,977	\$5,252	\$7,261	\$7,876	\$0	\$0	\$0	\$68,279
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,009	\$0	\$386	\$0	\$0	\$0	\$300	\$0	\$400	\$0	\$0	\$0	\$2,094
ATTORNEY	\$2,296	\$1,362	\$1,269	\$392	\$956	\$0	\$2,068	\$1,768	\$0	\$0	\$0	\$0	\$10,110
DISSEMINATION	\$0	\$0	\$0	\$292	\$282	\$282	\$292	\$292	\$282	\$0	\$0	\$0	\$1,750
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$900
TELEPHONE	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
POSTAGE	\$20	\$3	\$30	\$14	\$5	\$8	\$3	\$24	\$1	\$0	\$0	\$0	\$107
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$49	\$78	\$124	\$12	\$3	\$30	\$2	\$2	\$28	\$0	\$0	\$0	\$328
LEGAL ADVERTISING	\$226	\$0	\$0	\$0	\$0	\$0	\$954	\$0	\$0	\$0	\$0	\$0	\$580
OTHER CURRENT CHARGES	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$198
OFFICE SUPPLIES	\$1	\$10	\$5	\$1	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$18
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
ELECTRIC	\$0	\$0	\$44	\$29	\$354	\$13	\$14	\$14	\$14	\$0	\$0	\$0	\$482
STREETLIGHTS	\$452	\$445	\$1,944	\$5,751	\$1,928	\$1,925	\$1,802	\$1,831	\$2,573	\$0	\$0	\$0	\$18,652
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$165	\$1,645	\$272	\$25	\$0	\$0	\$0	\$2,107
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150	\$0	\$0	\$0	\$2,150
IRRIGATION REPAIRS	\$0	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$4,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,030
TOTAL EXPENDITURES	\$12,432	\$4,914	\$7,104	\$9,508	\$10,585	\$5,450	\$9,496	\$7,220	\$8,514	\$0	\$0	\$0	\$75,223
EXCESS REVENUES (EXPENDITURES)	(\$3,939)	\$1,497	(\$2,281)	(\$1,450)	\$2,543	\$1,526	(\$4,244)	\$41	(\$638)	\$0	\$0	\$0	(\$5,945)

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)	Due from Capital	Over and (short) Balance Due
1	6/25/19	9/9/19	\$ 13,650.00	\$ 13,650.00	\$ 13,650.00	\$ -	\$ -	\$ -
2	8/30/19	11/18/19	\$ 10,925.04	\$ 10,925.04	\$ 10,925.04	\$ -	\$ -	\$ -
3	9/25/19	11/12/19	\$ 10,561.37	\$ 10,561.37	\$ 4,821.37	\$ 5,000.00	\$ 740.00	\$ -
1	10/25/19	11/18/19	\$ 4,977.26	\$ 4,977.26	\$ 1,483.43	\$ 3,493.83	\$ -	\$ -
2	11/25/19	1/6/20	\$ 13,523.83	\$ 13,523.83	\$ 7,112.08	\$ 6,411.75	\$ -	\$ -
3	12/14/19	1/6/20	\$ 4,822.84	\$ 4,822.84	\$ -	\$ 4,822.84	\$ -	\$ -
4	1/27/20	2/10/20	\$ 8,057.72	\$ 8,057.72	\$ -	\$ 8,057.72	\$ -	\$ -
5	2/10/20	3/12/20	\$ 9,097.27	\$ 9,097.27	\$ -	\$ 9,097.27	\$ -	\$ -
6	2/14/20	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	\$ -	\$ -
Due from Developer			\$ 107,010.43	\$ 107,010.43	\$ 37,991.92	\$ 68,278.51	\$ 740.00	\$ -

Total Developer Contributions FY20

\$ 68,278.51

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

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

**STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

DIRECT BILLED ASSESSMENTS - FY2020

LENNAR HOMES, LLC

\$488,896.35

\$488,896.35

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	SERIES 2019
5/8/20	5/15/20	1424144	\$ 163,990.10	\$ 163,990.10	\$ 163,990.10
	11/15/20		\$ 324,906.25	\$ -	\$ -
			\$ 488,896.35	\$ 163,990.10	\$ 163,990.10

STOREY CREEK
Community Development District
Special Assessment Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
1/7/20	1	LENNAR HOMES LLC	REIMBURSEMENT #1 - WOODLAND PARK PHASE 1	\$ 4,457,818.70
3/2/20	2	BOYD CIVIL ENGINEERING	INVS #02509 & 02543 - PREP REIMBURSEMENT #1	\$ 2,035.00
2/27/20	3	LENNAR HOMES LLC	REIMBURSEMENT #2 - WOODLAND PARK PHASE 1	\$ 2,600,582.31
5/15/20	4	BOYD CIVIL ENGINEERING	INV #02593 - PREP REIMBURSEMENT #3	\$ 1,850.00
5/15/20	5	BOYD CIVIL ENGINEERING	INV #02626 - PREP REIMBURSEMENT #3	\$ 2,000.00
5/19/20	6	LENNAR HOMES LLC	REIMBURSEMENT #3 - WOODLAND PARK PHASE 1	\$ 714,289.27
5/19/20	7	BOYD CIVIL ENGINEERING	INV #02653 - REVIEW PHASE 1 & 2A - FINAL TURNOVER	\$ 200.00
TOTAL				\$ 7,778,775.28
Fiscal Year 2020				
1/2/20		INTEREST		\$ 511.38
1/3/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 16.15
2/3/20		INTEREST		\$ 531.42
2/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 31.21
3/2/20		INTEREST		\$ 322.64
3/3/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 25.84
4/1/20		INTEREST		\$ 33.99
4/2/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 11.65
5/1/20		INTEREST		\$ 5.87
5/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 2.01
6/1/20		INTEREST		\$ 3.52
6/2/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 2.08
TOTAL				\$ 1,497.76
Acquisition/Construction Fund at 12/16/19				\$ 7,777,283.12
Interest Earned thru 6/30/20				\$ 1,497.76
Requisitions Paid thru 6/30/20				\$ (7,778,775.28)
Remaining Acquisition/Construction Fund				\$ 5.60

SECTION 2

Storey Creek

Community Development District

FY20 Funding Request #9
May 14, 2020

Payee		General Fund FY2020	
1	Boyd Civil Engineering Inv# 02652 - Professional Services - May 2020	\$	300.00
2	Governmental Management Services-CF, LLC Inv# 17 - Management Fees - May 2020	\$	3,335.09
3	Kissimmee Utility Authority Inv# 000281220-123469510 - Streetlight Services - April 2020 Inv# 002380417-123479770 - Electric Services - April 2020	\$ \$	1,802.31 13.54
4	Toho Water Authority Inv# 002659896-033228349 - 4400 Storey Creek Boulevard ODD - April 2020 Inv# 00281220-033228349 - 4400 Storey Creek Boulevard ODD - March 2020 Inv# 00281220-033228349 - 4400 Storey Creek Boulevard ODD - April 2020	\$ \$ \$	1,025.00 164.55 620.42
		\$	7,260.91
		Total: \$ 7,260.91	

Please make check payable to:

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



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

May 5, 2020

Contract: 1140.000

Invoice: 02652

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

Re: Storey Creek CDD
Miscellaneous Hourly Tasks as Requested
March 30, 2020- May 4, 2020

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
5/3/20	S. Boyd - Prepare for CDD Meeting	1	\$ 200.00	\$ 200.00
5/4/20	S. Boyd - Attend CDD Meeting	0.5	\$ 200.00	\$ 100.00
Total		1.50		\$ 300.00

Reimbursable Expenses:

Date	Description			Amount
Date	Description	Miles	Rate	Amount
			0.57	
	Total Reimbursable Expenses			\$0.00

Total Amount Due: \$ 300.00



QUALITY • EXPERIENCE • RESPONSIVENESS

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

Invoice

Invoice #: 17
Invoice Date: 5/1/20
Due Date: 5/1/20
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020		2,916.67	2,916.67
Information Technology - May 2020		100.00	100.00
Dissemination Agent Services - May 2020		291.67	291.67
Office Supplies		0.54	0.54
Postage		24.11	24.11
Copies		2.10	2.10
		Total	\$3,335.09
		Payments/Credits	\$0.00
		Balance Due	\$3,335.09



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

Customer Name:
Service Address:
Bill Date:
Next Scheduled Read Date:

002380417-123469510
STOREY CREEK COMMUNITY DEVELOPMENT
44991 STOREY CREEK BOULEVARD VL
05/01/20

BILL SUMMARY

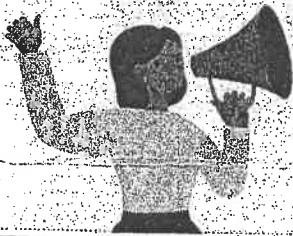
Previous Balance	—	Payments	+	Current Charges	=	Balance Due
\$1,925.38		\$1,925.38		\$1,802.31		\$1,802.31

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$1,434.43
Outdoor Lighting Charge	\$1,809.60
Fuel Adjustment	-\$375.17
CITY/COUNTY TAXES & TRANSFER FEE	\$367.88
TOTAL CURRENT CHARGES	\$1,802.31

RECEIVED
MAY 05 2020
BY: _____

MESSAGE from KUA



LOWER BILLS UNTIL AUGUST

Beginning this month, we are utilizing up to \$8 million to offset fuel expenses for our customers. The average residential customer will see a savings this month of approximately 15 percent. Similar savings will continue monthly through August. We remain committed to doing what we can to help you during this unprecedented health crisis.

Detach this portion and return with your payment.



PO Box 423219
Kissimmee, FL 34742-3219

000002639

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2639 1 AS 0.416



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

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123469510	\$0.00	05/19/20	\$1,802.31



0022275399

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

0023804171234695100001802310001877812020051930

0001 360967/3664960 0002639 1 I=10000000000



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

Customer ID - Account ID:

002380417-123479770

Customer Name:

STOREY CREEK COMMUNITY DEVELOPMENT

Service Address:

44981 STOREY CREEK BOULEVARD MONUMENT/IRR

Bill Date:

05/01/20

Next Scheduled Read Date:

05/22/20

BILL SUMMARY

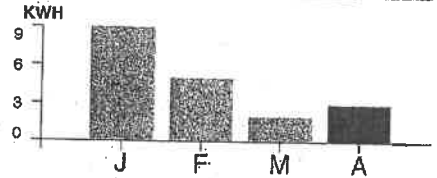
Previous Balance \$13.46	-	Payments \$13.46	+	Current Charges \$13.54	=	Balance Due \$13.54
-----------------------------	---	---------------------	---	----------------------------	---	------------------------

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$11.31
Electric	\$0.40
Fuel Adjustment	-\$0.17
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.23
TOTAL CURRENT CHARGES	\$13.54

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 0.09 kWh/Day
 Daily Avg. Cost - \$0.36



METER DATA

Meter #:	0153576745
Current:	37 on 04/23/20
Previous:	34 on 03/23/20
Total Usage:	3 kWh
Days Of Service:	31

0001 360967/3664960 00000000 1 1=1000000000

RECEIVED
 MAY 05 2020
 BY: _____

MESSAGE from KUA



LOWER BILLS UNTIL AUGUST

Beginning this month, we are utilizing up to \$8 million to offset fuel expenses for our customers. The average residential customer will see a savings this month of approximately 15 percent. Similar savings will continue monthly through August. We remain committed to doing what we can to help you during this unprecedented health crisis.

Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

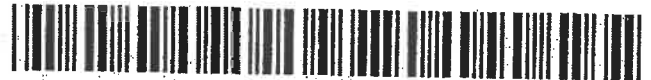
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STOREY CREEK COMMUNITY DEVELOPMENT
 C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	\$0.00	05/19/20	\$13.54



0022275650

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

00238041712347977000000013540000014112020051950

From: TOHO Customer Service customerservice@tohowater.com
Subject: 4400 STOREY CREEK BOULEVARD ODD
Date: April 27, 2020 at 4:29 PM
To: tviscarra@gmsocf.com



Dear STOREY CREEK CDD,

Welcome to Toho Water Authority. We are excited to have you in our community! Please click here www.tohoinfobook.com to learn more about Toho and its services.

The following account information is required to process the payment of the deposit and Initiation Service Fee in order to complete the turn on request.

For payment:

Account: 002659896-033228349
Address: 4400 STOREY CREEK BOULEVARD ODD
Turn-on Date: 04/27/2020

The amount to pay is: \$ 1025.00

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 1025.00 (Deposit \$1000.00 and the Initiation Service Fee \$25.00).

Payment options:

1. Call 407-944-5000 - press option 2, then option 1 to make the payment.
2. Visit www.tohowater.com to create a profile to access the account and process a payment.
3. Visit www.tohowater.com to make a one-time online payment.

We will be happy to assist you if you have any questions regarding your account. Please contact us at CustomerService@TohoWater.com (please note that no other email box will be responded to with the exception of customerservice@tohowater.com).

Thank you,
Customer Service Department
Toho Water Authority



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

LENNAR HOMES

Service Address:
4400 STOREY CREEK BOULEVARD ODD

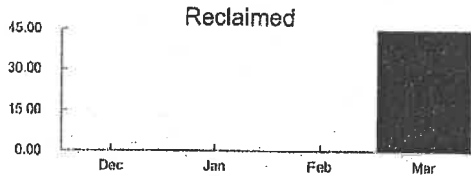
Account Number: 000281220-033228349
Past Due Amount: \$70.50
Current Charges: \$112.55
Total Amount Due: \$183.05

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

For information about Toho Water Authority, please
view our new customer booklet located at
www.tohoinfobook.com

Storey Creek



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	30	02/13/2020	99953	03/14/2020	99998	45

Previous Balance \$65.50
Late Payment Charges \$5.00
Balance Forward \$70.50

Current Transaction(s)
Reclaimed Base Charge \$18.50
Reclaimed Usage \$94.05
Current Transaction Total \$112.55

Total Amount Due \$183.05

- 18.50
\$ 164.55

Please return this portion with your payment - Do not send cash through the mail



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 04/14/20	Late Charge after 04/14/20	
000281220-033228349	\$70.50	\$112.55	\$5.63	\$183.05

Please Remit to

Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



LENNAR HOMES
2300 MAITLAND CENTER PKWY STE 320
MAITLAND, FL 32751-7412

0002812200332283490000183055





Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

LENNAR HOMES

Service Address:
4400 STOREY CREEK BOULEVARD ODD

Account Number: 000281220-033228349
Past Due Amount: \$164.55
Current Charges: \$620.42
Total Amount Due: \$784.97

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

RECEIVED
APR 27 2020

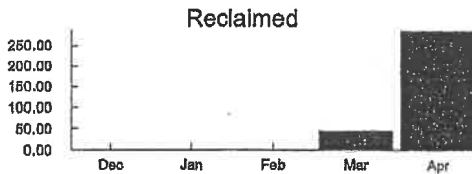
BY: _____

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	32	03/14/2020	0	04/15/2020	288	288

Previous Balance \$183.05
Payment(s) Received \$-18.50
Balance Forward \$164.55

Current Transaction(s)
Reclaimed Base Charge \$18.50
Reclaimed Usage \$601.92
Current Transaction Total \$620.42

Total Amount Due **\$784.97**



Please return this portion with your payment – Do not send cash through the mail



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 05/14/20	Late Charge after 05/14/20	
000281220-033228349	\$164.55	\$620.42	\$31.02	\$784.97

Please Remit to

Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



LENNAR HOMES
2300 MAITLAND CENTER PKWY STE 320
MAITLAND, FL 32751-7412

0002812200332283490000784977



6633 6633

THE HISTORY OF THE UNITED STATES OF AMERICA

FROM THE FIRST SETTLEMENTS TO THE PRESENT TIME

BY JAMES M. SMITH, D.D., LL.D.,

PROFESSOR OF HISTORY IN THE UNIVERSITY OF CHICAGO

NEW YORK: PUBLISHED BY THE

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1908

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Storey Creek

Community Development District

FY20 Funding Request #10
June 10, 2020

Payee		General Fund FY2020
1	Governmental Management Services-CF, LLC Inv# 18 - Management Fees - June 2020	\$ 3,337.30
2	Kissimmee Utility Authority Inv# 002380417-123469510 - Streetlight Services - May 2020 Inv# 002380417-123479770 - Electric Services - May 2020	\$ 1,831.07 \$ 13.68
3	Latham, Luna, Eden & Beaudine, LLP Inv# 91552 - General Counsel - April 2020	\$ 2,067.50
4	Orlando Sentinel Inv# 019667354000 - Notice of Budget Meeting - April 2020	\$ 353.75
5	Toho Water Authority Inv# 002659896-033228349 - 4400 Storey Creek Boulevard ODD - May 2020	\$ 272.35
		\$ 7,875.65
Total:		\$ 7,875.65

Please make check payable to:

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

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

Invoice

Invoice #: 18
Invoice Date: 6/1/20
Due Date: 6/1/20
Case:
P.O. Number:

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

Description		Hours/Qty	Rate	Amount
Management Fees - June 2020	310 - 513 - 34		2,916.67	2,916.67
Information Technology - June 2020	351		100.00	100.00
Dissemination Agent Services - June 2020	313		291.67	291.67
Office Supplies	51		0.06	0.06
Postage	42		1.00	1.00
Copies	425		27.90	27.90
Total				\$3,337.30
Payments/Credits				\$0.00
Balance Due				\$3,337.30



Customer Service: 407-933-9800

Outage Reporting: 407-933-9898

www.kua.com

Customer ID - Account ID:

002380417-123469510

Customer Name:

STOREY CREEK COMMUNITY DEVELOPMENT

Service Address:

44991 STOREY CREEK BOULEVARD VL

Bill Date:

06/02/20

Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$1,802.31

—

Payments
\$1,802.31

+

Current Charges
\$1,831.07

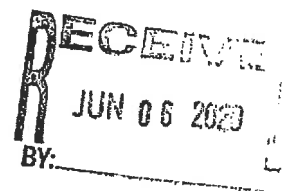
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Balance Due
\$1,831.07

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$1,460.23
Outdoor Lighting Charge	\$1,809.60
Fuel Adjustment	-\$349.37
CITY/COUNTY TAXES & TRANSFER FEE	\$370.84
TOTAL CURRENT CHARGES	\$1,831.07

0001 367919/3680026 0000176 1 1=1000000000



MESSAGE from KUA

WE'RE HERE FOR YOU

We know this is a difficult time. We're here to help. We offer due-date extensions, payment plans and referrals to financial assistance.

Call us at 407-933-9800 or chat with us at kua.com.



Detach this portion and return with your payment.



PO Box 423219

Kissimmee, FL 34742-3219

000000176

I=100000



176 1 MB 0.436



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

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123469510	\$0.00	06/20/20	\$1,831.07



0022363252

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

0023804171234695100001831070001907862020062070



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

Customer ID - Account ID: 002380417-123479770
 Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44981 STOREY CREEK BOULEVARD MONUMENT/IRR
 Bill Date: 06/02/20
 Next Scheduled Read Date: 06/23/20



BILL SUMMARY

Previous Balance	—	Payments	+	Current Charges	=	Balance Due
\$13.54		\$13.54		\$13.68		\$13.68

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$11.41
Electric	\$0.54
Fuel Adjustment	-\$0.21
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.27
TOTAL CURRENT CHARGES	\$13.68

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 0.13 kWh/Day
 Daily Avg. Cost - \$0.39



METER DATA

Meter #:	0153576745
Current:	41 on 05/22/20
Previous:	37 on 04/23/20
Total Usage:	4 kWh
Days Of Service:	29

0001 367919/3680026 0000000 1 I=1000000000

MESSAGE from KUA

WE'RE HERE FOR YOU

We know this is a difficult time. We're here to help. We offer due-date extensions, payment plans and referrals to financial assistance.

Call us at 407-933-9800 or chat with us at kua.com.



Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

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I=100000



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

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	\$0.00	06/20/20	\$13.68



0022363503

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

0023804171234797700000013680000014252020062050

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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



May 26, 2020

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

#211
310 513.718

INVOICE

Matter ID: 7595-001
General

Invoice # 91552
Federal ID # 59-3366512

For Professional Services Rendered:

04/02/2020	jms	Updates regarding Notice of Meeting to be held via ZOOM due to Covid-19	0.10 hr	\$7.50
04/08/2020	JAC	Research regarding prior Requisitions to confirm District acceptance of all assets; research regarding SW Pond transfer request	1.40 hr	\$497.00
04/09/2020	jms	Conveyances research; follow up emails and revisions regarding Requisitions / Reimbursement	0.70 hr	\$52.50
04/09/2020	jms	Emails and due diligence regarding Ponds and conveyances	0.30 hr	\$22.50
04/22/2020	KET	Preparation of conveyance documents for tracts 3100, 7000, 7100 and 2300	0.60 hr	\$147.00
04/23/2020	KET	Finish conveyance documents for Tracts 2300, 7000, 7100 and 3100, and email correspondence to District Engineer	1.70 hr	\$416.50
04/28/2020	KET	Discussion regarding conveyance documents for Requisitions 1-4 with Lennar Homes, LLC.	0.40 hr	\$98.00
04/28/2020	jms	Review agenda and provide notes on attorney related items	0.30 hr	\$22.50
04/29/2020	KET	Preparation of conveyance documents for Requisitions 1-4 for Phase 1 and Phase 2A.	2.90 hr	\$710.50
04/29/2020	jms	Emails regarding Requisitions No.'s 1 -4	0.30 hr	\$22.50
04/29/2020	JAC	Oversee issues for conveyances to District	0.20 hr	\$71.00
Total Professional Services:				\$2,067.50

May 26, 2020

Matter ID: 7595-001

Invoice # 91552

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	8.90 Hours	\$2,067.50
New Charges this Invoice:		\$2,067.50
<hr/>		
Previous Balance:		\$1,347.50
Less Payment and Credits Received:		\$1,347.50
<hr/>		
Outstanding Balance:		\$0.00
Plus New Charges this Invoice:		\$2,067.50
<hr/>		
Total Due:		\$2,067.50

Billed Through: April 30, 2020

Invoice & Summary

Billed Account Name: Storey Creek Cdd
Billed Account Number: CU80053519
Invoice Number: 019667354000
Amount: \$353.75
Billing Period: 04/01/20 - 04/30/20
Due Date: 05/30/20

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
------	----------------------	-------------	-------------------	------	-----------------	-------

Current Activity
04/27/20 OSC19667354 Classified Listings, Online
Monday May 4 2020 at 12:30 PM
6661631 353.75

Total Current Advertising 353.75

#6 hd
310,513.48

RECEIVED

MAY 11 2020

BY: _____

Total: \$353.75

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
353.75	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 04/01/20 - 04/30/20
Billed Account Name: Storey Creek Cdd
Billed Account Number: CU80053519
Invoice Number: 019667354000

Return Service Requested

9881001342 PRESORT 1342 1 MB 0.436 P1C7
STORY CREEK CDD
219 E. LIVINGSTON STREET STE 320
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



08005351908005351903019667354 00035375 00035375 5

Orlando Sentinel

Published Daily
ORANGE County, Florida

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Monday, May 4, 2020 at 12:30 PM was published in said newspaper in the issues of Apr 27, 2020.

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

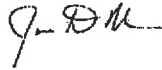


Jeremy Gates

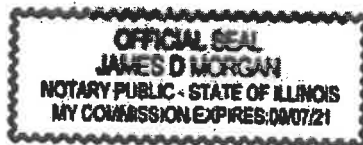
Signature of Affiant

Name of Affiant

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



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Sold To:
Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

Bill To:
Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

6661631

Orlando Sentinel

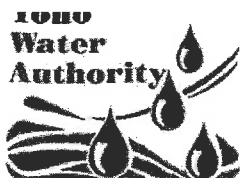
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Storey Creek Community Development District ("District") will hold a meeting of the Board of Supervisors on Monday, May 4, 2020 at 12:30 PM ("Meeting") to be conducted by the following means of communications media technology: Zoom Video Communications (URL: zoom.us) pursuant to Executive Orders 20-52 and 20-89 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)1., Florida Statutes. The Meeting is being held for the necessary public purpose of considering the proposed Fiscal Year 2021 budget, organizational matters, an agreement for arbitrage rebate calculation services and ratification of requisitions and the Board is authorized to consider any business that may properly come before it during the Meeting. While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so via computer at <https://zoom.us/j/97552643655> or telephonically at (646) 876-9923/Meeting ID: 975-5264-3655. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 407-841-5524 to facilitate the Board's consideration of such questions and comments during the meeting. A copy of the agenda may be obtained at the offices of the District Manager, c/o GMS-CF, 219 E. Livingston Street, Orlando, Florida 32801; or please call 407-841-5524 (URL: govmgt.svc.com) ("District Manager's Office") during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

Orlando Sentinel

OS661631
6661631

04/27/20



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

STOREY CREEK CDD

Service Address:
4400 STOREY CREEK BOULEVARD ODD

Account Number: 002659896-033228349
Past Due Amount: \$0.00
Current Charges: \$1,297.35
Total Amount Due: \$272.35

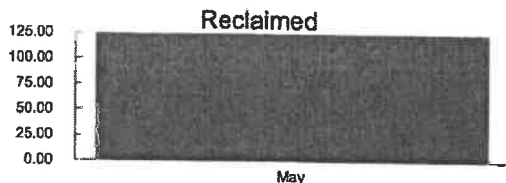
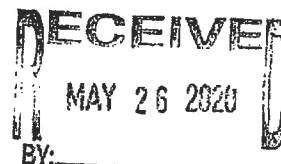
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	18	04/27/2020	298	05/15/2020	423	125

Payment(s) Received \$-1,025.00
Balance Forward \$-1,025.00

Current Transaction(s)
Deposit \$1,000.00
Reclaimed Base Charge \$11.10
Reclaimed Usage \$261.25
Initiate Fee \$25.00
Current Transaction Total \$1,297.35

Total Amount Due \$272.35

#10hd
320-578-432



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Please return this portion with your payment - Do not send cash through the mail

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 06/12/20	Late Charge after 06/12/20	
002659896-033228349	\$0.00	\$1,297.35	\$13.62	\$272.35

Please Remit to

Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



STOREY CREEK CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD, FL 34771-8588

0026598960332283490000272350



The first part of the paper discusses the importance of the research and the objectives of the study. It then proceeds to a literature review, highlighting the key findings of previous studies in this field. The methodology section describes the research design, data collection methods, and the statistical analysis used. The results section presents the findings of the study, and the discussion section interprets these findings in the context of the research objectives. Finally, the conclusion summarizes the main points of the paper and suggests areas for future research.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was conducted using appropriate statistical techniques. The findings of the study are presented in a clear and concise manner, and the discussion provides a thorough interpretation of the results. The conclusion highlights the significance of the findings and suggests areas for further research.

The study has several strengths, including a large sample size, a rigorous methodology, and a clear focus on the research objectives. However, there are also some limitations, such as the potential for bias in the sample and the limitations of the statistical analysis. Despite these limitations, the study provides valuable insights into the research topic and contributes to the existing literature.

The research was funded by the [funding source], and the authors would like to thank them for their support. The authors also thank the participants who took part in the study and the reviewers who provided helpful comments on earlier drafts of the paper.

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The research was funded by the [funding source], and the authors would like to thank them for their support. The authors also thank the participants who took part in the study and the reviewers who provided helpful comments on earlier drafts of the paper.

Storey Creek

Community Development District

FY20 Funding Request #11
July 24, 2020

Payee	General Fund FY2020	Capital Outlay FY2020
1 Applied Aquatic Management, Inc. Inv# 186688 - Start Up Service Fee - June 2020	\$ 2,150.00	
2 Boyd Civil Engineering Inv# 02664 - Preparation of Requisition #6 Reimbursement - May 2020 Inv# 02706 - Annual Engineer's Report - June 2020	\$ 400.00	\$ 1,000.00
3 Governmental Management Services-CF, LLC Inv# 19 - Management Fees - July 2020	\$ 3,321.39	
4 Kissimmee Utility Authority Inv# 002380417-123469510 - Streetlight Services - June 2020 Inv# 002380417-123479770 - Electric Services - June 2020	\$ 2,572.50 \$ 14.27	
5 Latham, Luna, Eden & Beaudine, LLP Inv# 92097 - General Counsel - May 2020	\$ 1,768.20	
6 Toho Water Authority Inv# 002659896-033228349 - 4400 Storey Creek Boulevard ODD - June 2020	\$ 24.77	
	\$ 10,251.13	\$ 1,000.00
Total:		\$ 11,251.13

Please make check payable to:

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

Applied Aquatic Management, Inc.

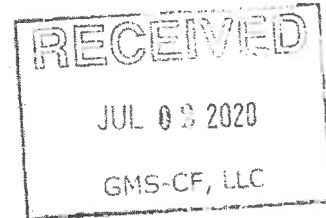
P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

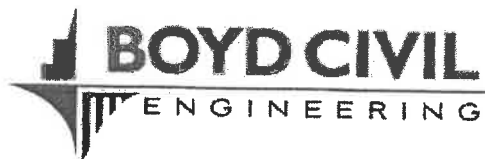
Date	Invoice #
6/29/2020	186688

Bill To
Storey Creek CDD c/o GMS Central Florida 135 W. Central Blvd., Suite 320 Orlando, FL 32801



		P.O. No.	Terms
			Net 30
		Project	
		Storey Creek CDD	
Description	Qty	Rate	Amount
Aquatic Plant Management Service			
Start Up Service			
One(1) large stormwater pond associated with Storey Creek CDD		2,150.00	2,150.00
	001-320-5300-417000 A		
		Total	\$2,150.00

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



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

June 1, 2020

Contract: 1140.001

Invoice: 02664

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

Re: Storey Creek CDD
Bond Issuance
May 4, 2020- May 31, 2020

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
5/11/20	S. Boyd- Prepare Requisition #6	2	\$ 200.00	\$ 400.00
5/15/20	S. Boyd- Finalize Requisition 6	2	\$ 200.00	\$ 400.00
5/18/20	S. Boyd- Finalize Requisition 6	1	\$ 200.00	\$ 200.00
Total		5.00		\$ 1,000.00

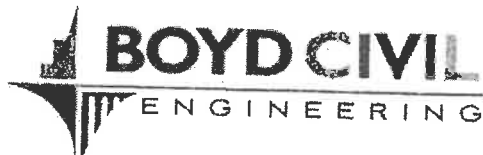
Reimbursable Expenses:

Date	Description	Miles	Rate	Amount
			0.575	\$0.00
Total Reimbursable Expenses				\$0.00

Total Amount Due: \$ 1,000.00



QUALITY • EXPERIENCE • RESPONSIVENESS



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

INVOICE

July 9, 2020

Contract: 1140.000

Invoice: 02706

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

Re: Storey Creek CDD
Miscellaneous Hourly Tasks as Requested
May 4, 2020- June 28, 2020

Professional Services:

Dated	Description	Hours	Hourly Rate	Total Fee
6/26/20	S. Boyd- Review for 2020 Annual Certification Letter	2	\$ 200.00	\$ 400.00

001-310 -51300 - 31100

Total	2.00	\$ 400.00
-------	------	-----------

Reimbursable Expenses:

Date	Description	Amount		
Date	Description	Miles	Rate	Amount
			0.57	
	Total Reimbursable Expenses			\$0.00

Total Amount Due: \$ 400.00

QUALITY • EXPERIENCE • RESPONSIVENESS

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

Invoice

Invoice #: 19
Invoice Date: 7/1/20
Due Date: 7/1/20
Case:
P.O. Number:

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

Description #1hd	Hours/Qty	Rate	Amount
Management Fees - July 2020 310.93.34		2,916.67	2,916.67
Information Technology - July 2020 351		100.00	100.00
Dissemination Agent Services - July 2020 313		291.67	291.67
Office Supplies 51		0.30	0.30
Postage 42		3.90	3.90
Copies 425		8.85	8.85
Total			\$3,321.39
Payments/Credits			\$0.00
Balance Due			\$3,321.39



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

Customer ID - Account ID:
 Customer Name:
 Service Address:
 Bill Date:
 Next Scheduled Read Date:

002380417-123469510
 STOREY CREEK COMMUNITY DEVELOPMENT
 44991 STOREY CREEK BOULEVARD VL
 07/01/20



BILL SUMMARY

Previous Balance	—	Payments	+	Current Charges	=	Balance Due
\$1,831.07		\$1,831.07		\$2,572.50		\$2,572.50

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$2,055.21
Outdoor Lighting Charge	\$2,505.60
Fuel Adjustment	-\$450.39
CITY/COUNTY TAXES & TRANSFER FEE	\$517.29
TOTAL CURRENT CHARGES	\$2,572.50

RECEIVED
 JUL 05 2020

BY: _____

#9
 320538431

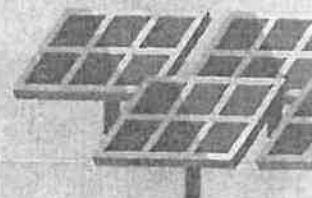
00001 3741203693185 0002568 1 I=10000000000

MESSAGE from KUA



COMMUNITY SOLAR IS HERE!

Our new community solar program offers low-cost energy with no upfront costs, no equipment to buy or install, no ongoing maintenance and no contract. For details, visit kua.com/solar.



Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123469510	\$0.00	07/19/20	\$2,572.50

000002568

I=1000000



2598 1 AB 0.416



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



0022446472

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

0023804171234695100002572500002680492020071950



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

Customer ID - Account ID: 002380417-123479770
 Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44981 STOREY CREEK BOULEVARD MONUMENT/IRR
 Bill Date: 07/01/20
 Next Scheduled Read Date: 07/24/20

BILL SUMMARY

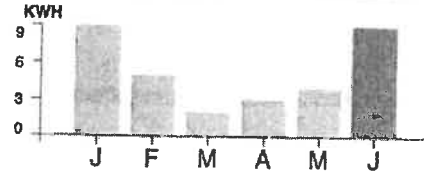
Previous Balance	—	Payments	+	Current Charges	=	Balance Due
\$13.68		\$13.68		\$14.27		\$14.27

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$11.86
Electric	\$1.21
Fuel Adjustment	-\$0.43
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.41
TOTAL CURRENT CHARGES	\$14.27

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 0.29 kWh/Day
 Daily Avg. Cost - \$0.38



METER DATA

Meter #:	0153576745
Current:	50 on 06/22/20
Previous:	41 on 05/22/20
Total Usage:	9 kWh
Days Of Service:	31

RECEIVED
 JUL 05 2020

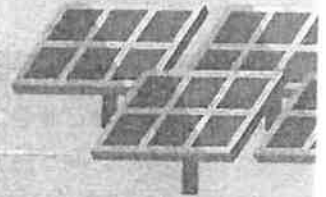
BY: _____

MESSAGE from KUA



COMMUNITY SOLAR IS HERE!

Our new community solar program offers low-cost energy with no upfront costs, no equipment to buy or install, no ongoing maintenance and no contract. For details, visit kua.com/solar.



Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

000002568

I-100000



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

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	\$0.00	07/19/20	\$14.27



0022446724

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

0023804171234797700000014270000014872020071960

0001 374120/3693185 0000000 1 I-1000000000

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

June 19, 2020

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

RECEIVED
JUN 22 2020

INVOICE

BY: _____

Matter ID: 7595-001
General

#2hl
310-513-315

Invoice # 92097
Federal ID # 59-3366512

For Professional Services Rendered:

05/01/2020	KET	Preparation of conveyance documents for Requisitions 1-4 and email correspondence regarding same.	1.30 hr	\$318.50
05/01/2020	JAC	Review and respond to emails regarding meeting agenda	0.20 hr	\$71.00
05/04/2020	JAC	Prep for participation in Board of Supervisors meeting by Zoom; prepare meeting follow up list	0.70 hr	\$248.50
05/04/2020	jms	Follow up items for next Board of Supervisors meeting	0.30 hr	\$22.50
05/06/2020	KET	Receipt and review of Engineer's Certificate regarding Requisitions 1-4 and email correspondence regarding same.	0.20 hr	\$49.00
05/11/2020	KET	Review of status of conveyance documents for Requisitions 1-4.	0.20 hr	\$49.00
05/14/2020	KET	Compiled and reviewed conveyance documents for Requisitions 1-4 and email correspondence regarding same.	0.50 hr	\$122.50
05/14/2020	jms	Revised, compiled and sent new board member information packet to Ashley Baksh	0.80 hr	\$60.00
05/14/2020	jms	Draft Applied Aquatic Vegetation Agreement for attorney review	0.80 hr	\$60.00
05/14/2020	jms	Recorded Special Warranty Deed, follow up on items missing for Requisitions 1-4; and emails to attorney regarding same	0.50 hr	\$37.50
05/15/2020	KET	Email correspondence regarding recording Special Warranty Deed and preparation of closing documents for Requisitions 1-4. Review of Aquatic Vegetation Maintenance Agreement and compiled exhibit to same.	1.10 hr	\$269.50
05/22/2020	KET	Preparation of Resolution regarding conveyances for Requisitions 1-4 with exhibits and email correspondence regarding same. Also, email correspondence regarding auditing update.	1.40 hr	\$343.00
05/26/2020	KET	Preparation of and email correspondence on Resolution 2020-05 Authorizing conveyances for Requisitions 1-4.	0.30 hr	\$73.50
Total Professional Services:				\$1,724.50

For Disbursements Incurred:

05/21/2020	Check # 47284 SIMPLIFILE; Disbursement for E-recording of Special Warranty Deed regarding Storey Creek in Osceola County, FL on 05.14.2020/7595-001/JAC	\$43.70
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June 19, 2020

Matter ID: 7595-001

Invoice # 92097

Federal ID # 59-3366512

For Disbursements Incurred:

Total Disbursements Incurred: \$43.70

INVOICE SUMMARY

For Professional Services: 8.30 Hours \$1,724.50

For Disbursements Incurred: \$43.70

New Charges this Invoice: \$1,768.20

Previous Balance: \$2,067.50

Less Payment and Credits Received: \$0.00

Outstanding Balance: \$2,067.50

Plus New Charges this Invoice: \$1,768.20

Total Due: \$3,835.70

Billed Through: May 31, 2020



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
www.tohowater.com

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

RECEIVED
JUN 29 2020

BY: _____

STOREY CREEK CDD

Service Address:
4400 STOREY CREEK BOULEVARD ODD

Account Number: 002659896-033228349
Past Due Amount: \$0.00
Current Charges: \$24.77
Total Amount Due: \$24.77

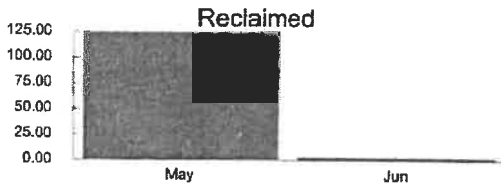
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	31	05/15/2020	423	06/15/2020	426	3

Previous Balance \$272.35
Payment(s) Received \$-272.35
Balance Forward **\$0.00**

Current Transaction(s)
Reclaimed Base Charge \$18.50
Reclaimed Usage \$6.27
Current Transaction Total **\$24.77**

Total Amount Due \$24.77

#10
320.58432



Please return this portion with your payment – Do not send cash through the mail



Toho Water Authority
P.O. Box 30527
Tampa, Florida 33630-3527
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Past due balances are subject to immediate interruption of service

Account Number	Past Due	Current Charges		Total Amount Due
		Amount Due by	Late Charge after	
002659896-033228349	Due Now \$0.00	07/15/20 \$24.77	07/15/20 \$5.00	\$24.77

Please Remit to

Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



STOREY CREEK CDD
1408 HAMLIN AVE UNIT E
SAINT CLOUD, FL 34771-8588

0026598960332283490000024777



11/04 1104

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

The Board of Supervisors of the *Storey Creek Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2021** at **12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896** on the first Monday of the month as follows, unless otherwise indicated, as follows:

October 5, 2020

November 2, 2020

December 7, 2020

January 4, 2021

February 1, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

****No July Meeting – Falls on Holiday***

August 2, 2021

Exception: September 13, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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