

*Storey Creek Community
Development District*

Agenda

September 13, 2021

AGENDA

Storey Creek

Community Development District

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

September 6, 2021

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, September 13, 2021 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the August 2, 2021 Meeting
4. Consideration of Resolutions Approving the Conveyance of Real Property
 - A. Resolution 2021-08 – Phase 2B
 - B. Resolution 2021-09 – Parcel from Trammell Webb Partners
5. Consideration of Resolution 2021-10 Declaring the Series 2019 Project Complete
6. Consideration of Fiscal Year 2022 Developer Funding Agreement
7. Discussion of Pending Plat Conveyances
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisor's Requests
11. Adjournment

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

The third order of business is the approval of the minutes of the August 2, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolutions approving the conveyance of real property. Section A includes Resolution 2021-08 with supporting exhibits and Section B includes Resolution 2021-09 with supporting exhibits.

The fifth order of business is the consideration of Resolution 2021-10 declaring the Series 2019 project complete. A copy of the Resolution is enclosed for your review.

The sixth order of business is the consideration of the Fiscal Year 2022 developer funding agreement. A copy of the agreement is enclosed for your review.

The seventh order of business is the discussion of the pending plat conveyances from the Developer to the District. This is an open discussion item.

The eighth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the check registers for approval and Sub-Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, August 2, 2021 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Ashley Baksh	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

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

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: This is an opportunity for the public to provide comment to the Board on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. We would ask you to state your name and address and limit your comments to 3 minutes. The exception on this agenda is we do have the public hearing to consider the adoption of the budget. If you have comments or questions on the budget, you may want to hold those until we get to the budget hearing unless you have comments on something other than the budget. Are there any public comments at this time? Seeing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 3, 2021 Meeting

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

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 3, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2020 Audit Report

Mr. Flint: As a government entity, the CDD is required to have an annual independent audit performed and you selected Berger Toombs as your independent auditor through an RFP process prescribed by the statutes. That audit was provided to you, if you refer to the management letter on page 31 you will see that there were no findings or recommendations associated with the audit. It is a clean audit. If there are any questions, we can discuss that. If not, I'd ask for a motion from the Board to accept the audit and ratify its transmittal to the state.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2020 Audit, was accepted

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Opening of the Public Hearing, was approved.

A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint: The public hearing is open. The Board did approve a proposed budget back at your May meeting and you set today as the public hearing for its final consideration. The proposed budget did contemplate an increase in the per unit assessment amounts. As a result, there was a first class mailed notice that went to all the property owners within Storey Creek CDD. It was also advertised in the legal section of the newspaper 21 and 14 days in advance of today. It was placed on the website and was transmitted to Osceola County. They have review ability but no approval authority. We are holding the public hearing today. We do have a member of the public here if you want to provide comment and state your name and address.

Mr. Joe Worov (4359 Sunny Creek Place): I would like to know why there is an increase of \$33 per household? What is the reason behind that?

Mr. Flint: This District was created in 2019. Construction is still active on the infrastructure so when the District was originally formed, we took conceptual drawings and plans and tried to

make our best efforts at estimating what the ultimate maintenance costs were going to be. Primarily that involves landscape maintenance and street lighting. Back in 2019 when the Board approved their initial budget and we estimated what those costs were going to be, those costs are different than what they are today when we have actually gone out now that the infrastructure is in place. We have gotten firm maintenance numbers as a result of that and unfortunately the costs have increased since those initial conceptual estimates were made. We don't anticipate that there will be significant future increases at this point. This is truing up the maintenance costs with what is in place at this point. If the Board looks at page 2, you will see that a single-family 40 foot had a current year per unit assessment of \$549. That is proposed to go up to \$672 which is an increase of \$124 over a 12-month period. You will see the 50s are going up \$155 over 12 months and the 60s are going up \$186. The only answer I can give you to the question is that now that the infrastructure is in place and we have solicited proposals and put contracts in place, the actual cost is greater than what was initially estimated 3 years ago.

Mr. Worov: Was it due to price of material?

Mr. Flint: It is a combination of labor, materials, and getting firm pricing now that infrastructure is in place versus using conceptual drawings. This is not unusual, but because of everything going on in the world right now, this increase we are seeing is what we are also seeing in other Districts. It is not necessarily a result of bad estimating. It is a result of the world changing over the last couple of years. Lennar also as the developer is paying a significant amount. This is not all on the homeowners that are in place. All the land within the District is assessed whether it is developed or undeveloped. The unplatted property, which is 196 acres, is being assessed at \$481,000 so it is not just the homeowners bearing the expense. It is spread across the entire project.

Mr. Worov: That is a sizable increase.

Mr. Flint: Yes, it is. It is unfortunate but it is the result of us now knowing our actual costs versus initial estimates.

Mr. Worov: I come from the Northeast up in New Jersey and the taxes are ridiculous that is one of the reasons I came down here was to get away from that.

Mr. Flint: We do our best and Lennar just like the homeowners is paying as well. Lennar right now controls this Board and it will eventually be turned over to residents so we have the same goal as you do to make sure we are the most cost effective as we can be. This is the reality of the current pricing. I don't see this changing significantly moving forward. There may be some

inflation area adjustments in the future but this is not unusual to true up these initial actual costs with what our estimates are.

Mr. Register: Just to be clear, these are per year increases?

Mr. Flint: Correct. It is \$150 over 12 months. This is an annual assessment that is on your tax bill. It is not one like the HOA that you would pay monthly. It is a little over \$10 a month. Any other comments or questions? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved

B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This resolution takes the budget you just approved, that is attached to Exhibit ‘A’ and then the assessment roll is attached to Exhibit ‘B’ and formalizes the action you took in approving the budget and authorizes us to certify the assessment roll to the county for inclusion on the tax roll. Any questions on the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Closing of the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Addendum to Landscape Maintenance Agreement with Frank Polly Sod

Mr. Flint: This is a proposal from Frank Polly Sod and Landscape. This is for some supplemental services to their base landscape maintenance contract which includes emptying the dog stations and the two garbage cans, one in the dog park and one in the playground. How many times a week is this?

Mr. Scheerer: It is once a month. Well, it is weekly, but the payment is once a month. A weekly service.

Mr. Flint: Any questions on the proposal? It is \$250 a month.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Addendum to Landscape Maintenance Agreement with Frank Polly Sod, was approved

Resident: Can I ask a question please?

Mr. Flint: That is up to the Chairman.

Resident: Is there a way we can get that thing cleaned besides once a week? It is terrible.

Mr. Scheerer: The trash can? People don't just throw their mail in it they throw everything in it. It is terrible.

Mr. Register: I will look at that.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08
Declaring the Series 2019 Project
Complete**

Mr. Flint: We aren't ready at this time, are we? This was on the agenda in the event that we were prepared to declare the project complete.

Mr. Boyd: In Assessment Area 1 the infrastructure construction is not complete, and the bonds that were funded by the District have essentially been used by the developers completing Assessment Area 1 construction still.

Mr. Flint: So, it is not ready. We need to wait until it is fully complete.

Mr. Register: Does that include Phase 5 in that assessment area?

Mr. Boyd: Phase 5 is for Assessment Area 2. We are in the midst of wrapping up the 2019.

Ms. Trucco: We can prepare a certificate for Steve so that is ready as soon as it is approved.

Mr. Flint: We will defer that. It sounds like two months probably.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Nothing to report today.

B. Engineer

Mr. Boyd: I have nothing else to report.

B. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register in your agenda. This is from April 26, 2021 through July 26, 2021. The total is \$98,274.57. Were there any comments or questions from the Board about the check register? Hearing none,

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Check Register Totaling \$98,274.57, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through June 30th. There is no action required by the Board but if you have any questions or comments we can discuss those. We are 100% collected on our on roll and direct bill assessments. Our costs are under our prorated budget at this point. Any questions or comments from the Board?

iii. Presentation of Number of Registered Voters – 149

Mr. Flint: Each year we are required to announce the number of registered voters as of April 15th. There were 149 registered voters and you have a letter from the Supervisor of Elections in your agenda. Once that hits 250 and the District is in existence for at least 6 years it triggers the start of the transition of the Board from a landowner elected Board to a general election Board. The District was created in 2019. The earliest would be 2026 assuming we trigger the 250 by then which I am sure will be the case. There will be two seats in 2026 that would transition to general election.

iv. Designation of November 2, 2021 as Landowners’ Meeting Date

Mr. Flint: We are still under a landowner election process so the Board needs to designate a landowner meeting date. We are suggesting you set that for November 2, 2021.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Designation of November 2, 2021 as Landowners’ Meeting Date, was approved.

v. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint: In the past you have met on the first Monday of the month at 12:30 p.m. at this location except for the month September which conflicts with a holiday. If the Board is comfortable continuing that then the motion to approve the meeting notice in your agenda would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

NINTH ORDER OF BUSINESS

Other Business

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

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL 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”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, 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, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Lennar, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the 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 and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit “A,” from Lennar to the District, and approves and accepts the documents evidencing such conveyances in Exhibit “A.”

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 of the real property and improvements described in Exhibit “A,” 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 13th day of September, 2021.

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: George Flint
Title: Secretary

By: _____
Name: Adam Morgan
Title: Chairman

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2021 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, 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.

[Signature page to follow.]

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)

(Print Name)

By: _____

Print: Ericka Pace

Title: Vice President

(Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract 734, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 735, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 736, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 737, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 738, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 739, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 740, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 741, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 742, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 743, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 744, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 747, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 749, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 750, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Storey Creek Community Development District – Phase 2B

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2021, 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 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property 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, and the District hereby accepts, all of the 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, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

By: _____

Print: Ericka Pace

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is personally known to me or has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Creek Community Development District – Phase 2B

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Adam Morgan

Title: Chairman

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Adam Morgan, as 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.

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Erosion Control and Site Prep
2. Earthwork and Grading
3. Stormwater Drainage System
4. Subdivision Streets
5. Sanitary Sewer System
6. Potable Water System
7. Reuse Water System
8. Public Area Landscaping
9. Electrical Infrastructure
10. Professional, Mitigation and Inspection Fees

Located on the following real property:

Tract 734, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 735, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 736, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 737, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 738, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 739, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 740, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 741, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 742, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 743, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 744, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 747, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 749, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 750, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Storey Creek Community Development District – Phase 2B

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Ericka Pace (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (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 (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the 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 and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Creek Phase 2B, as recorded in Plat Book 29, Page 136, of the Official Records of Osceola County (collectively, the “Plat”).

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

4. That there have been no liens filed against the Property or the Improvements 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 or Improvements, either in the construction or repair of the Improvements, 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 or Improvements 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 or Improvements.

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 and Improvements.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements 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 or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. 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: _____, **2021**

Signed, sealed and delivered in our presence:

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

By: _____

(Print Name)

Print: Ericka Pace

(Signature)

Title: Vice President

(Print Name)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by Ericka Pace, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract 734, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 735, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 736, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 737, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 738, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 739, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 740, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 741, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 742, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 743, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 744, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 747, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 749, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 750, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Erosion Control and Site Prep
2. Earthwork and Grading
3. Stormwater Drainage System
4. Subdivision Streets
5. Sanitary Sewer System
6. Potable Water System
7. Reuse Water System
8. Public Area Landscaping
9. Electrical Infrastructure
10. Professional, Mitigation and Inspection Fees

AGREEMENT REGARDING TAXES

Storey Creek Community Development District – Phase 2B

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2021, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (“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 (“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, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the 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 and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; 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 and Improvements 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 2020 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 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, 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 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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 – Phase 2B

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Ericka Pace

X _____

Title: Vice President

Print: _____

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract 734, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 735, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 736, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 737, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 738, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 739, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 740, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 741, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 742, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 743, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 744, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 747, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 749, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 750, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Erosion Control and Site Prep
2. Earthwork and Grading
3. Stormwater Drainage System
4. Subdivision Streets
5. Sanitary Sewer System
6. Potable Water System
7. Reuse Water System
8. Public Area Landscaping
9. Electrical Infrastructure
10. Professional, Mitigation and Inspection Fees

CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District – Phase 2B

I, **Steven Boyd, P.E.**, of **Boyd Civil Engineering, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 43225, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“Boyd”), 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 Boyd, currently serve as District Engineer to the Storey Creek Community Development District (the “District”).

2. That the District proposes to accept from **LENNAR HOMES, LLC**; a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Boyd are being held by Boyd as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District – Phase 2B

DATED: _____, 2021

Witness: _____

Print: _____

Steven Boyd, P.E.

State of Florida License No.: 43225

on behalf of the company,

Boyd Civil Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021 by **Steven 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.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract 734, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 735, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 736, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 737, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 738, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 739, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 740, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 741, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 742, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 743, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 744, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 747, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 749, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

Tract 750, according to the STOREY CREEK PHASE 2B plat, as recorded in Plat Book 29, Page 136, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Erosion Control and Site Prep
2. Earthwork and Grading
3. Stormwater Drainage System
4. Subdivision Streets
5. Sanitary Sewer System
6. Potable Water System
7. Reuse Water System
8. Public Area Landscaping
9. Electrical Infrastructure
10. Professional, Mitigation and Inspection Fees

SECTION B

RESOLUTION 2021-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM TRAMELL WEBB PARTNERS, INC.; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL 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”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, 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 to satisfy development requirements of Osceola County, Florida; 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, Tramell Webb Partners, Inc., a Florida corporation (hereinafter “Tramell Webb”), has agreed to transfer real property, as more particularly described in the Quit Claim Deed, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (collectively, the “Conveyance Documents”), to the District for the purpose of providing an emergency access point; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyance from Tramell Webb, and the District Engineer has also reviewed the conveyance and has provided a Certificate of District Engineer for the conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the 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 the Real Property. The Board hereby approves the acceptance of the real property described in Exhibit "A" by the District, and approves and accepts the documents evidencing such conveyances in Exhibit "A," in order to provide an emergency access point to satisfy the requirements of Osceola County, Florida.

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 of the real property and improvements described in Exhibit "A," 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 13th day of September, 2021.

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: George Flint
Title: Secretary

By: _____
Name: Adam Morgan
Title: Chairman

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Quit Claim Deed
2. Owner's Affidavit
3. Agreement Regarding Taxes
4. Certificate of District Engineer

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

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of this ____ day of _____, 2021 by **TRAMELL WEBB PARTNERS, INC.**, a Florida corporation (the “Grantor”), whose principal address is 801 N. Orange Ave., Suite 518, Orlando, Florida 32801, 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)

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand that the said Grantor has in and to the property situate, lying and being in the County of Osceola, State of Florida and described on Exhibit “A” attached hereto (“Property”).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

[Signature page to follow.]

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”

TRAMELL WEBB PARTNERS, INC., a Florida corporation

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by _____, as _____ of TRAMELL WEBB PARTNERS, INC., a Florida corporation, on behalf of the corporation. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Parcel No. 06-26-29-4526-0001-0150, also described as follows:

[Will be provided by Surveyor].

OWNER'S AFFIDAVIT
Storey Creek Community Development District

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

BEFORE ME, the undersigned authority, personally appeared _____ (“Affiant”) as _____ of Tramell Webb Partners, Inc., a Florida corporation, authorized to do business in Florida, whose principal address is 801 N. Orange Ave., Suite 518, Orlando, Florida 32801 (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 (the “Property”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the _____ 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, as described in the Quit Claim Deed, dated as of the date hereof, are free and clear of all liens and encumbrances.

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 construction or repair, 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.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property before 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. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of _____; (v) has a mailing address of 801 N. Orange Avenue, Suite 518, Orlando, Florida 32801. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. 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: _____, 2021

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

TRAMELL WEBB PARTNERS, INC., a
Florida corporation

By: _____

Print: _____

Title: _____

STATE OF FLORIDA

COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by _____, as _____ of **TRAMELL WEBB PARTNERS, INC.**, a Florida corporation, on behalf of the corporation. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Parcel No. 06-26-29-4526-0001-0150, also described as follows:

[Will be provided by Surveyor].

AGREEMENT REGARDING TAXES
Storey Creek Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2021, by and between **TRAMELL WEBB PARTNERS, INC.**, a Florida corporation, whose address is 801 N. Orange Ave., Suite 518, Orlando, Florida 32801 (“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 (“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 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 by Quit Claim 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 2020 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 2021.
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 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property, as applicable.

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

WITNESSES:

TRAMELL WEBB PARTNERS, INC., a
Florida corporation

X _____

By: _____

Print: _____

Print: _____

X _____

Title: _____

Print: _____

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Parcel No. 06-26-29-4526-0001-0150, also described as follows:

[Will be provided by Surveyor].

CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District

I, **Steven Boyd, P.E.**, of **Boyd Civil Engineering, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 43225, with offices located at 6816 Hanging Moss Road, Orlando, Florida 32807 (“Boyd”), 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 Boyd, currently serve as District Engineer to the Storey Creek Community Development District (the “District”).

2. That the District proposes to accept from **TRAMELL WEBB PARTNERS, INC.**, a Florida corporation (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (the “Property”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property from the Developer to the District and the District’s acceptance of such Property. The District will rely on this Certification for such purposes.

4. That any improvements on the Property were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. The Property is in a condition acceptable for acceptance by the District.

5. That the Property is properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Property, if any, that have actually been provided to Boyd are being held by Boyd as records of the District on its behalf.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District

DATED: _____, 2021

Witness: _____

Print: _____

Steven Boyd, P.E.

State of Florida License No.: 43225

on behalf of the company,

Boyd Civil Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2021 by **Steven 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.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Parcel No. 06-26-29-4526-0001-0150, also described as follows:

[Will be provided by Surveyor].

SECTION V

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA ONE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA ONE PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on July 1, 2019, the Board of Supervisors (“Board”) of the District adopted Resolution 2019-14, respectively, authorizing, among other things, the issuance of not exceed \$47,500,000 aggregate principal amount of Special Assessment Bonds in order to finance the costs of the constructions, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued \$8,445,000 Storey Creek Community Development District Special Assessment Bonds, Series 2019 (Assessment Area One Project) (the “Series 2019 Bonds”), pursuant to the Master Trust Indenture between Storey Creek Community Development District and U.S. Bank National Association, as Trustee, dated November 1, 2019 (“**Master Trust Indenture**”) and the First Supplemental Trust Indenture between Storey Creek Community Development District and U.S. Bank National Association, as Trustee, dated November 1, 2019 (“**First Supplemental Trust Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as Assessment Area One; and

WHEREAS, the District adopted the Engineer’s Report for Storey Creek Community Development District, dated July 30, 2019, revised October 15, 2019, attached to this Resolution as **Exhibit “A”** (the “Engineer’s Report”), which identifies and describes the components of the project financed with the Series 2019 Bonds (the “Assessment Area One Project”); and

WHEREAS, the Assessment Area Three One has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered the Certificate of the Consulting Engineer, dated _____, attached hereto as **Exhibit “B.”** wherein the District Engineer certified the Assessment Area One Project is complete; and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Assessment Area Three Project, the District is to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the improvements.

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

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

Section 3. Acceptance and Certification of Completion of the Assessment Area One Project. The Board of Supervisors hereby accepts the Certificate of the Consulting Engineer, dated _____, certifying the Assessment Area One Project complete and upon reliance thereon, certifies that the Assessment Area One Project is complete in accordance with the Master Trust Indenture and the First Supplemental Trust Indenture.

Section 4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2019-17, 2019-18 and 2020-01. The amount of special assessments levied pursuant to Resolution 2020-01, adopted by the Board on October 21, 2019, was later revised to \$8,445,000 by Resolution 2020-04, adopted by the Board on December 2, 2019 (the “2019 Special Assessments”). The Engineer’s Certification indicates that the cost of the Assessment Area One Project was in excess of \$8,445,000. The Assessment Area One Project cost therefore does exceed the par amount of the 2019 Special Assessments, as required by Section 170.08, *Florida Statutes*.

Section 5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 7. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 13th day of September, 2021.

[Signatures provided on following page.]

SIGNATURE PAGE TO RESOLUTION 2021-10

ATTEST:

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By: _____
Its: _____

Exhibit “A”

Certificate of the Consulting Engineer

[See attached.]

CERTIFICATE OF THE CONSULTING ENGINEER

We, Boyd Civil Engineering, Inc., as the designated engineers (“**District Engineer**”) for the Storey Creek Community Development District in connection with the \$8,445,000 “Storey Creek Community Development District Special Assessment Bonds, Series 2019 (Assessment Area One Project)” (the “**Series 2019 Bonds**”) hereby certify:

1. The District Engineer prepared the “Engineer’s Report for Storey Creek Community Development District” dated July 30, 2019, revised October 15, 2019, and amended from time to time (the “**Engineer’s Report**”), which identifies and describes the public infrastructure deemed necessary for Assessment Area One, financed with the Series 2019 Bonds, referred to therein as Assessment Area 1 (“**Assessment Area One Project**”). Assessment Area One is identified in the Engineer’s Report and the total cost of the Assessment Area One Project was anticipated to be \$16,731,138.

2. The Assessment Area One Project has been substantially completed in accordance with the Engineer’s Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area One Project, as described in the Engineer’s Report, was in excess of \$8,445,000.

BOYD CIVIL ENGINEERING, INC.

By: _____

Name: _____

Title: _____

Dated: September __, 2021

SECTION VI

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021-2022 DEVELOPER FUNDING AGREEMENT**

THIS FISCAL YEAR 2021-2022 DEVELOPER FUNDING AGREEMENT (the “Agreement”) is made and entered into this 15th day of July, 2021, by and between:

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Osceola County, Florida (hereinafter “District”), and

LENNAR HOMES, LLC, a Florida limited liability company and the owner of a majority of the real property in the District (hereinafter “Developer”).

Recitals

WHEREAS, the District was established by Ordinance Number 2019-56 of Osceola County, Florida (the “the County”), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, (the “Act”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a storm water management system, roadways, water distribution and sewer collection systems, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to the Act, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District (the “Property”), which Property will benefit from the timely construction and acquisition of the District’s facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District has adopted or anticipates adopting its general fund budget for the fiscal year 2021-2022 (“FY 22”), which year commences on October 1, 2021, and concludes on September 30, 2022 (the “Budget”); and

WHEREAS, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, are attached hereto and incorporated herein by reference as Exhibit “A”; and

WHEREAS, the District has or will levy non ad valorem special assessments on all land within the District that will benefit from the District activities, operations and services set forth in Exhibit “A”; and

WHEREAS, the Developer agrees that the activities, operations and services by the District during FY 22 provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit “A” to the property owned by the Developer within the District (the “Property”); and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property to fund the Budget, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its FY 22 operations as described in Exhibit “A” so long as payment is timely provided; and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

WHEREAS, the Developer agrees to enter into the Agreement in lieu of having the District collect any non-ad valorem assessments related to the Budget as authorized by law against the Property located within the District for the activities, operations, and services set forth in the Budget.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the Budget attached hereto as Exhibit “A” (and as Exhibit “A” may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the Budget as shown in Exhibit “A” adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District’s general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District related to the Budget for FY 22.

2. District shall have the right to file a continuing lien upon the Property described in Exhibit “A” for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses, and court costs incurred by the District incident to the collection of funds under this Agreement and for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens, and encumbrances on the Property in order to preserve and protect the District’s lien. The lien shall be effective as of the date and time of the recording of a “Notice of Lien for FY 2021-2022 Budget” in the public records of St. Cloud, Florida, stating among other things, the description of the Property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for the Budget on behalf of the District, without need of further Board

action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. In the event the Developer sells any of the Property after the execution of this Agreement, the Developers' rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. The District has found that the activities, operations and services set out in the Budget on Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the assessment roll attached hereto and incorporated herein as Exhibit "B". The Developer agrees that the activities, operations and services set forth in the Budget on Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in Exhibit "B". Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Osceola County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

4. In the event the District is required to certify non ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all of the Property subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

5. District and Developer agree that the Budget shall be revised, after due notice, at the end of the fiscal year to reflect the actual expenditures for the District for FY 22. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

6. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

8. This Agreement may be assigned, in whole or in part, by either party only upon the

written consent of the other, which consent shall not be unreasonably withheld.

9. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 3 above.

10. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

11. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

12. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and elected the language, and the doubtful language will not be interpreted or construed against any party.

14. The Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2021-2022 DEVELOPER FUNDING AGREEMENT**

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

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

By: _____
Name: _____
Title: Assistant Secretary

By: _____
Name: _____
Title: Chairman, Board of Supervisors

**LENNAR HOMES, LLC, a Florida limited liability
company**

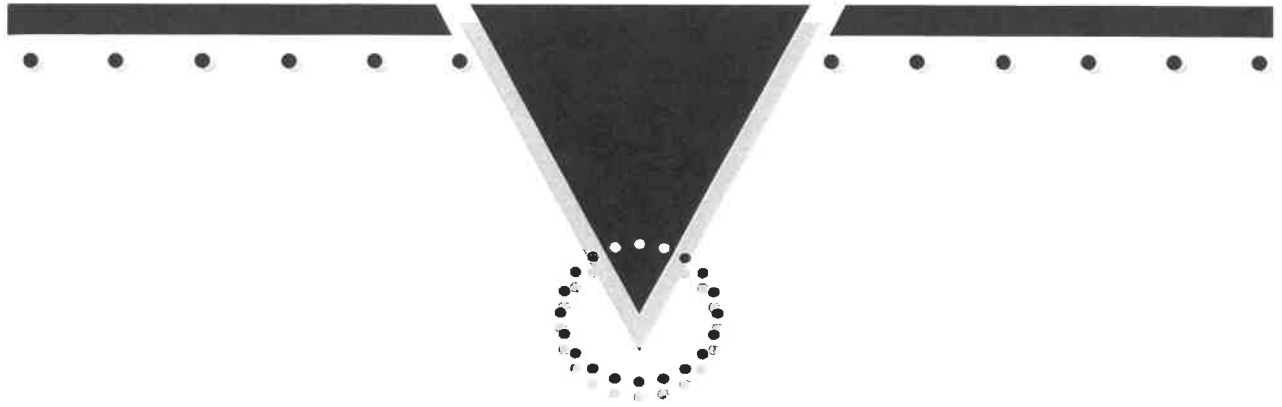
By: _____
Name: _____
Title: Witness

By: _____
Name: _____
Title: _____

EXHIBIT "A"

(Fiscal Year 2021-2022 Budget)

[SEE ATTACHED]



**Storey Creek
Community Development District**

**Adopted Budget
FY 2022**



Table of Contents

1-2	<u>General Fund</u>
3-8	<u>General Fund Narrative</u>
9	<u>Debt Service Fund Series 2019</u>
10	<u>Amortization Schedule Series 2019</u>

Storey Creek

Community Development District

Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

Revenues

Special Assessments	\$259,188	\$259,702	\$0	\$259,702	\$317,697
Developer Contributions	\$51,649	\$10,204	\$0	\$10,204	\$452,722
Total Revenues	\$310,837	\$269,906	\$0	\$269,906	\$770,418

Expenditures

Administrative

Supervisor Fees	\$0	\$1,200	\$1,800	\$3,000	\$7,200
FICA Expense	\$0	\$92	\$138	\$230	\$551
Engineering	\$12,000	\$2,179	\$821	\$3,000	\$12,000
Attorney	\$25,000	\$5,482	\$4,518	\$10,000	\$25,000
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Arbitrage	\$450	\$450	\$0	\$450	\$450
Annual Audit	\$5,000	\$7,000	\$0	\$7,000	\$3,500
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$150
Postage	\$1,000	\$73	\$27	\$100	\$750
Printing & Binding	\$1,000	\$122	\$53	\$175	\$750
Insurance	\$5,650	\$5,251	\$0	\$5,251	\$5,800
Legal Advertising	\$2,500	\$448	\$2,052	\$2,500	\$2,500
Other Current Charges	\$1,000	\$8	\$24	\$32	\$250
Office Supplies	\$625	\$2	\$13	\$15	\$250
Property Appraiser Fee	\$350	\$0	\$0	\$0	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$104,750	\$61,296	\$19,421	\$80,718	\$109,826

Operations & Maintenance

Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,000
Property Insurance	\$2,500	\$327	\$0	\$327	\$2,500
Electric	\$5,000	\$164	\$91	\$255	\$4,000
Streetlights	\$60,000	\$25,235	\$9,075	\$34,310	\$194,000
Water & Sewer	\$10,000	\$2,886	\$1,439	\$4,325	\$9,600
Landscape Maintenance	\$83,442	\$31,742	\$11,831	\$43,572	\$386,646
Landscape Contingency	\$7,500	\$450	\$1,425	\$1,875	\$7,500
Irrigation Repairs	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Lake Maintenance	\$10,145	\$5,355	\$1,785	\$7,140	\$25,030
Lake Contingency	\$0	\$0	\$0	\$0	\$1,500
Repairs & Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Walls, Entry & Monuments	\$0	\$0	\$0	\$0	\$2,500
Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,316
Total Operations & Maintenance	\$206,087	\$77,408	\$33,146	\$110,553	\$660,592

Total Expenditures	\$310,837	\$138,704	\$52,567	\$191,271	\$770,418
---------------------------	------------------	------------------	-----------------	------------------	------------------

Excess Revenues/(Expenditures)	\$0	\$131,202	(\$52,567)	\$78,635	\$0
---------------------------------------	------------	------------------	-------------------	-----------------	------------

Net Assessment	\$317,697
Collection Cost (6%)	<u>\$20,279</u>
Gross Assessment	<u>\$337,975</u>

Storey Creek

Community Development District

Fiscal Year 2022 General Fund

Fiscal Year 2022

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	126	1.00	126	25.07%	\$84,746	\$673
Single Family 50'	264	1.25	330	65.67%	\$221,954	\$841
Single Family 60'	31	1.50	47	9.25%	\$31,275	\$1,009
Total	421		503	100.00%	\$337,975	

Fiscal Year 2021

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Total
Single Family 40'	126	0.80	101	25.07%	\$69,139	\$549
Single Family 50'	264	1.00	264	65.67%	\$181,078	\$686
Single Family 60'	31	1.20	37	9.25%	\$25,515	\$823
Total	421		402	100.00%	\$275,732	

Adopted Increase

Property Type	% Increase	Gross Total	Gross Per Unit
Single Family 40'	22.57%	\$15,607	\$124
Single Family 50'	22.57%	\$40,876	\$155
Single Family 60'	22.57%	\$5,760	\$186
Total		\$62,243	

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. The amount is based on 3 supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering

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

Attorney

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

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. The District has contracted with Grau & Associates for this service.

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 District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Storey Creek
Community Development District
GENERAL FUND BUDGET

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.

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.

Operations & Maintenance:

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.

**Storey Creek
Community Development District**
GENERAL FUND BUDGET

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		\$3,400
Total			\$4,000

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	\$2,700	\$32,400
	Phase 1 - 65 Teardrop Fixtures	\$1,850	\$22,200
	Phase 2A - 24 Teardrop Fixtures	\$700	\$8,400
	Phase 2B - 55 Teardrop Fixtures	\$1,600	\$19,200
	321 Teardrop Fixtures (Future Phases)	\$9,000	\$108,000
	Contingency		\$3,800
Total			\$194,000

Water & Sewer

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

Account #	Description	Monthly	Annual
002380417-123479770	4400 Storey Creek Boulevard ODD	\$625	\$7,500
	Contingency		\$2,100
Total			\$9,600

**Storey Creek
Community Development District**
GENERAL FUND BUDGET

Landscape Maintenance

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

Description	Monthly	Annual
Landscape Maintenance		
Phase 1	\$5,344	\$64,122
Phase 2	\$1,610	\$19,320
Phase 2B	\$5,251	\$63,006
Phases 3A & 5	\$4,976	\$59,706
Phase 3B	\$4,276	\$51,306
Phase 4	\$6,850	\$82,200
Phase 6	\$2,666	\$31,986
Contingency		\$15,000
Total		\$386,646

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

**Storey Creek
Community Development District**
GENERAL FUND BUDGET

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		
Pond 1	\$595	\$7,140
Pond 2	\$75	\$900
Pond 3A	\$40	\$480
Pond 3B	\$60	\$720
Pond 3C	\$415	\$4,980
Pond 3D	\$130	\$1,560
Pond 4A	\$215	\$2,580
Pond 4B	\$110	\$1,320
Pond 5	\$80	\$960
Pond 6	\$40	\$480
Pond 7	\$265	\$3,180
Contingency		\$730
Total		\$25,030

Lake Contingency

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

Walls, Entry & Monuments

Represents any costs for repairs or maintenance to the walls, entry and monuments.

Repairs & Maintenance

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

Contingency

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

Storey Creek
Community Development District

Fiscal Year 2022
Debt Service Fund
Series 2019

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
-----------------------------	---------------------------	-------------------------------	--------------------------	-----------------------------

Revenues

Special Assessments	\$491,331	\$492,218	\$0	\$492,218	\$491,331
Special Assessments - FY20	\$0	\$324,906	\$0	\$324,906	\$0
Interest Income	\$100	\$19	\$5	\$24	\$0
Carry Forward Surplus	\$331,475	\$6,574	\$0	\$6,574	\$336,397
Total Revenues	\$822,906	\$823,716	\$5	\$823,721	\$827,729

Expenses

Interest - 12/15	\$164,906	\$164,906	\$0	\$164,906	\$162,406
Principal - 12/15	\$160,000	\$160,000	\$0	\$160,000	\$165,000
Interest - 6/15	\$162,406	\$162,406	\$0	\$162,406	\$159,828
Transfer Out	\$0	\$9	\$3	\$12	\$0
Total Expenditures	\$487,313	\$487,322	\$3	\$487,324	\$487,234
Excess Revenues/(Expenditures)	\$335,594	\$336,395	\$3	\$336,397	\$340,494

Principal - 12/15/2022	\$170,000
Interest - 12/15/2022	\$159,828
Total	\$329,828

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
12/15/21	\$ 8,285,000	\$ 165,000	\$ 162,406.25	\$ 327,406.25
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		\$ 8,285,000	\$ 5,749,463	\$ 14,034,462.50

EXHIBIT “B”

(Assessment Roll)

[SEE ATTACHED]

ParcelID	LegalDesc_line1	Units	Type	O&M	Debt	Total
12-26-28-5089-0001-4060	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4I	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4070	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4I	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4080	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4I	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4090	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4I	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4100	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4110	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4120	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4130	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4140	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4150	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4160	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4170	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4180	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4190	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4200	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
12-26-28-5089-0001-4210	STOREY CREEK PH 2B PB 29 PGS 136-144 LOT 4:	1	50	\$841.00	\$1,300.00	\$2,141.00
Total Gross Assessments		421		\$337,975.00	\$522,600.00	\$860,575.00
Total Net Assessments				\$317,696.50	\$491,244.00	\$808,940.50

SECTION VIII

SECTION C

SECTION 1

Storey Creek Community Development District

Summary of Check Register

July 26, 2021 to September 7, 2021

Fund	Date	Check No.'s	Amount
General Fund	7/27/21	140	\$ 1,371.31
	8/10/21	141	\$ 4,603.22
	8/12/21	142	\$ 3,054.51
	8/19/21	143-145	\$ 7,466.42
	8/25/21	146-147	\$ 445.60
	9/2/21	148-149	\$ 1,034.87
			\$ 17,975.93
Payroll	<u>August 2021</u>		
	Ashley Baksh	50007	\$ 184.70
	Patrick Bonin Jr.	50008	\$ 184.70
			\$ 369.40
			\$ 18,345.33

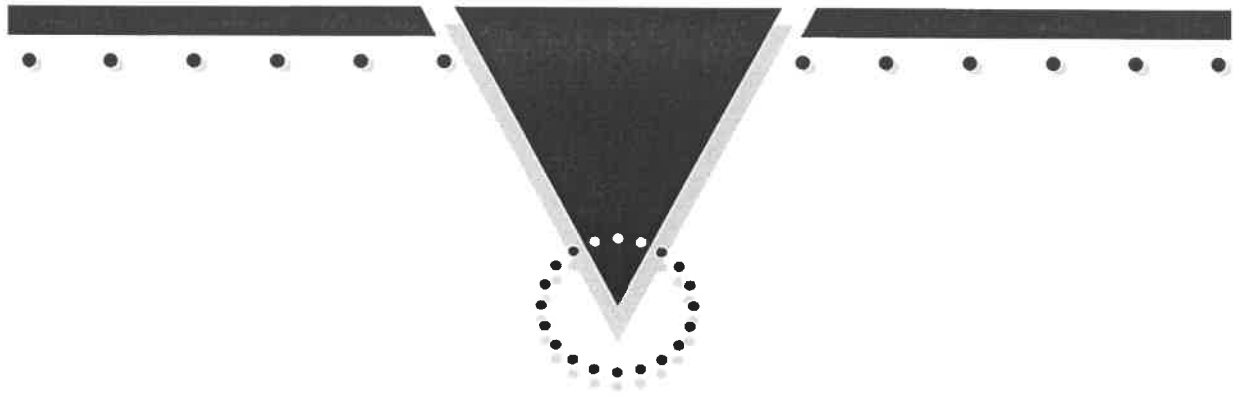
*** CHECK DATES STOREY CREEK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
7/27/21	00002	98755	202106	310	51300	31500			*	1,371.31	
		CONVEY PH2B/TRAMELL PARCL									
8/10/21	00001		202108	310	51300	34000		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	2,916.67	1,371.31 000140
		MANAGEMENT FEES AUG21									
8/01/21	40		202108	310	51300	35100			*	100.00	
		INFORMATION TECH AUG21									
8/01/21	40		202108	310	51300	31300			*	291.67	
		DISSEMINATION FEE AUG21									
8/01/21	40		202108	310	51300	51000			*	.27	
		OFFICE SUPPLIES									
8/01/21	40		202108	310	51300	42000			*	30.06	
		POSTAGE									
8/01/21	40		202108	310	51300	42500			*	14.55	
		COPIES									
8/01/21	41		202108	320	53800	12000			*	1,250.00	
		FIELD MANAGEMENT AUG21									
								GOVERNMENTAL MANAGEMENT SERVICES			4,603.22 000141
8/12/21	00009		202107	320	53800	43100			*	3,027.06	
		44991 STOREY CREEK BLVD									
8/03/21	00238041		202107	320	53800	43000			*	27.45	
		44981 STOREY CRK MONU/IRR									
								KISSIMMEE UTILITY AUTHORITY			3,054.51 000142
8/19/21	00012		202107	320	53800	47000			*	595.00	
		AQUATIC PLANT MGMT JUL21									
								APPLIED AQUATIC MANAGEMENT INC			595.00 000143
8/19/21	00013		202108	320	53800	46200			*	3,318.50	
		MTHLY MOW SVC PH1/2 AUG21									
8/02/21	16950		202108	320	53800	46200			*	625.00	
		PARK/DOGEPARK/ENT AUG21									
8/10/21	16959		202106	320	53800	47800			*	250.00	
		DOG STN/TRASH MAINT JUN21									
8/10/21	16959A		202107	320	53800	47800			*	250.00	
		DOG STN/TRASH MAINT JUL21									
8/10/21	16959B		202108	320	53800	47800			*	250.00	
		DOG STN/TRASH MAINT AUG21									
								FRANK POLLY SOD,INC			4,693.50 000144
8/19/21	00006		202107	310	51300	48000			*	2,177.92	
		NOT.FY22 BDGT/ASNMT/MTG									
								ORLANDO SENTINEL			2,177.92 000145
								SCCD STOREY CREEK TWISCARRA			

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
8/25/21	00005	8/11/21 13887	202108	320	53800	45000	EGIS INSURANCE ADVISORS, LLC.		*	289.00	289.00 000146
8/25/21	00002	8/18/21 99022	202107	310	51300	31500	AGDA/LIEN CLAIM/FY22 BDGT		*	156.60	156.60 000147
9/02/21	00012	8/31/21 196795	202108	320	53800	47000	LATHAM,LUNA,EDEN & BRAUDINE,LLP		*	595.00	595.00 000148
9/02/21	00003	8/31/21 3088	202108	310	51300	31100	AQUATIC PLANT MGMT AUG21		*	439.87	439.87 000149
							APPLIED AQUATIC MANAGEMENT INC				
							BOYD CIVIL ENGINEERING				
										TOTAL FOR BANK A	17,975.93
										TOTAL FOR REGISTER	17,975.93

SCCD STOREY CREEK TVISCARRA

SECTION 2



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
July 31, 2021**



TABLE OF CONTENTS

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

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
ASSETS:				
CASH	\$124,523	---	---	\$124,523
DUE FROM DEVELOPER	\$14,121	---	---	\$14,121
DEPOSITS	\$5,015	---	---	\$5,015
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$336,387	---	\$336,387
CONSTRUCTION	---	---	\$19	\$19
TOTAL ASSETS	\$143,659	\$582,052	\$19	\$725,730
LIABILITIES:				
ACCOUNTS PAYABLE	\$6,484	---	---	\$6,484
DUE TO OTHER	\$740	---	---	\$740
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	\$136,435	---	---	\$136,435
RESTRICTED FOR DEBT SERVICE 2019	---	\$582,052	---	\$582,052
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$19	\$19
TOTAL LIABILITIES & FUND EQUITY	\$143,659	\$582,052	\$19	\$725,730

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$161,702	\$161,702	\$162,216	\$514
ASSESSMENTS - DIRECT BILLED	\$97,486	\$97,486	\$97,486	\$0
DEVELOPER CONTRIBUTIONS	\$51,649	\$43,041	\$24,325	(\$18,716)
TOTAL REVENUES	\$310,837	\$302,229	\$284,027	(\$18,202)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$0	\$0	\$1,200	(\$1,200)
FICA EXPENSE	\$0	\$0	\$92	(\$92)
ENGINEERING	\$12,000	\$10,000	\$2,179	\$7,821
ATTORNEY	\$25,000	\$20,833	\$7,010	\$13,823
DISSEMINATION	\$3,500	\$2,917	\$2,917	(\$0)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$5,000	\$5,000	\$7,000	(\$2,000)
TRUSTEE FEES	\$5,000	\$5,000	\$4,041	\$959
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,000	\$1,000	\$0
TELEPHONE	\$300	\$250	\$0	\$250
POSTAGE	\$1,000	\$833	\$76	\$758
INSURANCE	\$5,650	\$5,650	\$5,251	\$399
PRINTING & BINDING	\$1,000	\$833	\$123	\$711
LEGAL ADVERTISING	\$2,500	\$2,083	\$2,625	(\$542)
OTHER CURRENT CHARGES	\$1,000	\$833	\$16	\$817
OFFICE SUPPLIES	\$625	\$521	\$2	\$519
PROPERTY APPRAISER FEE	\$350	\$0	\$0	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,000	\$12,500	\$12,500	\$0
PROPERTY INSURANCE	\$2,500	\$2,083	\$327	\$1,756
ELECTRIC	\$5,000	\$4,167	\$191	\$3,975
STREETLIGHTS	\$60,000	\$50,000	\$28,262	\$21,738
WATER & SEWER	\$10,000	\$8,333	\$2,904	\$5,429
LANDSCAPE MAINTENANCE	\$83,442	\$69,535	\$35,685	\$33,850
LANDSCAPE CONTINGENCY	\$7,500	\$6,250	\$450	\$5,800
LAKE MAINTENANCE	\$10,145	\$8,454	\$5,950	\$2,504
DOGGIE STATION MAINTENANCE	\$0	\$0	\$500	(\$500)
IRRIGATION REPAIRS	\$5,000	\$4,167	\$0	\$4,167
REPAIRS & MAINTENANCE	\$5,000	\$4,167	\$0	\$4,167
CONTINGENCY	\$2,500	\$2,083	\$0	\$2,083
TOTAL EXPENDITURES	\$310,837	\$262,285	\$155,092	\$107,193
EXCESS REVENUES (EXPENDITURES)	\$0		\$128,935	
FUND BALANCE - Beginning	\$0		\$7,500	
FUND BALANCE - Ending	\$0		\$136,435	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$306,565	\$306,565	\$307,452	\$887
ASSESSMENTS - DIRECT BILLED FY21	\$184,766	\$184,766	\$184,766	\$0
ASSESSMENTS - DIRECT BILLED FY20	\$0	\$0	\$324,906	\$324,906
INTEREST	\$100	\$83	\$21	(\$62)
TOTAL REVENUES	\$491,431	\$491,414	\$817,145	\$325,731
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$164,906	\$164,906	\$164,906	\$0
PRINCIPAL - 12/15	\$160,000	\$160,000	\$160,000	\$0
INTEREST - 6/15	\$162,406	\$162,406	\$162,406	\$0
TRANSFER OUT	\$0	\$0	\$10	(\$10)
TOTAL EXPENDITURES	\$487,313	\$487,313	\$487,323	(\$10)
EXCESS REVENUES (EXPENDITURES)	\$4,119		\$329,823	
FUND BALANCE - Beginning	\$331,475		\$252,230	
FUND BALANCE - Ending	\$335,594		\$582,052	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2019

Statement of Revenues & Expenditures

For The Period Ending July 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$0	\$0	\$10	\$10
TOTAL REVENUES	\$0	\$0	\$10	\$10
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$10	
FUND BALANCE - Beginning	\$0		\$9	
FUND BALANCE - Ending	\$0		\$19	

STOREY CREEK
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$9,550	\$142,652	\$2,347	\$659	\$3,840	\$538	\$0	\$4,631	\$0	\$0	\$0	\$162,216
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$0	\$0	\$24,371	\$0	\$24,371	\$0	\$0	\$0	\$0	\$0	\$97,486
DEVELOPER CONTRIBUTIONS	\$10,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,121	\$0	\$0	\$24,325
TOTAL REVENUES	\$10,204	\$9,550	\$142,652	\$51,090	\$25,030	\$3,840	\$24,909	\$0	\$4,631	\$14,121	\$0	\$0	\$284,027
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$200	\$200	\$0	\$0	\$0	\$0	\$400	\$400	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$15	\$15	\$0	\$0	\$0	\$0	\$31	\$31	\$0	\$0	\$0	\$0	\$82
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$1,379	\$1,379	\$200	\$600	\$0	\$0	\$0	\$2,179
ATTORNEY	\$356	\$418	\$124	\$641	\$50	\$504	\$1,779	\$1,612	\$1,371	\$157	\$0	\$0	\$7,010
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$2,917
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$7,000
TRUSTEE FEES	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$1,000
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$4	\$16	\$1	\$11	\$6	\$19	\$4	\$9	\$4	\$3	\$0	\$0	\$76
INSURANCE	\$5,251	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,251
PRINTING & BINDING	\$27	\$6	\$12	\$0	\$0	\$22	\$1	\$46	\$8	\$1	\$0	\$0	\$123
LEGAL ADVERTISING	\$0	\$448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,178	\$0	\$0	\$2,625
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$8	\$0	\$0	\$16
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$327	\$0	\$0	\$0	\$0	\$0	\$0	\$327
ELECTRIC	\$14	\$14	\$15	\$13	\$14	\$20	\$21	\$25	\$28	\$27	\$0	\$0	\$191
STREETLIGHTS	\$2,703	\$2,697	\$2,671	\$2,684	\$2,688	\$2,698	\$3,038	\$3,034	\$3,021	\$3,027	\$0	\$0	\$28,262
WATER & SEWER	\$126	\$355	\$345	\$213	\$221	\$747	\$0	\$403	\$476	\$19	\$0	\$0	\$2,904
LANDSCAPE MAINTENANCE	\$3,319	\$3,319	\$3,319	\$3,319	\$3,319	\$3,319	\$3,944	\$3,944	\$3,944	\$3,944	\$0	\$0	\$35,685
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$450
LANE MAINTENANCE	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$5,950
DOGIE STATION MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$250	\$0	\$0	\$500
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$22,344	\$12,641	\$11,630	\$16,524	\$14,951	\$12,808	\$16,189	\$18,357	\$14,863	\$14,767	\$0	\$0	\$155,092
EXCESS REVENUES (EXPENDITURES)	(\$12,140)	(\$3,091)	\$131,013	\$34,566	\$10,080	(\$8,968)	\$8,710	(\$18,357)	(\$12,232)	(\$646)	\$0	\$0	\$128,935

STOREY CREEK
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	General Fund Portion (21)	Due from Capital	Over and (short) Balance Due
1	6/25/19	9/9/19	\$ 13,650.00	\$ 13,650.00	\$ 13,650.00	\$ -	\$ -	\$ -	\$ -
2	8/30/19	11/18/19	\$ 10,925.04	\$ 10,925.04	\$ 10,925.04	\$ -	\$ -	\$ -	\$ -
3	9/25/19	11/12/19	\$ 10,561.37	\$ 10,561.37	\$ 4,821.37	\$ 5,000.00	\$ -	\$ 740.00	\$ -
1	10/25/19	11/18/19	\$ 4,977.26	\$ 4,977.26	\$ 1,483.43	\$ 3,493.83	\$ -	\$ -	\$ -
2	11/25/19	1/6/20	\$ 13,523.83	\$ 13,523.83	\$ -	\$ 13,523.83	\$ -	\$ -	\$ -
3	12/14/19	1/6/20	\$ 4,822.84	\$ 4,822.84	\$ -	\$ 4,822.84	\$ -	\$ -	\$ -
4	1/27/20	2/10/20	\$ 8,057.72	\$ 8,057.72	\$ -	\$ 8,057.72	\$ -	\$ -	\$ -
5	2/10/20	3/12/20	\$ 9,097.27	\$ 9,097.27	\$ -	\$ 9,097.27	\$ -	\$ -	\$ -
6	2/14/20	5/13/20	\$ 4,030.15	\$ 4,030.15	\$ -	\$ 4,030.15	\$ -	\$ -	\$ -
7	3/24/20	4/7/20	\$ 6,976.53	\$ 6,976.53	\$ -	\$ 6,976.53	\$ -	\$ -	\$ -
8	4/22/20	7/9/20	\$ 5,251.86	\$ 5,251.86	\$ -	\$ 5,251.86	\$ -	\$ -	\$ -
9	5/14/20	6/19/20	\$ 7,260.91	\$ 7,260.91	\$ -	\$ 7,260.91	\$ -	\$ -	\$ -
10	6/10/20	7/9/20	\$ 7,875.65	\$ 7,875.65	\$ -	\$ 7,875.65	\$ -	\$ -	\$ -
11	7/24/20	8/24/20	\$ 11,251.13	\$ 11,251.13	\$ -	\$ 10,251.13	\$ -	\$ 1,000.00	\$ -
12	8/19/20	9/21/20	\$ 10,467.78	\$ 10,467.78	\$ -	\$ 10,467.78	\$ -	\$ -	\$ -
13	9/3/20	10/5/20	\$ 16,195.45	\$ 16,195.45	\$ -	\$ 10,944.45	\$ 5,251.00	\$ -	\$ -
14	9/21/20	10/26/20	\$ 6,379.35	\$ 6,379.35	\$ -	\$ 6,379.35	\$ -	\$ -	\$ -
15	10/19/20	3/22/21	\$ 4,952.67	\$ 4,952.67	\$ -	\$ -	\$ 4,952.67	\$ -	\$ -
16	10/26/20	11/23/20	\$ 879.00	\$ 879.00	\$ -	\$ 879.00	\$ -	\$ -	\$ -
1	7/27/21	8/26/21	\$ 14,120.98	\$ 14,120.98	\$ -	\$ -	\$ 14,120.98	\$ -	\$ -
2	8/16/21		\$ 15,554.75	\$ 15,554.75	\$ -	\$ -	\$ 15,554.75	\$ -	\$ 15,554.75
Due from Developer				\$ 171,256.79	\$ 186,811.54	\$ 114,312.30	\$ 39,879.40	\$ 1,740.00	\$ 15,554.75
Total Developer Contributions FY21				\$ 39,879.40					

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

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$245,666
RESERVE FUND BALANCE	\$245,666
BONDS OUTSTANDING - 12/16/19	\$8,445,000
LESS: PRINCIPAL PAYMENT - 12/15	(\$160,000)
CURRENT BONDS OUTSTANDING	\$8,285,000

**STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2021

TAX COLLECTOR

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

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2019		TOTAL 100%
							GENERAL FUND 34.54%	DEBT SERVICE 65.46%	
11/20/20	ACH	\$ 29,391.32	\$ 1,175.68	\$ 564.31	\$ -	\$ 27,651.33	\$ 9,550.35	\$ 18,100.98	\$ 27,651.33
12/10/20	ACH	\$ 410,684.12	\$ 16,427.69	\$ 7,885.13	\$ -	\$ 386,371.30	\$ 133,446.84	\$ 252,924.46	\$ 386,371.30
12/22/20	ACH	\$ 28,199.78	\$ 1,004.95	\$ 543.90	\$ -	\$ 26,650.93	\$ 9,204.83	\$ 17,446.10	\$ 26,650.93
1/8/21	ACH	\$ 7,149.24	\$ 214.50	\$ 138.69	\$ -	\$ 6,796.05	\$ 2,347.25	\$ 4,448.80	\$ 6,796.05
2/8/21	ACH	\$ 1,985.90	\$ 39.72	\$ 38.93	\$ -	\$ 1,907.25	\$ 658.74	\$ 1,248.51	\$ 1,907.25
3/8/21	ACH	\$ 11,518.22	\$ 174.75	\$ 226.87	\$ -	\$ 11,116.60	\$ 3,839.51	\$ 7,277.09	\$ 11,116.60
4/12/21	ACH	\$ 1,588.72	\$ -	\$ 31.77	\$ -	\$ 1,556.95	\$ 537.75	\$ 1,019.20	\$ 1,556.95
6/8/21	ACH	\$ 2,045.48	\$ -	\$ 40.91	\$ -	\$ 2,004.57	\$ 692.35	\$ 1,312.22	\$ 2,004.57
6/25/21	ACH	\$ 5,727.35	\$ -	\$ 114.55	\$ -	\$ 5,612.80	\$ 1,938.58	\$ 3,674.22	\$ 5,612.80
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 498,290.13	\$ 19,037.29	\$ 9,585.06	\$ -	\$ 469,667.78	\$ 162,216.19	\$ 307,451.59	\$ 469,667.78

DIRECT BILLED ASSESSMENTS

LENNAR HOMES, LLC \$282,252.10 \$97,485.70 \$184,766.40

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019
1/15/21	11/1/20	01552409	\$ 141,126.05	\$ 141,126.05	\$ 48,742.85	\$ 92,383.20
2/15/21	2/1/21	01567174	\$ 70,563.03	\$ 70,563.03	\$ 24,371.43	\$ 46,191.60
4/29/21	5/1/21	01609985	\$ 70,563.03	\$ 70,563.03	\$ 24,371.43	\$ 46,191.60
			\$ 282,252.11	\$ 282,252.11	\$ 97,485.71	\$ 184,766.40