

*Storey Creek Community  
Development District*

*Agenda*

*October 4, 2021*

# AGENDA

# *Storey Creek*

## *Community Development District*

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

September 27, 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, October 4, 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 September 13, 2021 Meeting
4. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021
5. Discussion of Pending Plat Conveyances
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. 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 September 13, 2021 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with Berger, Toombs, Elam, Gaines & Frank to provide auditing services for the Fiscal Year 2021. A copy of the agreement is enclosed for your review.

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

The sixth 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,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

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, September 13, 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 four Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We just have the Board and staff here. I don't know if anyone is going to be calling in. I don't believe there would be anyone calling in.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 2, 2021 Meeting**

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

Mr. Morgan: They look fine, did we ever hear anything more from the guy who came in asking about his contractor? The one that was dirtying the streets?

Mr. Flint: I have not heard anything from him since the meeting.

Mr. Morgan: The minutes all look fine to me. They are good.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 2, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolutions Approving the Conveyance of Real Property**

**A. Resolution 2021-08 – Phase 2B**

Ms. Trucco: The first resolution is related to the Phase 2B plat. It is the conveyance of real property tracts and improvements as part of that plat from the developer Lennar Homes to the District. These conveyances were contemplated in the development plans for the District included in the recorded plat. Right now, the real property tract increments are completed up to the District’s standards and they are ready to be conveyed. That is what this resolution is meant to do. Attached to the resolution is a Special Warranty Deed and a Bill of Sale which transfers the actual real property tracts and improvements from Lennar Homes, LLC to the District. There is also an agreement regarding taxes and an Owner’s Affidavit. Those are promises from the developer to the District that there are no outstanding taxes or encumbrances on the real property tracts or improvements that would hinder the ability of the District to own and maintain them. Following that is the Certificate of the District Engineer that is required under the initial bond documents for the District, including something called an Acquisition Agreement, which requires the District Engineer Steve Boyd to certify that the real property improvements were constructed according to the engineer’s report and up to the District’s standards for acceptance. If you have any questions I can try to answer them now, otherwise we are looking for a motion to approve.

Mr. Morgan: Lane, 2B is the section where the construction trailer is?

Mr. Register: The construction trailer is still in Phase 1.

Mr. Morgan: So, 2B is past the lift station?

Mr. Register: Yes, we had 2A and 2B wraps around it.

Mr. Morgan: And all of that is suitable for the CDD?

Mr. Register: Yes, we have ponds on the other side of the wetland that are complete.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-08 – Phase 2B, was approved.

**B. Resolution 2021-09 Parcel from Trammell Webb Partners**

Ms. Trucco: Similarly, this is a resolution approving a conveyance from Trammell Webb Partners, Inc. to the District. This conveyance is required by Osceola County for the District to

have emergency access. Osceola County has advised us that the District taking ownership of this parcel will satisfy the requirement for emergency access so the District can proceed with construction and development. Attached to the resolution is a deed that will transfer the real property to the District followed by an agreement regarding taxes and an Owner's Affidavit. This is nearly identical to those that are part of the 2B package. That is just a promise from Trammell Webb to the District that there are no outstanding taxes on the property and that there are no encumbrances on the property as well that would hinder the ability of the District to own and maintain that. Similarly, we have a Certificate of District Engineer as well to find that the real property is acceptable for the District to proceed with accepting and owning that parcel. I will add as well that we are currently waiting for a Phase 1 environmental report for this parcel which we will review once it is received. We are also ordering the title and reviewing that as well to make sure there are no liens or encumbrances on the property.

Mr. Morgan: So, we are going to be buying this?

Ms. Trucco: No, we are not purchasing it.

Mr. Morgan: Are we just getting access?

Ms. Trucco: We are acquiring ownership.

Mr. Register: It does two things. It gets it off their hands because it serves no purpose for them and it allows us to extend the cul-de-sac at the north part of 5. As long as we have another emergency access, because we were stuck at a certain number of feet so this is a benefit.

Mr. Bonin: Yes, this gets over 1,000 linear feet of road and allows us to tie into one of the existing roads over there just for emergency access.

Mr. Morgan: Are they just donating it because it gets it off their hands?

Mr. Register: We needed ownership, either CDD or Lennar, to make that connection.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2021-09 – Parcel from Trammell Webb Partners, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-10  
Declaring the Series 2019 Project  
Complete**

Ms. Trucco: This resolution is approving that the 2019 project is substantially complete. This is required under the bond indenture documents. Once the project for the Series 2019 bonds was complete, the District must approve a resolution approving the completion of the 2019 project



and the District Engineer is required to sign a certificate that is attached to the resolution today certifying that it is in fact complete.

Mr. Morgan: Is everyone good with this? Hearing no objections I will motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2021-10 Declaring the Series 2019 Project Complete, was approved in substantial form subject to Engineer’s final review.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2022 Developer Funding Agreement**

Mr. Flint: This is related to the budget that was adopted for Fiscal Year 2022. It contemplates that a portion of the budget would be funded through a Developer Funding Agreement. It was not on the agenda when you adopted the budget, so we are following up by adding it to this agenda.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2022 Developer Funding Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint: This item is a standing item that I believe Mark McDonald asked be included on all CDD agendas just to keep the conveyances on our radar. I think based on items 4 and 5 today that we are up to date on the conveyances, but again it is just a standing item to remind us to make sure that we are focused on that issue. There is no action required on this item.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Kristen, do you have anything else?

Ms. Trucco: No, that is it for us. Thank you.

**B. Engineer**

Mr. Flint: Steve, do you have anything?

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 from July 26 through September 7 for \$18,345.33. This includes the general fund and the Board payroll and the detailed register is behind the summary. If you have any questions, we can discuss those, if not I would ask for a motion to approve it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register Totaling \$18,345.33, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through July 31<sup>st</sup>. There is no action required by the Board but if you have any questions or comments we can discuss those.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## SECTION IV



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

September 15, 2021

Storey Creek Community Development District  
Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Storey Creek Community Development District, which comprise governmental activities and each major fund as of and for the year ended September 30, 2021 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Storey Creek Community Development District

September 15, 2021

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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Storey Creek Community Development District  
September 15, 2021  
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## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

Storey Creek Community Development District  
September 15, 2021  
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

### **Reporting**

We will issue a written report upon completion of our audit of Storey Creek Community Development District's financial statements. Our report will be addressed to the Board of Storey Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

### **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the Storey Creek Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Teresa Viscarra. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Storey Creek Community Development District  
September 15, 2021  
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### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$3,500, unless the scope of the engagement is changed, the assistance which Storey Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Storey Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Storey Creek Community Development District, Storey Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Storey Creek Community Development District  
September 15, 2021  
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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Storey Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Storey Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Storey Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Storey Creek Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Storey Creek Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Sampson Creek Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Storey Creek Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



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

Storey Creek Community Development District  
September 15, 2021  
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett | 6815 Dairy Road  
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542  
Marci Reutimann | (813) 788-2155  
CPA, Partner | (813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs PA. CN: J101 email=judb@baggett.com

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 15, 2021)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-CF, LLC  
219 E LIVINGSTON STREET  
ORLANDO, FL 32801  
TELEPHONE: 407-841-5524**

**Auditor: J.W. Gaines**

**District: Storey Creek CDD**

**By:**  \_\_\_\_\_

**By:** \_\_\_\_\_

**Title: Director**

**Title:** \_\_\_\_\_

**Date: September 15, 2021**

**Date:** \_\_\_\_\_

# SECTION VI

# SECTION C

# SECTION 1



# Storey Creek Community Development District

## Summary of Check Register

September 7, 2021 to September 27, 2021

Fund	Date	Check No.'s	Amount
General Fund	9/9/21	150	\$ 4,877.46
	9/15/21	151-152	\$ 11,273.35
	9/21/21	153	\$ 5,000.00
	9/23/21	154	\$ 1,516.54
			\$ 22,667.35
Payroll	<u>September 2021</u>		
	Adam Morgan	50009	\$ 184.70
	Ashley Baksh	50010	\$ 184.70
	Patrick Bonin Jr.	50011	\$ 184.70
			\$ 554.10
			\$ 23,221.45

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
9/09/21	00001	9/01/21	42	202109	310	51300	-	34000	MANAGEMENT FEES SEP21	*	2,916.67	
9/01/21	42	202109	310	51300	-	35100			INFORMATION TECH SEP21	*	100.00	
9/01/21	42	202109	310	51300	-	31300			DISSEMINATION FEE SEP21	*	291.67	
9/01/21	42	202109	310	51300	-	51000			OFFICE SUPPLIES	*	.24	
9/01/21	42	202109	310	51300	-	42000			POSTAGE	*	4.08	
9/01/21	42A	202108	310	51300	-	42500			LOAD/READ/CNVRT FILE/CASS	*	35.00	
9/01/21	42A	202108	310	51300	-	42500			FORM LAYOUT/PRP MRG IMAGE	*	37.50	
9/01/21	42A	202108	310	51300	-	42500			186-LASER SHEET FRONT&BCK	*	50.00	
9/01/21	42A	202108	310	51300	-	42500			186FOLD CUSTOMER MATERIAL	*	15.00	
9/01/21	42A	202108	310	51300	-	51000			186-WINDOWED ENVELOPES	*	40.00	
9/01/21	42A	202108	310	51300	-	51000			186-INSERT/SEAL PREP/DLVR	*	35.00	
9/01/21	42A	202108	310	51300	-	42000			186-POSTAGE	*	102.30	
9/01/21	43	202109	320	53800	-	12000			FIELD MANAGEMENT SEP21	*	1,250.00	
9/15/21	00005	9/13/21	14327	202109	300	15500	-	10000	GOVERNMENTAL MANAGEMENT SERVICES	*	4,877.46	000150
9/13/21	14327	202109	300	15500	-	10000			FY22 PROPERTY INSURANCE	*	2,392.00	
9/13/21	14327	202109	300	15500	-	10000			FY22 GEN.LIAB/PUBLIC OFFC	*	5,435.00	
9/15/21	00009	9/01/21	00238041	202108	320	53800	-	43100	EGIS INSURANCE ADVISORS, LLC.	*	7,827.00	000151
9/01/21	00238041	202108	320	53800	-	43000			44991 STOREY CREEK BLVD	*	3,417.62	
9/01/21	44981	202108	320	53800	-	43000			44981 STOREY CRK MONU/IRR	*	28.73	
9/21/21	00001	9/17/21	44	202109	300	15500	-	10000	KISSIMMEE UTILITY AUTHORITY	*	3,446.35	000152
9/17/21	44	202109	300	15500	-	10000			FY22 ASSESSMENT ROLL CERT	*	5,000.00	
9/23/21	00002	9/16/21	99219	202108	310	51300	-	31500	GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	000153
9/16/21	99219	202108	310	51300	-	31500			LIEN CLAIM/PRP.CONVEY/MTG	*	1,516.54	
									LATHAM, LUNA, EDEN & BEAUDINE, LLP		1,516.54	000154
									TOTAL FOR BANK A		22,667.35	
									SCCD STOREY CREEK TWISCARRA			

CHECK DATE VENDOR# .....INVOICE..... \*\*EXPENSED TO...  
 DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS

.....CHECK.....  
 AMOUNT #

AMOUNT

STATUS

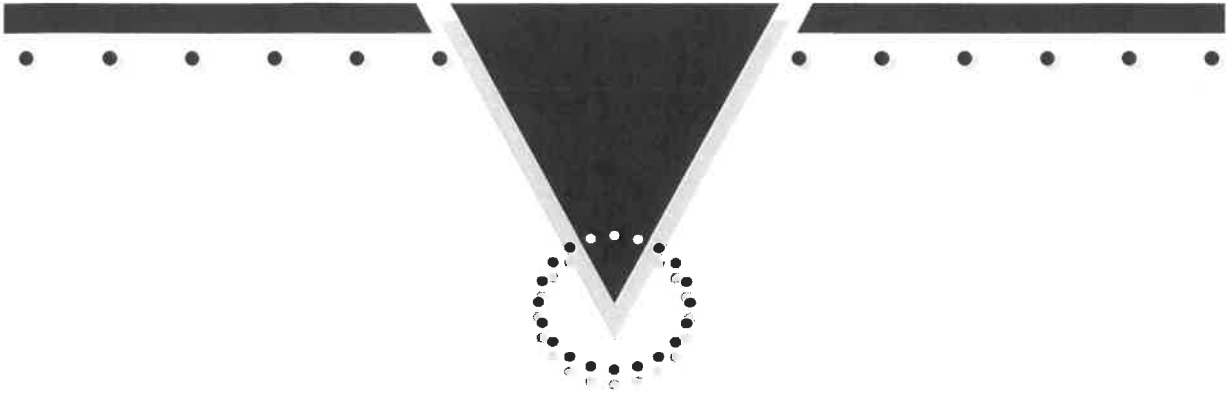
VENDOR NAME

TOTAL FOR REGISTER

22,667.35

SCCD STOREY CREEK TVISCARRA

## SECTION 2



**Storey Creek  
Community Development District**

**Unaudited Financial Reporting  
August 31, 2021**



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**STOREY CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**August 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2021
<b><u>ASSETS:</u></b>				
CASH	\$122,617	---	---	\$122,617
DUE FROM DEVELOPER	\$15,555	---	---	\$15,555
DEPOSITS	\$5,015	---	---	\$5,015
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$336,388	---	\$336,388
CONSTRUCTION	---	---	\$20	\$20
<b>TOTAL ASSETS</b>	<b><u>\$143,186</u></b>	<b><u>\$582,054</u></b>	<b><u>\$20</u></b>	<b><u>\$725,260</u></b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$6,313	---	---	\$6,313
DUE TO OTHER	\$740	---	---	\$740
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
UNASSIGNED	\$136,134	---	---	\$136,134
RESTRICTED FOR DEBT SERVICE 2019	---	\$582,054	---	\$582,054
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$20	\$20
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$143,186</u></b>	<b><u>\$582,054</u></b>	<b><u>\$20</u></b>	<b><u>\$725,260</u></b>

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$161,702	\$161,702	\$162,216	\$514
ASSESSMENTS - DIRECT BILLED	\$97,486	\$97,486	\$97,486	\$0
DEVELOPER CONTRIBUTIONS	\$51,649	\$47,345	\$39,879	(\$7,466)
<b>TOTAL REVENUES</b>	<b>\$310,837</b>	<b>\$306,533</b>	<b>\$299,581</b>	<b>(\$6,952)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$0	\$0	\$1,600	(\$1,600)
FICA EXPENSE	\$0	\$0	\$122	(\$122)
ENGINEERING	\$12,000	\$11,000	\$2,619	\$8,381
ATTORNEY	\$25,000	\$22,917	\$8,526	\$14,390
DISSEMINATION	\$3,500	\$3,208	\$3,208	(\$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	\$32,083	\$32,083	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,100	\$1,100	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$208	\$709
INSURANCE	\$5,650	\$5,650	\$5,251	\$399
PRINTING & BINDING	\$1,000	\$917	\$275	\$642
LEGAL ADVERTISING	\$2,500	\$2,292	\$2,625	(\$334)
OTHER CURRENT CHARGES	\$1,000	\$917	\$24	\$893
OFFICE SUPPLIES	\$625	\$573	\$78	\$495
PROPERTY APPRAISER FEE	\$350	\$0	\$0	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$13,750	\$13,750	\$0
PROPERTY INSURANCE	\$2,500	\$2,292	\$616	\$1,676
ELECTRIC	\$5,000	\$4,583	\$220	\$4,363
STREETLIGHTS	\$60,000	\$55,000	\$31,679	\$23,321
WATER & SEWER	\$10,000	\$9,167	\$2,923	\$6,244
LANDSCAPE MAINTENANCE	\$83,442	\$76,489	\$39,629	\$36,860
LANDSCAPE CONTINGENCY	\$7,500	\$6,875	\$450	\$6,425
LAKE MAINTENANCE	\$10,145	\$9,300	\$6,545	\$2,755
DOGGIE STATION MAINTENANCE	\$0	\$0	\$750	(\$750)
IRRIGATION REPAIRS	\$5,000	\$4,583	\$0	\$4,583
REPAIRS & MAINTENANCE	\$5,000	\$4,583	\$0	\$4,583
CONTINGENCY	\$2,500	\$2,292	\$0	\$2,292
<b>TOTAL EXPENDITURES</b>	<b>\$310,837</b>	<b>\$286,386</b>	<b>\$170,947</b>	<b>\$115,439</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$128,634</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$7,500</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$136,134</b>	



# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<b>REVENUES:</b>				
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	\$92	\$24	(\$68)
<b>TOTAL REVENUES</b>	<b>\$491,431</b>	<b>\$491,423</b>	<b>\$817,148</b>	<b>\$325,725</b>
<b>EXPENDITURES:</b>				
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	\$11	(\$11)
<b>TOTAL EXPENDITURES</b>	<b>\$487,313</b>	<b>\$487,313</b>	<b>\$487,324</b>	<b>(\$11)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,119</b>		<b>\$329,824</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$331,475</b>		<b>\$252,230</b>	
<b>FUND BALANCE - Ending</b>	<b>\$335,594</b>		<b>\$582,054</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2021

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/21	ACTUAL THRU 8/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$0	\$0	\$11	\$11
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11</b>	<b>\$11</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$11</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$9</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$20</b>	

**STOREY CREEK**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$9,550	\$142,652	\$2,347	\$659	\$3,840	\$538	\$0	\$2,631	\$0	\$0	\$0	\$162,216
ASSESSMENTS - DIRECT BILLED DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$48,743	\$24,371	\$0	\$24,371	\$0	\$0	\$0	\$0	\$0	\$97,486
	\$10,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,121	\$15,555	\$0	\$39,879
<b>TOTAL REVENUES</b>	<b>\$10,204</b>	<b>\$9,550</b>	<b>\$142,652</b>	<b>\$51,090</b>	<b>\$25,030</b>	<b>\$3,840</b>	<b>\$24,909</b>	<b>\$0</b>	<b>\$2,631</b>	<b>\$14,121</b>	<b>\$15,555</b>	<b>\$0</b>	<b>\$299,581</b>

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$200	\$0	\$0	\$0	\$0	\$0	\$400	\$400	\$0	\$0	\$400	\$0	\$1,600
FICA EXPENSE	\$15	\$0	\$0	\$0	\$0	\$0	\$31	\$31	\$0	\$0	\$31	\$0	\$122
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$1,379	\$200	\$600	\$0	\$440	\$0	\$2,619
ATTORNEY	\$356	\$418	\$124	\$641	\$504	\$504	\$1,779	\$1,612	\$1,371	\$157	\$1,517	\$0	\$8,526
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$3,208
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$5,500	\$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	\$2,917	\$0	\$32,083
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$1,100
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	\$132	\$0	\$208
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	\$152	\$0	\$275
LEGAL ADVERTISING	\$0	\$448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,178	\$0	\$0	\$3,625
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$8	\$8	\$0	\$24
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75	\$0	\$78
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
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$13,750
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$327	\$0	\$0	\$0	\$0	\$289	\$0	\$616
ELECTRIC	\$14	\$14	\$15	\$13	\$14	\$20	\$21	\$25	\$28	\$27	\$29	\$0	\$230
STREETLIGHTS	\$2,703	\$2,697	\$2,671	\$2,684	\$2,688	\$2,698	\$3,038	\$3,034	\$3,021	\$3,027	\$3,418	\$0	\$31,679
WATER & SEWER	\$126	\$355	\$345	\$213	\$221	\$747	\$476	\$403	\$476	\$19	\$19	\$0	\$2,923
LANDSCAPE MAINTENANCE	\$3,319	\$3,319	\$3,319	\$3,319	\$3,319	\$3,319	\$3,944	\$3,944	\$3,944	\$3,944	\$3,944	\$0	\$39,629
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$450
LAKE MAINTENANCE	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$6,545
DOGIE STATION MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$250	\$0	\$0	\$750
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
<b>TOTAL EXPENDITURES</b>	<b>\$22,344</b>	<b>\$12,641</b>	<b>\$11,039</b>	<b>\$16,524</b>	<b>\$14,951</b>	<b>\$12,808</b>	<b>\$16,199</b>	<b>\$18,357</b>	<b>\$14,863</b>	<b>\$14,767</b>	<b>\$15,855</b>	<b>\$0</b>	<b>\$170,947</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$12,140)</b>	<b>(\$3,091)</b>	<b>\$131,613</b>	<b>\$34,566</b>	<b>\$10,080</b>	<b>(\$1,868)</b>	<b>\$8,710</b>	<b>(\$18,357)</b>	<b>(\$12,232)</b>	<b>(\$646)</b>	<b>(\$301)</b>	<b>\$0</b>	<b>\$128,634</b>

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
3	9/19/21		\$ 3,417.62	\$ 3,417.62	\$ -	\$ -	\$ 3,417.62	\$ -	\$ 3,417.62
Due from Developer			\$ 171,256.79	\$ 190,229.16	\$ 30,879.84	\$ 114,312.30	\$ 43,297.02	\$ 1,740.00	\$ 18,972.37
<b>Total Developer Contributions FY21</b>			<b>\$</b>	<b>\$ 43,297.02</b>					

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

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$8,285,000</b>

**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
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>		\$ 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