

*Storey Creek Community
Development District*

Agenda

September 14, 2020

AGENDA

Storey Creek

Community Development District

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

September 7, 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, September 14, 2020 at 12:30 p.m. via Zoom: <https://zoom.us/j/92063044623>**. Following is the advance agenda for the meeting:

Board of Supervisors 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 August 3, 2020 Meeting
5. Consideration of Aquatic Maintenance Services Agreement with Applied Aquatic Management
6. Appointment of Audit Committee and Chairman
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #12 - #13
8. Supervisor's Requests & Audience Comments
9. Adjournment

Audit Committee

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. 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 August 3, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of the aquatic maintenance agreement with Applied Aquatic Management. A copy of the agreement is enclosed for your review.

The sixth order of business is the appointment of the Audit Committee and Chairman. There is no back-up material.

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 #12 - #13. The funding requests and supporting documentation is enclosed for your review.

Following the adjournment of the Board of Supervisor's meeting, there will be a meeting of the Audit Committee to approve the Request for Proposals, selection criteria and the notice of RFP for auditing services. Enclosed for your review are copies of the RFP, selection criteria, and RFP notice.

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

**BOARD OF SUPERVISORS
MEETING**

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 14th day of September, 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, August 3, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Ashley Baksh	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023

Mr. Flint: Do we have any nominations to fill the vacancy currently on the Board?

Mr. Morgan: I am not aware of any. Lane, we didn't come up with any yet did we?

Mr. Register: Not at this time.

Mr. Flint: We will carry that item over to the next meeting and we will move on to the next item.

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

C. Consideration of Resolution 2020-13 Electing Assistant Secretary

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 4, 2020 Meeting

Mr. Flint: Does the Board have any comments or corrections to the minutes?

Mr. Morgan: They looked good. I make a motion to approve unless someone else has a comment.

Mr. Register: No comments from me, I'll second.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 4, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-10 Accepting the Conveyance of Real Property Interests and Improvements

Mr. Flint: This resolution was prepared by District Counsel in conjunction with the District Engineer to document the conveyance of certain improvements from the developer to the district. Kristen, anything you want to relay to the Board on this?

Ms. Trucco: This is for requisitions #1 through #4, related to the Series 2019 bonds for the conveyance of property and infrastructure improvements that were built and completed using those funds. This will reimburse the developer for those efforts and the District Engineer has already reviewed all the conveyance documents and certified that the work was completed in accordance with the Engineer's Report and all the rules and regulations required by the County that this District sits in. It looks good to us, we are just looking for acceptance from the Board.

Mr. Flint: Any questions or discussion by the Board? If not is there a motion to approve Resolution 2020-10?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-10 Accepting the Conveyance of Real Property Interests and Improvements, was approved.

SIXTH ORDER OF BUSINESS

Ratification Items

A. Series 2019 Requisitions #6 - #7

Mr. Flint: We have ratification of requisitions #6 and #7. Those were signed certified by the District Engineer and signed by me as a responsible officer of the District. The first one is for Lennar Homes, LLC in the amount of \$714,289.27 and the backup is attached. Requisition #7 is for the District Engineer for \$200 for services provided related to the requisition. Any questions on requisitions #6 and #7?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Requisitions #6 and #7, were ratified.

B. Uniform Collection Agreement with the Osceola County Property Appraiser

Mr. Flint: We also have agreements with the Property Appraiser and Tax Collector. In order to use the uniform collection method, which is the tax bill for your Debt Service and Operating & Maintenance assessments, these agreements are required. They both have been signed by the Chair and attested by myself and we are asking the Board to ratify those agreements. Any questions on the agreements? I suggest ratifying them individually so I will first ask for a motion to ratify the Property Appraiser agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Uniform Collection Agreement with the Osceola County Property Appraiser Agreement, was ratified.

C. Uniform Collection Agreement with the Osceola County Tax Collector

Mr. Flint: Is there a motion to ratify the Tax Collector agreement?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Uniform Collection Agreement with the Osceola County Tax Collector, was ratified.

D. Transfer of Environmental Resource Permit No. 49-02544

Mr. Flint: We have the transfer of the ERP permit to the perpetual operations entity. The permit number and applications are referenced on the application. It was signed by Lennar Homes and then signed by myself representing the O&M entity. This was signed back in June. We are asking the Board to ratify the execution of that transfer.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Transfer of Environmental Resource Permit No. 49-02544, was ratified.

SEVENTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-11 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is the budget hearing for Fiscal year 2021. We will open the hearing at this time and I will note for the record there are no members of the public present. We will bring

it back to the Board for discussion and consideration of Resolution 2020-11, which is included in your agenda. The budget is attached to the resolution. The per unit amounts are listed at the bottom of page 1. Are there any questions from the Board on the proposed budget?

Mr. Morgan: I am looking at landscape maintenance for \$9,956.00 Is that per month for 3 months?

Mr. Flint: That \$9,956 is the current year. Next year is \$88,442.

Mr. Morgan: So, it jumps up considerably?

Mr. Flint: Right, because we have additional areas coming on.

Mr. Scheerer: Adam, later on in the agenda you will see proposals from Frank Polly Sod that tie to Phase 1 Storey Creek and also Phase 2 of Storey Creek. Phase 1 is \$5,343 per month and Phase 2 is \$1,610 per month. Those will be part of the agenda for consideration later on in this meeting.

Mr. Morgan: I know I have been paying a lot of money to mow out there. I am just trying to figure out what I am paying for here.

Mr. Register: Adam, what are you mowing out there besides lots?

Mr. Morgan: The common areas around the lift station and that area where you asked me to mow.

Mr. Register: If there is anything common area that your mowing lets talk about that because that needs to be maintained by the CDD landscaper.

Mr. Morgan: Sounds good. That was my only question.

Mr. Scheerer: I'll get that out of your budget.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-11 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2020-12 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is the resolution imposing the assessments related with the budget you just approved. Again, there are no members of the public here to provide comment. Any questions on Resolution 2020-12? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-12 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

Mr. Flint: We will close the Public Hearing at this time.

EIGHTH ORDER OF BUSINESS

Discussion of Landscape Maintenance Proposals from Frank Polly Sod

Mr. Flint: There are two proposals in your agenda from Frank Polly Sod, one for Phase 1 and one for Phase 2.

Mr. Scheerer: Lane you want me to try to run through this?

Mr. Morgan: What is staff recommendation?

Mr. Scheerer: It's my understanding that the staff is recommending to enter into an agreement with Frank Polly Sod. He is the install contractor and he will maintain it. Once we get through the once year warranty period, if the Board wanted to make a change that could happen. Currently, Phase 1 and Phase 2 is not complete. You will also see in the agenda an email from Frank Polly indicating the amounts that would be charged until additional properties come online. Phase 1 would be charged \$2,343.50 per month and Phase 2 would be \$975 per month until we get to the actual full billed out price of Phase 2 of \$1,610 per month and then Phase 1 is \$5,343.50 a month or \$64,122 per year.

Mr. Register: Adam does that make since to you? Basically we are capturing the proposal for the full billed out, but we are creating kind of a prorated amount that will be charged for what is complete now and then we will be rolling in subsequent areas as we complete new sections and new tracts.

Mr. Morgan: Yes, it looks good to me.

Mr. Flint: Is there a motion to approve the proposals? We will need to have agreements drafted, but if you approve the proposal we will have Counsel prepare the appropriate agreements.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Landscape Maintenance Proposals from Frank Polly Sod for Phase 1 and Phase 2, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We have just been working with the District Engineer for the requisitions you saw this morning. We will work on the agreement with Frank Polly Sod that was just approved, but other than that we have nothing new to report.

B. Engineer

Mr. Flint: Steve, anything?

Mr. Boyd: I don't have anything further. Thank you.

B. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June 30th.

ii. Ratification of Funding Requests #9 - #11

Mr. Flint: You have ratification of Funding Requests #9 - #11 which were submitted to the developer under the Developer Funding Agreement. Funding request #9 totals \$7,260.91, #10 totals \$7,875.65, #11 totals \$11,251.13. Are there any questions on the funding request? If not, is there a motion to ratify those?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Requests #9 - #11, were ratified.

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: The proposed annual meeting schedule follows your current meeting date, time, and place. If there is any discussion, we can discuss that. If not a motion to approve the annual meeting schedule would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Fiscal Year 2021 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS

Supervisor's Request & Audience Comments

Mr. Flint: That's all we had on the agenda for business items. Was there anything else from the Board or staff we needed to discuss before the Board adjourned?

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 1, 2020

Name Storey Creek CDD
c/o GMS Central Florida
Address 1408 Hamlin Ave Unit E
City St Cloud, FL 34771
Phone 407-398-2890

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

The parties hereto agree as follows

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

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

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

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

Service shall consist of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

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

The terms of this agreement shall be: 10/01/2020 thru 09/30/2021

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$595.00	Due	monthly as billed x 12.
Total Annual Cost	\$7,140.00		

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

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 9/1/2020

Accepted

Date:

AAM

Customer

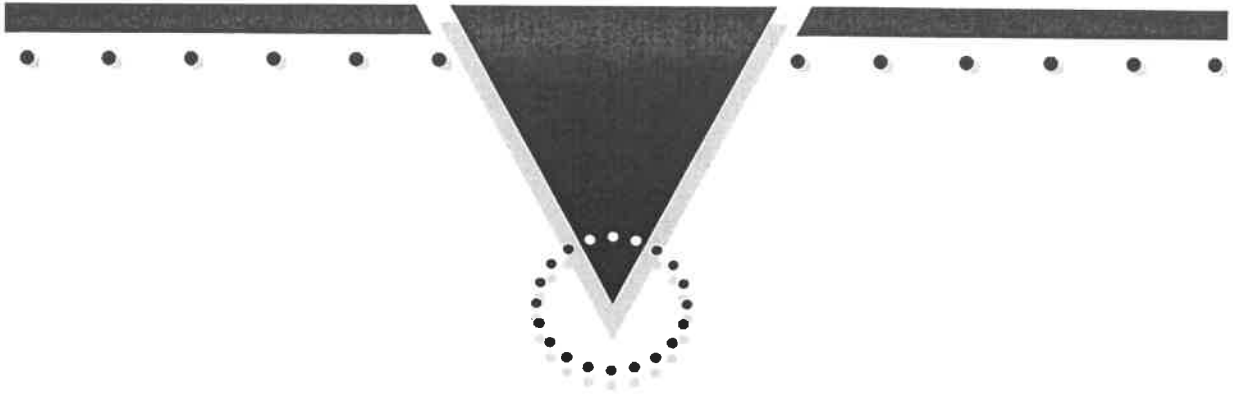
Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VII

SECTION C

SECTION 1



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
August 31, 2020**



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STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
August 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
ASSETS:				
CASH	\$5,194	---	---	\$5,194
DUE FROM DEVELOPER SERIES 2019	\$10,468	---	---	\$10,468
RESERVE	---	\$245,666	---	\$245,666
INTEREST	---	\$6,564	---	\$6,564
COST OF ISSUANCE	---	---	\$8	\$8
TOTAL ASSETS	\$15,662	\$252,230	\$8	\$267,899
LIABILITIES:				
ACCOUNTS PAYABLE	\$14,895	---	---	\$14,895
DUE TO OTHER	\$740	---	---	\$740
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	\$27	---	---	\$27
RESTRICTED FOR DEBT SERVICE 2019	---	\$252,230	---	\$252,230
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$8	\$8
TOTAL LIABILITIES & FUND EQUITY	\$15,662	\$252,230	\$8	\$267,899

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
REVENUES:				
DEVELOPER CONTRIBUTIONS	\$87,800	\$80,483	\$88,997	\$8,514
TOTAL REVENUES	\$87,800	\$80,483	\$88,997	\$8,514
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$12,000	\$11,000	\$2,094	\$8,906
ATTORNEY	\$25,000	\$22,917	\$10,425	\$12,491
DISSEMINATION	\$0	\$0	\$2,333	(\$2,333)
MANAGEMENT FEES	\$35,000	\$32,083	\$32,083	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,100	\$1,100	\$0
TELEPHONE	\$300	\$275	\$7	\$268
POSTAGE	\$1,000	\$917	\$113	\$804
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$917	\$377	\$540
LEGAL ADVERTISING	\$5,000	\$4,583	\$3,793	\$790
OTHER CURRENT CHARGES	\$1,000	\$917	\$198	\$719
OFFICE SUPPLIES	\$625	\$573	\$24	\$549
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
ELECTRIC	\$0	\$0	\$496	(\$496)
STREETLIGHTS	\$0	\$0	\$21,264	(\$21,264)
WATER & SEWER	\$0	\$0	\$2,648	(\$2,648)
LANDSCAPE MAINTENANCE	\$0	\$0	\$6,637	(\$6,637)
LAKE MAINTENANCE	\$0	\$0	\$3,340	(\$3,340)
IRRIGATION REPAIRS	\$0	\$0	\$285	(\$285)
REPAIRS & MAINTENANCE	\$0	\$0	\$4,030	(\$4,030)
TOTAL EXPENDITURES	\$87,800	\$80,956	\$96,423	(\$15,467)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$7,426)	
FUND BALANCE - Beginning	\$0		\$7,453	
FUND BALANCE - Ending	\$0		\$27	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$163,990	\$163,990
BOND PROCEEDS	\$0	\$0	\$245,666	\$245,666
INTEREST	\$0	\$0	\$92	\$92
TRANSFER IN	\$0	\$0	\$6,472	(\$6,472)
TOTAL REVENUES	\$0	\$0	\$416,220	\$403,275
EXPENDITURES:				
INTEREST - 6/15	\$0	\$0	\$163,990	(\$163,990)
TOTAL EXPENDITURES	\$0	\$0	\$163,990	(\$163,990)
EXCESS REVENUES (EXPENDITURES)	\$0		\$252,230	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$252,230	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2019

Statement of Revenues & Expenditures

For The Period Ending August 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
REVENUES:				
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
EXPENDITURES:				
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	\$6,472	\$6,472
TOTAL EXPENDITURES	\$0	\$0	\$3,742,920	(\$3,729,976)
EXCESS REVENUES (EXPENDITURES)	\$0		\$4,457,827	
FUND BALANCE - Beginning	\$0		(\$4,457,819)	
FUND BALANCE - Ending	\$0		\$8	

STOREY CREEK Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$8,494	\$6,412	\$4,823	\$8,058	\$13,127	\$6,977	\$5,252	\$7,261	\$7,876	\$10,251	\$10,468	\$0	\$88,997
TOTAL REVENUES	\$8,494	\$6,412	\$4,823	\$8,058	\$13,127	\$6,977	\$5,252	\$7,261	\$7,876	\$10,251	\$10,468	\$0	\$88,997
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	\$316	\$0	\$0	\$10,425
DISSEMINATION	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$2,383
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$32,083
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
TELEPHONE	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
POSTAGE	\$20	\$3	\$30	\$14	\$5	\$8	\$3	\$24	\$1	\$4	\$2	\$0	\$113
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	\$9	\$40	\$0	\$377
LEGAL ADVERTISING	\$226	\$0	\$0	\$0	\$0	\$0	\$354	\$0	\$0	\$3,213	\$0	\$0	\$3,793
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	\$5	\$0	\$24
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	\$15	\$0	\$0	\$486
STREETLIGHTS	\$452	\$445	\$1,944	\$5,751	\$1,928	\$1,925	\$1,802	\$1,831	\$2,573	\$2,612	\$0	\$0	\$21,264
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$165	\$1,645	\$272	\$25	\$357	\$184	\$0	\$2,648
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,319	\$3,319	\$0	\$6,637
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150	\$595	\$595	\$0	\$3,340
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	\$13,747	\$7,452	\$0	\$96,423
EXCESS REVENUES (EXPENDITURES)	(\$3,939)	\$1,497	(\$2,281)	(\$1,450)	\$2,543	\$1,526	(\$4,244)	\$41	(\$638)	(\$3,486)	\$3,015	\$0	(\$7,426)

STOREY CREEK
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	General Fund Portion (21)	Due from Capital	Over and (short) Balance Due
1	6/25/19	9/9/19	\$ 13,650.00	\$ 13,650.00	\$ 13,650.00	\$ -	\$ -	\$ -	\$ -
2	8/30/19	11/18/19	\$ 10,925.04	\$ 10,925.04	\$ 10,925.04	\$ -	\$ -	\$ -	\$ -
3	9/25/19	11/12/19	\$ 10,561.37	\$ 10,561.37	\$ 4,821.37	\$ 5,000.00	\$ -	\$ 740.00	\$ -
1	10/25/19	11/18/19	\$ 4,977.26	\$ 4,977.26	\$ 1,483.43	\$ 3,493.83	\$ -	\$ -	\$ -
2	11/25/19	1/6/20	\$ 13,523.83	\$ 13,523.83	\$ 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	\$ -	\$ -	\$ -
11	7/24/20	8/24/20	\$ 11,251.13	\$ 11,251.13	\$ -	\$ 10,251.13	\$ -	\$ 1,000.00	\$ -
12	8/19/20		\$ 10,467.78	\$ 10,467.78	\$ -	\$ 10,467.78	\$ -	\$ -	\$ 10,467.78
13	9/3/20		\$ 16,195.45	\$ 16,195.45	\$ -	\$ 10,944.45	\$ 5,251.00	\$ -	\$ 16,195.45
Due from Developer				\$ 144,924.79	\$ 37,991.92	\$ 99,941.87	\$ 5,251.00	\$ 1,740.00	\$ 26,663.23

Total Developer Contributions FY20

\$ 99,941.87

**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
7/2/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 1.21
8/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 1.14
TOTAL				\$ 1,500.11
Acquisition/Construction Fund at 12/16/19				\$ 7,777,283.12
Interest Earned thru 8/31/20				\$ 1,500.11
Requisitions Paid thru 8/31/20				\$ (7,778,775.28)
Remaining Acquisition/Construction Fund				\$ 7.95

SECTION 2

Storey Creek
Community Development District

FY20 Funding Request #12
August 19, 2020

Payee	General Fund FY2020
1 Applied Aquatic Management, Inc. Inv# 187446 - Monthly Aquatic Services - July 2020	\$ 595.00
2 Frank Polly Sod, Inc. Inv# 16213 - Monthly Landscape Maintenance - July 2020	\$ 3,318.50
3 Governmental Management Services-CF, LLC Inv# 20 - Management Fees - August 2020	\$ 3,355.36
4 Kissimmee Utility Authority Inv# 002380417-123469510 - Streetlight Services - July 2020 Inv# 002380417-123479770 - Electric Services - July 2020	\$ 2,611.99 \$ 14.55
5 Toho Water Authority Inv# 002659896-033228349 - 4400 Storey Creek Boulevard ODD - July 2020	\$ 357.08
6 Supervisor Fees August 3 2020 Ashley Baksh	\$ 215.30
	\$ 10,467.78
Total:	\$ 10,467.78

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 #
7/31/2020	187446

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

#12hd
22053847

P.O. No.	Terms	Project
	Net 30	Storey Creek CDD

Description	Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Large stormwater pond associated with Storey Creek CDD		595.00	595.00
Total			\$595.00

RECEIVED
AUG 04 2020
GMS-CF, LLC

Q
pond maint

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

RECEIVED
JUL 30 2020

Invoice
16213

FRANK POLLY SOD, INC
14300 EASTSIDE ST
GROVELAND, FL 34736
352-429-9162 Phone 352-429-8123 Fax

BY: _____

Bill To
Storey Creek CDD 1406 Hamlin Avenue, Unit E St. Cloud, FL 34771

Date	Due Date
7/22/2020	

#13 (hd)

Item	Quantity	Description	Rate	Amount
Mowing		Monthly Mowing Services Phase I	2,343.50	2,343.50
Mowing		Monthly Mowing Services Phase 2	975.00	975.00
		Storey Creek July		
		001-370-53800-46200		
		Q LANDSCAPING		
Total				\$3,318.50

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

Invoice

Invoice #: 20
 Invoice Date: 8/1/20
 Due Date: 8/1/20
 Case:
 P.O. Number:

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

*v #1
 hd*

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 001-310-51300-54000		2,916.67	2,916.67
Information Technology - August 2020 001-310-51300-55000		100.00	100.00
Dissemination Agent Services - August 2020 001-310-51300-56000		291.67	291.67
Office Supplies 001-310-51300-51000		5.12	5.12
Postage 001-310-51300-48000		2.00	2.00
Copies 001-310-51300-42500		39.90	39.90
Total			\$3,355.36
Payments/Credits			\$0.00
Balance Due			\$3,355.36



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
 08/04/20



BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$2,572.50		\$2,572.50		\$2,611.99		\$2,611.99

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$2,090.65
Outdoor Lighting Charge	\$2,505.60
Fuel Adjustment	-\$414.95
CITY/COUNTY TAXES & TRANSFER FEE	\$521.34
TOTAL CURRENT CHARGES	\$2,611.99

0001 3812303707895 0000784 1 I=10000000000

MESSAGE from KUA



REPORTING A POWER OUTAGE IS EASY

The quickest way to report a power outage to KUA is via text message. If an outage occurs, text the word "OUT" to our toll-free number 877-582-7700 and you will be prompted through the system. When power is restored, a follow-up message will be sent.

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	08/22/20	\$2,611.99

000000784 I-100000
 784 1 AB 0.418



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



0022540989

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

0023804171234695100002611990002721752020082200



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

Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44981 STOREY CREEK BOULEVARD MONUMENT/IRR
 Bill Date: 08/04/20
 Next Scheduled Read Date: 08/25/20



BILL SUMMARY

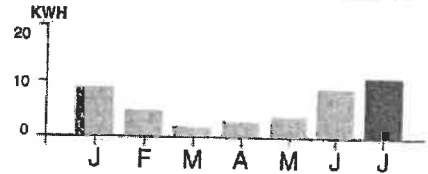
Previous Balance	−	Payments	+	Current Charges	=	Balance Due
\$14.27		\$14.27		\$14.55		\$14.55

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$12.07
Electric	\$1.48
Fuel Adjustment	-\$0.49
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.48
TOTAL CURRENT CHARGES	\$14.55

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 0.34 kWh/Day
 Daily Avg. Cost - \$0.38



METER DATA

Meter #:	0153576745
Current:	61 on 07/24/20
Previous:	50 on 06/22/20
Total Usage:	11 kWh
Days Of Service:	32

0001 381230/3707895 000000 1 I=10000000000

MESSAGE from KUA



REPORTING A POWER OUTAGE IS EASY

The quickest way to report a power outage to KUA is via text message. If an outage occurs, text the word "OUT" to our toll-free number 877-582-7700 and you will be prompted through the system. When power is restored, a follow-up message will be sent.

Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

000000784

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	08/22/20	\$14.55



0022541239

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

0023804171234797700000014550000015162020082260



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

Annual Water Quality Reports available at
 www.tohowaterqualityreports.com.

STOREY CREEK CDD

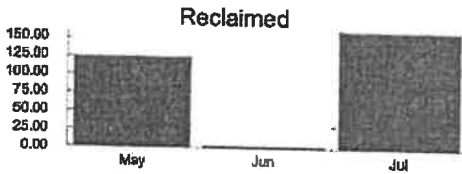
Service Address:
 4400 STOREY CREEK BOULEVARD ODD

Account Number: 002659896-033228349
 Past Due Amount: \$0.00
 Current Charges: \$357.08
 Total Amount Due: \$357.08

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	30	06/15/2020	426	07/15/2020	588	162
Previous Balance						\$24.77
Payment(s) Received						\$-24.77
Balance Forward						\$0.00
Current Transaction(s)						
Reclaimed Base Charge						\$18.50
Reclaimed Usage						\$338.58
Current Transaction Total						\$357.08
Total Amount Due						\$357.08

✓ #10

001-320-53800-43200



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 08/14/20	Late Charge after 08/14/20	
002659896-033228349	\$0.00	\$357.08	\$17.85	\$357.08

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

0026598960332283490000357086



Storey Creek

Community Development District

FY20 Funding Request #13
September 3, 2020

Payee	General Fund FY2020	General Fund FY2021
1 Applied Aquatic Management, Inc. Inv# 188169 - Monthly Aquatic Services - August 2020	\$ 595.00	
2 EGIS Insurance Advisors, LLC Inv# 11486 - FY2021 Insurance Premium		\$ 5,251.00
3 Frank Polly Sod, Inc. Inv# 16294 - Monthly Landscape Maintenance - August 2020	\$ 3,318.50	
Inv# 16295 - Monthly Landscape Maintenance - September 2020	\$ 3,318.50	
4 Latham, Luna, Eden & Beaudine, LLP Inv#93115 - General Counsel - July 2020	\$ 315.50	
5 Orlando Sentinel Inv# 023211315000 - Notice of Budget Adoption/Roll/BOS Meeting - July 2020	\$ 3,213.34	
6 Toho Water Authority Inv# 002659896-033228349 - 4400 Storey Creek Boulevard ODD - August 2020	\$ 183.61	
	\$ 10,944.45	\$ 5,251.00
	Total:	\$ 16,195.45

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 #
8/31/2020	188169

Bill To
Storey Creek CDD c/o GMS Central Florida 1408 Hamlin Ave Unit E St Cloud, FL 34771

#12hd
320-538-47

Description	Qty	Rate	Amount	P.O. No.	Terms	Project
					Net 30	Storey Creek CDD
<u>Aquatic Plant Management Service</u> Monthly Service Large stormwater pond associated with Storey Creek CDD		595.00	595.00			
				Total		
				\$595.00		

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



INVOICE

Customer	Storey Creek Community Development District
Acct #	973
Date	08/28/2020
Customer Service	Kristina Rudez
Page	1 of 1

Storey Creek Community Development District
 c/o Government Management Services, LLC
 219 E Livingston St
 Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 5,251.00
Payment Amount	
Payment for:	Invoice#11486
100120443	

Thank You

Please detach and return with payment

✂ Customer: Storey Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
11486	10/01/2020	Renew policy	Policy #100120443 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 8/28/2020 <i>#Stel For 21 Gen. Ind. / Public Assc (A) 300-1SS-1</i>	5,251.00
				Total
				\$ 5,251.00

RECEIVED
AUG 28 2020

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939	Date
	sclimer@egisadvisors.com	08/28/2020

Invoice

16294

FRANK POLLY SOD, INC
 14300 EASTSIDE ST
 GROVELAND, FL 34736
 352-429-9162 Phone 352-429-8123 Fax

Bill To
Storey Creek CDD 1406 Hamlin Avenue, Unit E St. Cloud, FL 34771

RECEIVED

SEP 01 2020

Date	Due Date
9/1/2020	Net 30

#13 nd
 320-538-462

Item	Quantity	Description	Rate	Amount
Mowing		Monthly Mowing Services Phase <u>1</u>	2,343.50	2,343.50
Mowing		Monthly Mowing Services Phase <u>2</u>	975.00	975.00
		Storey Creek AUGUST		
Total				\$3,318.50

Invoice

16295

FRANK POLLY SOD, INC
14300 EASTSIDE ST
GROVELAND, FL 34736
352-429-9162 Phone 352-429-8123 Fax

Bill To
Storey Creek CDD 1406 Hamlin Avenue, Unit E St. Cloud, FL 34771

RECEIVED

SEP 01 2020

Date	Due Date
9/1/2020	Net 30

#13hd
720-578-462

Item	Quantity	Description	Rate	Amount
Mowing		Monthly Mowing Services Phase I	2,343.50	2,343.50
Mowing		Monthly Mowing Services Phase 2 Storey Creek SEPTEMBER	975.00	975.00
Total				\$3,318.50

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

August 19, 2020

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

INVOICE

Matter ID: 7595-001
General

#2201
310-07-315

Invoice # 93115
Federal ID # 59-3366512

For Professional Services Rendered:

07/15/2020	KET	Conference call with Lennar regarding potential expansion of CDD.	0.10 hr	\$24.50
07/27/2020	KET	Receipt and review of email correspondence from District Management company regarding upcoming Board of Supervisors meeting.	0.10 hr	\$24.50
07/29/2020	jms	Review agenda and provide attorney notes on related items	0.50 hr	\$37.50
07/30/2020	JAC	Review and respond to correspondence from State of Florida Auditor General; send to GMS with request for response	0.30 hr	\$106.50
07/30/2020	KET	Receipt and review of email correspondence from District Management Company regarding extension of Executive Order and upcoming Board of Supervisors meeting. Review of Agenda items for upcoming Board of Supervisors meeting.	0.40 hr	\$98.00
07/31/2020	KET	Receipt and review of email correspondence from District Manager regarding upcoming Board of Supervisors meeting.	0.10 hr	\$24.50
			Total Professional Services:	\$315.50

INVOICE SUMMARY

For Professional Services:	1.50 Hours	\$315.50
New Charges this Invoice:		\$315.50

Previous Balance:		\$2,070.20
Less Payment and Credits Received:		\$302.00
Outstanding Balance:		\$1,768.20
Plus New Charges this Invoice:		\$315.50
Total Due:		\$2,083.70

Billed Through: July 31, 2020

Invoice & Summary

Billed Account Name: Storey Creek Cdd
Billed Account Number: CU80053519
Invoice Number: 023211315000
Amount: \$3,213.34
Billing Period: 07/01/20 - 07/31/20
Due Date: 08/30/20



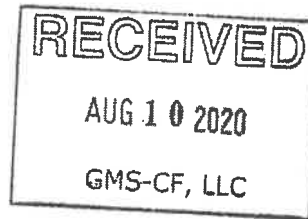
INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	Tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
<i>Current Activity</i>						
✓ 07/13/20	OSC23211315	Classified Listings, Online				3,213.34
✓ 07/20/20		August 3 2020 12:30 P.M. 6716746				
Total Current Advertising						3,213.34

#6nd
001-310-51300-48000



Total: \$3,213.34

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
3,213.34	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 07/01/20 - 07/31/20
Billed Account Name: Storey Creek Cdd
Billed Account Number: CU80053519
Invoice Number: 023211315000

Return Service Requested

8129001426 PRESORT 1426 1 MB 0.436 P1C7 <8>
STOREY 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



08005351908005351903023211315 00321334 00321334 9

Orlando Sentinel

Published Daily
ORANGE County, Florida

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

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Amy Houser, 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 11220-2 Column Legals, August 3, 2020 12:30 P.M. was published in said newspaper in the issues of Jul 13, 2020; Jul 20, 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.



Signature of Affiant

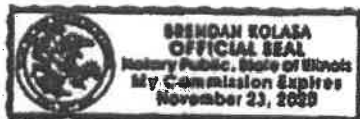
Amy Houser

Name of Affiant

Sworn to and subscribed before me on this 23 day of July, 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

6716746

Orlando Sentinel

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021 BUDGET;
 NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE
 SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND
 ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings, Regular Meeting

The Board of Supervisors ("Board") for the Storey Creek Community Development District ("District") will hold the following two public hearings and a regular meeting:

**DATE: TIME:
 August 3, 2020 12:30 P.M.**

Due to the current COVID-19 public health emergency, the public hearings and meeting may be conducted remotely utilizing communications media technology and/or telephone pursuant to Executive Orders 20-52 and 20-69 Issued by Governor DeSantis on March 9, 2020, March 20, 2020, as (extended by Executive Orders 20-112, 20-123, 20-139 and 20-150), as such orders may be extended, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Anyone wishing to listen to or participate in the public hearings and meeting can do so by using the communications media: Zoom Video Communications (URL: zoom.us). The public may access the hearing via their computer at <https://zoom.us/j/92063044623> or dial in telephonically at (646) 876-9923 and enter the Meeting ID: 920 6304 4623. If conditions allow the hearing to occur in person, the hearings and meetings will be held at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. Information about how the hearings and meeting will occur, assistance connecting to the hearings and meetings or arranging further accommodations for participation may be obtained by contacting the office of the District Manager by phone at 407-842-5524 or by e-mail at gmint@gmncd.com.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2020/2021; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Proposed O&M Assessment (including collection costs/early payment discounts)
Single Family - 40'	126	\$549
Single Family - 50'	264	\$686
Single Family - 60'	31	\$823

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be

Orlando Sentinel

held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021.

For Fiscal Year 2020/2021, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2020. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston Street, Orlando, Florida, Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

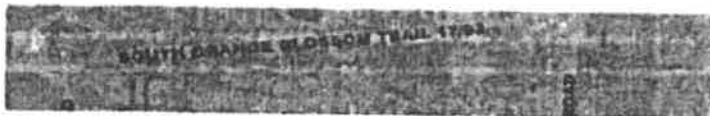
While it may be necessary to hold the above referenced public hearings and meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, participants are strongly encouraged to submit questions and comments to the District Manager at gflint@gmscfl.com by Friday, July 31, 2020 at 5:00 p.m. in advance of the public hearings and meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the public hearings or meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 407-841-5524 by the same time noted above.

Any person requiring special accommodations at these public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or 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.

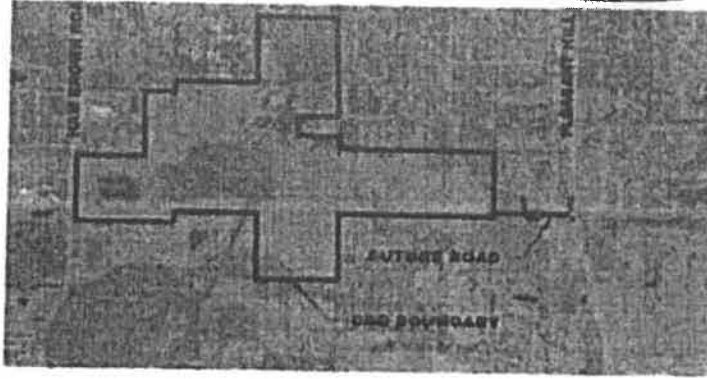
As indicated above, these public hearings and meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct these public hearings or meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in these public hearings or meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting 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



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**Storey Creek Community Development District
Boundary Map**

6716746 07/13, 07/20/20

6716746



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

STOREY CREEK CDD
 Service Address:
 4400 STOREY CREEK BOULEVARD ODD

Account Number: 002659896-033228349
 Past Due Amount: \$0.00
 Current Charges: \$183.61
 Total Amount Due: \$183.61

Bringing you life's most precious resource

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	31	07/15/2020	588	08/15/2020	667	79
Previous Balance				\$357.08		
Payment(s) Received				-\$357.08		
Balance Forward				\$0.00		
Current Transaction(s)						
Reclaimed Base Charge				\$18.50		
Reclaimed Usage				\$165.11		
Current Transaction Total				\$183.61		
Total Amount Due				\$183.61		

#10nd
220578-432



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 09/15/20	Late Charge after 09/15/20	
002659896-033228349	\$0.00	\$183.61	\$9.18	\$183.61

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

0026598960332283490000183615



AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Years 2019 & 2020
Osceola County, Florida**

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Tuesday, September 29, 2020, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Storey Creek Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Years 2019 & 2020 (combined), 2021, 2022, 2023 and 2024. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Storey Creek Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Years ending September 30, 2019 & September 30, 2020 (combined), with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and a debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Storey Creek Community Development District.**" Proposals must be received by **Tuesday, September 29, 2020, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

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