

*Storey Creek Community  
Development District*

*Agenda*

*February 7, 2022*

# 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

January 31, 2022

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, February 7, 2022 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Board Members
  - B. Consideration of Resolution 2022-01 Canvassing a Certifying the Results of the Landowners' Election
  - C. Electing Officers
  - D. Consideration of Resolution 2022-02 Electing Officers
4. Approval of Minutes of the October 4, 2021 Meeting and Acceptance of Minutes of the November 2, 2021 Landowners' Meeting
5. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Consideration of Resolution 2022-03 Authorizing Execution of Public Depositor's Report
7. Consideration of Resolution 2021-04 Approving the Conveyance of Real Property and Improvements
8. Discussion of Pending Plat Conveyances
9. Staff Reports
  - A. Attorney
    - i. Presentation of Memorandum Regarding New Statutory Requirement
  - B. Engineer
    - i. Consideration of Proposal for Preparation of Stormwater Management System Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Arbitrage Rebate Calculation Report
10. Other Business
11. Supervisor's Requests
12. 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 Organizational Matters. Section A is the administration of the Oaths of Office to the newly elected Board members. Section B is the consideration of Resolution 2022-01 canvassing and certifying the results of the landowners' election. A copy of the Resolution is enclosed for your review. Section C is the election of officers and Section D is the consideration of Resolution 2022-02 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the October 4, 2021 meeting. The minutes are enclosed for your review.

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

The sixth order of business is the consideration of Resolution 2022-03 authorizing execution of the Public Depositor's Report. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of Resolution 2022-04 accepting the conveyance of real property and improvements. A copy of the Resolution and supporting documents is enclosed for your review.

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

The ninth order of business is Staff Reports. Sub-Section 1 of the Attorney's Report is the presentation of memorandum regarding a new statutory requirement for Districts. A copy of the memo is enclosed for your review. Sub-Section 1 of the Engineer's Report is the consideration of proposal for the preparation of the stormwater management system report. A copy of the report is enclosed for your review. Sub-Section 1 of the District Manager's Report includes the check registers for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the presentation of the arbitrage rebate calculation report for the Series 2019 bonds. A copy of the report is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

## SECTION III

# SECTION B

RESOLUTION 2022-01

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 2, 2021**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvass the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

| <u>Supervisor</u>           | <u># of Votes</u> | <u>Terms</u> |
|-----------------------------|-------------------|--------------|
| <u>Lane Register</u>        | <u>200</u>        | 4 Year Term  |
| <u>Ashley Baksh</u>         | <u>200</u>        | 4 Year Term  |
| <u>Joe Catanzariti, Jr.</u> | <u>175</u>        | 2 Year Term  |

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 7<sup>th</sup> day of February, 2022.

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

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

# SECTION D



**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Storey Creek Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of February, 2022.

**ATTEST:**

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# 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, October 4, 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 |
| Joe Catanzariti, Jr. | 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 five Supervisors were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 13,  
2021 Meeting**

Mr. Flint presented the minutes of the September 13, 2021 meeting and asked for any comments, corrections, or changes. The Board had no changes.

|   |
|---|
| On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 13, 2021 Meeting, were approved. |
|---|

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021**

Mr. Flint reviewed the agreement for auditing services with Berger Toombs. The Board had no questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2021, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Mr. Flint, Ms. Trucco, and the Board discussed conveying pending plats. There was no action taken for this item.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing further to report.

**B. Engineer**

Mr. Boyd had nothing else to report.

**B. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register which includes the general fund and the Board payroll and the detailed register is behind the summary. The Board had no questions.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. There was no action required by the Board but Mr. Flint offered to answer any questions.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, next item followed.

**NINTH 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



MINUTES OF MEETING  
STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting and Election of the Board of Supervisors of the Storey Creek Community Development District was held Tuesday, November 2, 2021 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present at the meeting were:

Adam Morgan  
Jason Showe

Proxy Holder  
Chairman

*The following is a summary of the discussions and actions taken at the November 2, 2021 Storey Creek Community Development District's Landowners' Meeting.*

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Mr. Showe noted that she had a proxy authorizing Adam Morgan to cast up to 433 votes on behalf of Lennar.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Mr. Showe called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Showe was elected Chairperson for the purpose of conducting the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisors (3)**

Mr. Showe noted that three seats were up for election: seat 3, seat 4, seat 5. Mr. Showe asked for nominations. Mr. Morgan nominated Lane Register for seat 3, Ashley Baksh for seat 4, and Joe Catanzariti for seat 5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. Morgan casted 200 votes for Lane Register, 200 votes for Ashley Baksh, and 175 votes for Joe Catanzariti.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots and Announcement of Results**

Mr. Showe stated that Mr. Register and Ms. Baksh would serve four-year terms and Mr. Catanzariti will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.



## SECTION V



# KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Storey Creek CDD

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

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2022** and shall run until **December 31, 2022**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

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

Storey Creek CDD

Signature: [Handwritten Signature]

Print: George S. Flinch

Title: District Manager

Date: 12/7/21

Please returned signed original copy, no later than January 31, 2022

# SECTION VI

**RESOLUTION 2022-03**

**A RESOLUTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER, TREASURER AND ASSISTANT TREASURER TO EXECUTE THE PUBLIC DEPOSITORS REPORT, AND FURTHER AUTHORIZING THE EXECUTION OF ANY AND ALL OTHER FINANCIAL REPORTS; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Storey Creek Community Development District has established the position of Treasurer and Assistant Treasurer for the purpose of maintaining the financial records of the District.

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

1. The District Manager, Treasurer or Assistant Treasurer are hereby authorized on behalf of Storey Creek Community Development District to execute the public depositor report to the Office of the Treasurer as required by Chapter 280, Florida Statutes, and any and all other financial reports required by any other rule, statute, law ordinance or regulation.
2. This Resolution shall be effective immediately upon adoption.

**THIS RESOLUTION INTRODUCED and ADOPTED by the BOARD OF SUPERVISORS at their Board of Supervisors meeting on the 8<sup>th</sup> day of February, 2022.**

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Chairman/Vice Chairman

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Secretary/ Assistant Secretary

# SECTION VII

**RESOLUTION 2022-04**

**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 acceptance and transfer by the District of real property and infrastructure improvements, as more particularly described in the Warranty Deeds, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit, Certificate of District Engineer and Limited Liability Company Affidavit, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District, and thereafter from the District to the Tohopekaliga Water Authority, and independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter, “Toho.”); 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," to the District and thereafter to Toho., 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 7th day of February, 2022.

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Special Warranty Deed between Lennar Homes, LLC and the Storey Creek Community Development District
2. Special Warranty Deed between the Storey Creek Community Development District and the Tohopekaliga Water Authority
3. Bill of Sale Absolute and Agreement between Lennar Homes, LLC and the Storey Creek Community Development District
4. Bill of Sale Absolute and Agreement between the Storey Creek Community Development District and the Tohopekaliga Water Authority
5. Agreement Regarding Taxes between Lennar Homes, LLC and the Storey Creek Community Development District
6. Owner's Affidavit of Lennar Homes, LLC
7. Owner's Affidavit of the Storey Creek Community Development District
8. Certificate of District Engineer
9. Limited Liability Company Affidavit

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

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

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of this \_\_\_\_ day of \_\_\_\_\_, 2022 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 2021 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[SIGNATURES ON FOLLOWING PAGE]*

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)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

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

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, 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**

See attached legal description and sketch.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION:

A portion of Tracts RW-1 and Tract FD 2-R, Storey Creek Phase 2B, according to the Plat thereof, as recorded in Plat Book 29, Pages 136-144, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northerly Corner of said Tract RW-2, Storey Creek Phase 2B, said point also being on a curve, concave to the Southwest, having a Radius of 21.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the Southerly line of said Tract RW-1 and the arc of said curve, a distance of 32.99 feet (Chord Bearing = N27°30'05"W, Chord = 29.70 feet), thence along said Southerly line the following two (2) courses and distances: thence N72°30'05"W, a distance of 143.62 feet to a point on a curve, concave to the Northeast, having a Radius of 536.00 feet and a Central Angle of 10°39'31", thence run Northwesterly along the arc of said curve, a distance of 99.71 feet (Chord Bearing = N67°10'19"W, Chord = 99.57 feet) to the Point of Beginning; thence departing said Northerly line, run S31°02'28"W, a distance of 70.60 feet; thence N58°57'32"W, a distance of 70.00 feet; thence N31°02'28"E, a distance of 80.64 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 956.00 feet and a Central Angle of 04°11'46"; thence run Southeasterly along the arc of said curve, a distance of 70.02 feet (Chord Bearing = S58°57'32"E, Chord = 70.00 feet); thence S31°02'28"W, a distance of 10.04 feet to the Point of Beginning.

Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| C.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
| PG.    | PAGE                                 | C        | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | Ⓜ        | PROPERTY LINE                        |
| R      | RADIUS                               | ⊙        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
| EXST.  | EXISTING                             | (P)      | PLAT                                 |
| NAD    | NORTH AMERICAN DATUM                 | C.R.     | COUNTY ROAD                          |
| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)  
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS  
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY  
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **LENNAR**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |            |                |
|----------------|------------|----------------|
| DATE OF SKETCH | 12/16/2021 | REVISIONS      |
| SCALE          | 1" = 40'   |                |
| F.B.           | PAGE       |                |
| SECTION        | 07         |                |
| TWP.           | 26         | S., RNG. 29 E. |
| JOB NO.        | 18-196     | SHEET 1 OF 2   |

## JOHNSTON'S

SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140

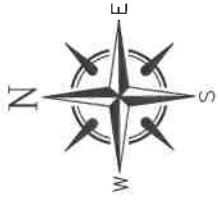
*R.D.B.*

12/17/2021

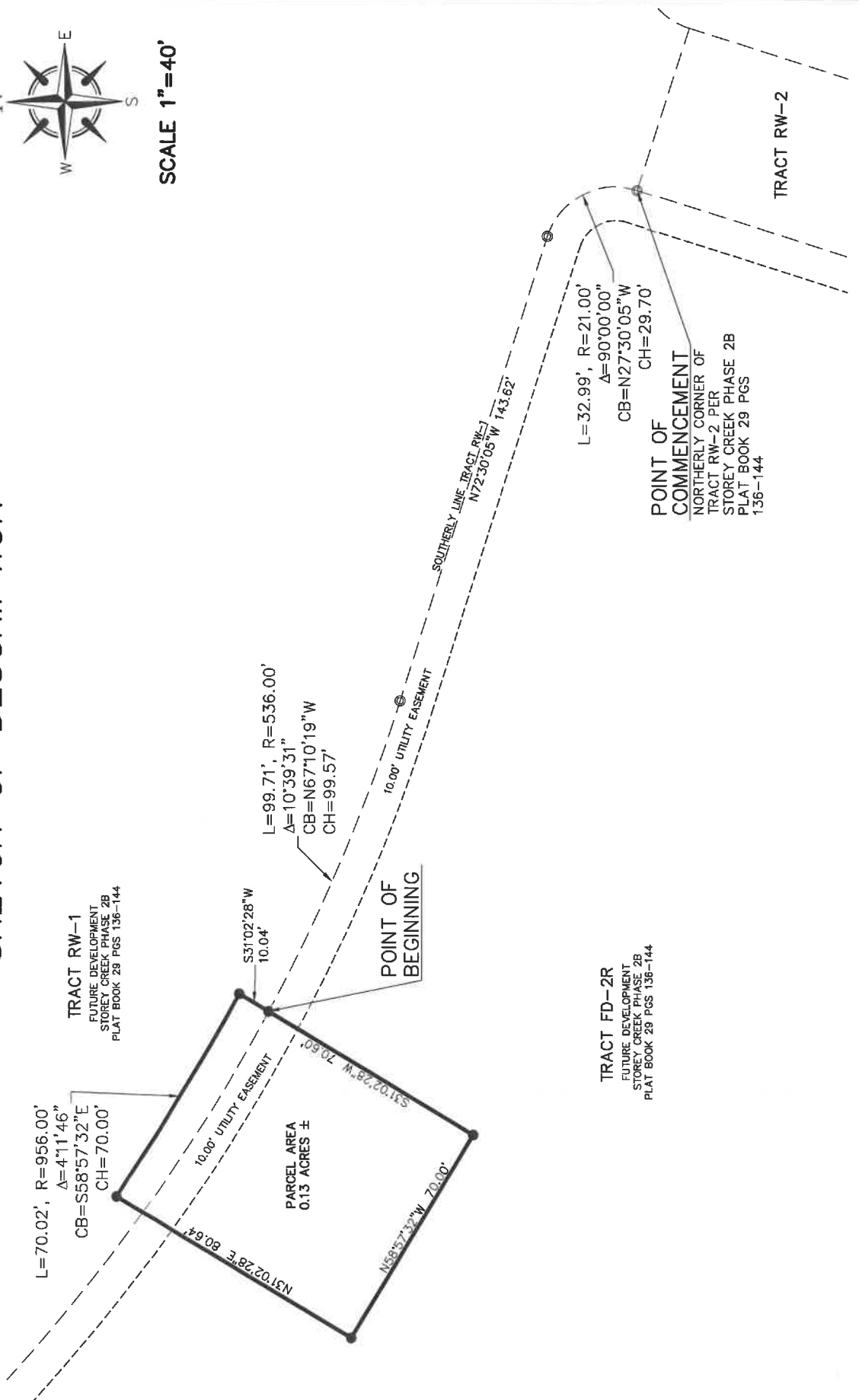
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



SCALE 1"=40'



**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

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

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

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this \_\_\_ day of \_\_\_\_\_, 2022 between the Storey Creek Community Development District, a Florida community development district, having an address at c/o Governmental Management Services -Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "Grantor"), and the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter the "Grantee").

**WITNESSETH:**

**GRANTOR**, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee's successors and assigns forever, the following described property, situate, lying and being in Osceola County, Florida, to-wit (the "Property"):

See attached Exhibit "A" 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.

**GRANTOR** does hereby covenant with and warrant to Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and 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 2021 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.

IN WITNESS WHEREOF, the said Grantor has duly caused the execution of this Special Warranty Deed as of the date set forth above.

**WITNESSES:**

**By: STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_

Print Name: \_\_\_\_\_

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

Its: Chairman

\_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as Chairman of the Board of Supervisors of the Storey Creek Community Development District and who has acknowledged that he has executed the same on behalf of the Storey Creek Community Development District. He has  produced \_\_\_\_\_ as identification or  is personally known to me.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_



**EXHIBIT "A"**

(Legal Description)

See attached legal description and sketch.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION:

A portion of Tracts RW-1 and Tract FD 2-R, Storey Creek Phase 2B, according to the Plat thereof, as recorded in Plat Book 29, Pages 136-144, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northerly Corner of said Tract RW-2, Storey Creek Phase 2B, said point also being on a curve, concave to the Southwest, having a Radius of 21.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the Southerly line of said Tract RW-1 and the arc of said curve, a distance of 32.99 feet (Chord Bearing = N27°30'05"W, Chord = 29.70 feet), thence along said Southerly line the following two (2) courses and distances: thence N72°30'05"W, a distance of 143.62 feet to a point on a curve, concave to the Northeast, having a Radius of 536.00 feet and a Central Angle of 10°39'31", thence run Northwesterly along the arc of said curve, a distance of 99.71 feet (Chord Bearing = N67°10'19"W, Chord = 99.57 feet) to the Point of Beginning; thence departing said Northerly line, run S31°02'28"W, a distance of 70.60 feet; thence N58°57'32"W, a distance of 70.00 feet; thence N31°02'28"E, a distance of 80.64 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 956.00 feet and a Central Angle of 04°11'46"; thence run Southeasterly along the arc of said curve, a distance of 70.02 feet (Chord Bearing = S58°57'32"E, Chord = 70.00 feet); thence S31°02'28"W, a distance of 10.04 feet to the Point of Beginning.

Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| O.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
| PG.    | PAGE                                 | CI       | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | P        | PROPERTY LINE                        |
| R      | RADIUS                               | ⊙        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
| EXST.  | EXISTING                             | (P)      | PLAT                                 |
| NAD    | NORTH AMERICAN DATUM                 | C.R.     | COUNTY ROAD                          |
| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)  
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS  
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY  
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: LENNAR

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |            |                |
|----------------|------------|----------------|
| DATE OF SKETCH | 12/16/2021 | REVISIONS      |
| SCALE          | 1" = 40'   |                |
| F.B.           | PAGE       |                |
| SECTION        | 07         |                |
| TWP.           | 26         | S., RNG. 29 E. |
| JOB NO.        | 18-196     | SHEET 1 OF 2   |

## JOHNSTON'S

SURVEYING INC.

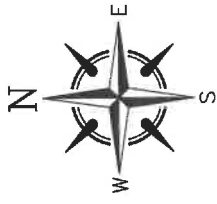
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140

12/17/2021

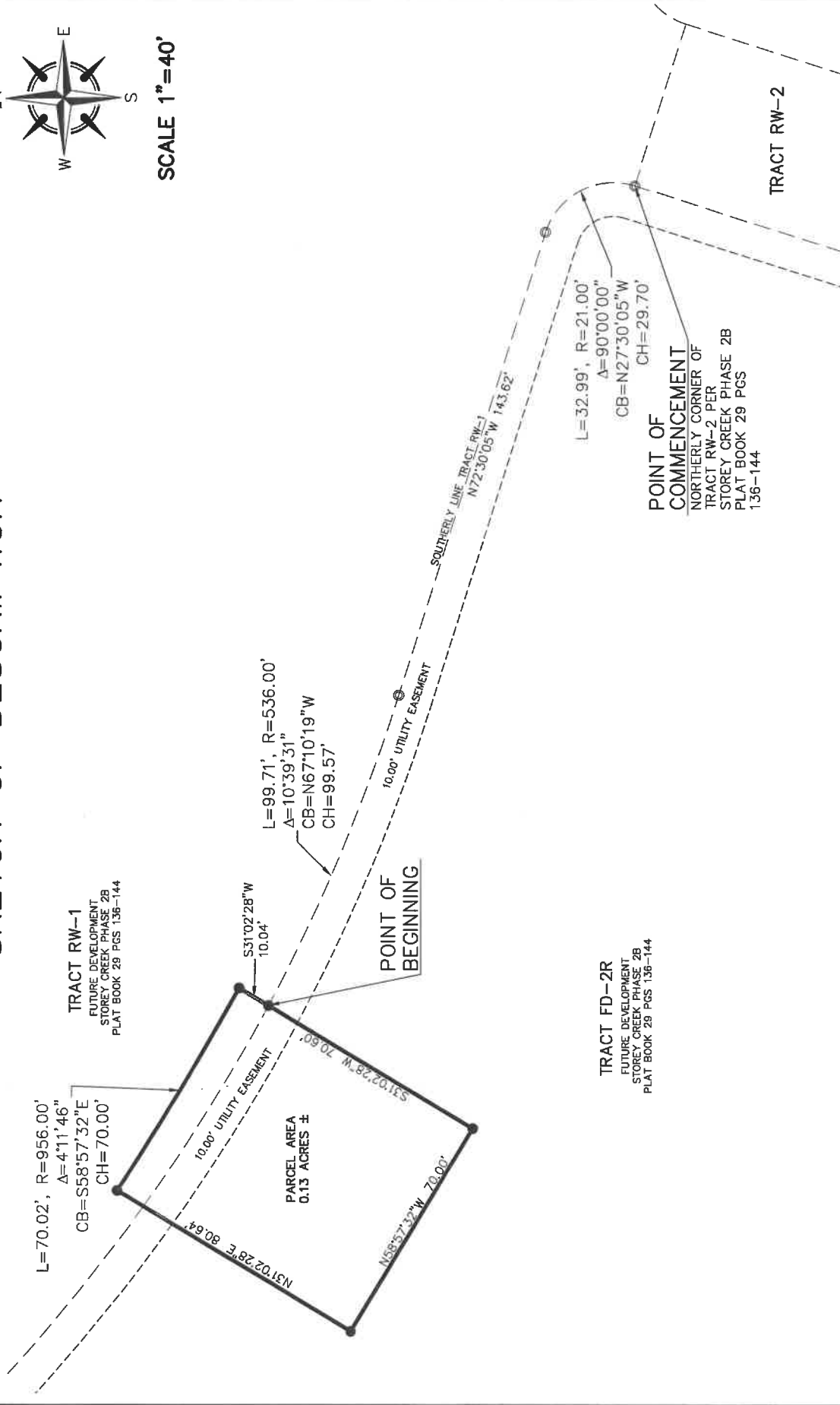
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



SCALE 1"=40'



**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2178 Fax (407) 847-6140

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Storey Creek Community Development District – Lift Station (Storey Creek Boulevard Plat)

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of \_\_\_\_\_, 2022, 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: Mark McDonald

\_\_\_\_\_  
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 \_\_\_\_\_, 2022, by Mark McDonald 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 – Lift Station (Storey Creek Boulevard Plat)

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

ATTEST:

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

By: \_\_\_\_\_  
Secretary/Asst. Secretary

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 January, 2022, 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**

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

**The foregoing Improvements are located on the following real property tracts:**

See attached legal description and sketch.



# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION:

A portion of Tracts RW-1 and Tract FD 2-R, Storey Creek Phase 2B, according to the Plat thereof, as recorded in Plat Book 29, Pages 136-144, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northerly Corner of said Tract RW-2, Storey Creek Phase 2B, said point also being on a curve, concave to the Southwest, having a Radius of 21.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the Southerly line of said Tract RW-1 and the arc of said curve, a distance of 32.99 feet (Chord Bearing = N27°30'05"W, Chord = 29.70 feet), thence along said Southerly line the following two (2) courses and distances: thence N72°30'05"W, a distance of 143.62 feet to a point on a curve, concave to the Northeast, having a Radius of 536.00 feet and a Central Angle of 10°39'31", thence run Northwesterly along the arc of said curve, a distance of 99.71 feet (Chord Bearing = N67°10'19"W, Chord = 99.57 feet) to the Point of Beginning; thence departing said Northerly line, run S31°02'28"W, a distance of 70.60 feet; thence N58°57'32"W, a distance of 70.00 feet; thence N31°02'28"E, a distance of 80.64 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 956.00 feet and a Central Angle of 04°11'46"; thence run Southeasterly along the arc of said curve, a distance of 70.02 feet (Chord Bearing = S58°57'32"E, Chord = 70.00 feet); thence S31°02'28"W, a distance of 10.04 feet to the Point of Beginning.

Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| O.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
| PG.    | PAGE                                 | C1       | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | E        | PROPERTY LINE                        |
| R      | RADIUS                               | ⊙        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
| EXST.  | EXISTING                             | (P)      | PLAT                                 |
| NAD    | NORTH AMERICAN DATUM                 | C.R.     | COUNTY ROAD                          |
| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)  
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS  
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY  
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: LENNAR

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |            |              |       |
|----------------|------------|--------------|-------|
| DATE OF SKETCH | 12/16/2021 | REVISIONS    |       |
| SCALE          | 1" = 40'   |              |       |
| F.B.           | PAGE       |              |       |
| SECTION        | 07         |              |       |
| TWP.           | 26         | S., RNG.     | 29 E. |
| JOB NO.        | 18-196     | SHEET 1 OF 2 |       |

## JOHNSTON'S SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140

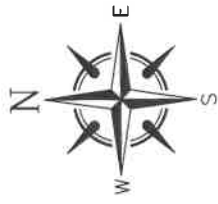


12/17/2021

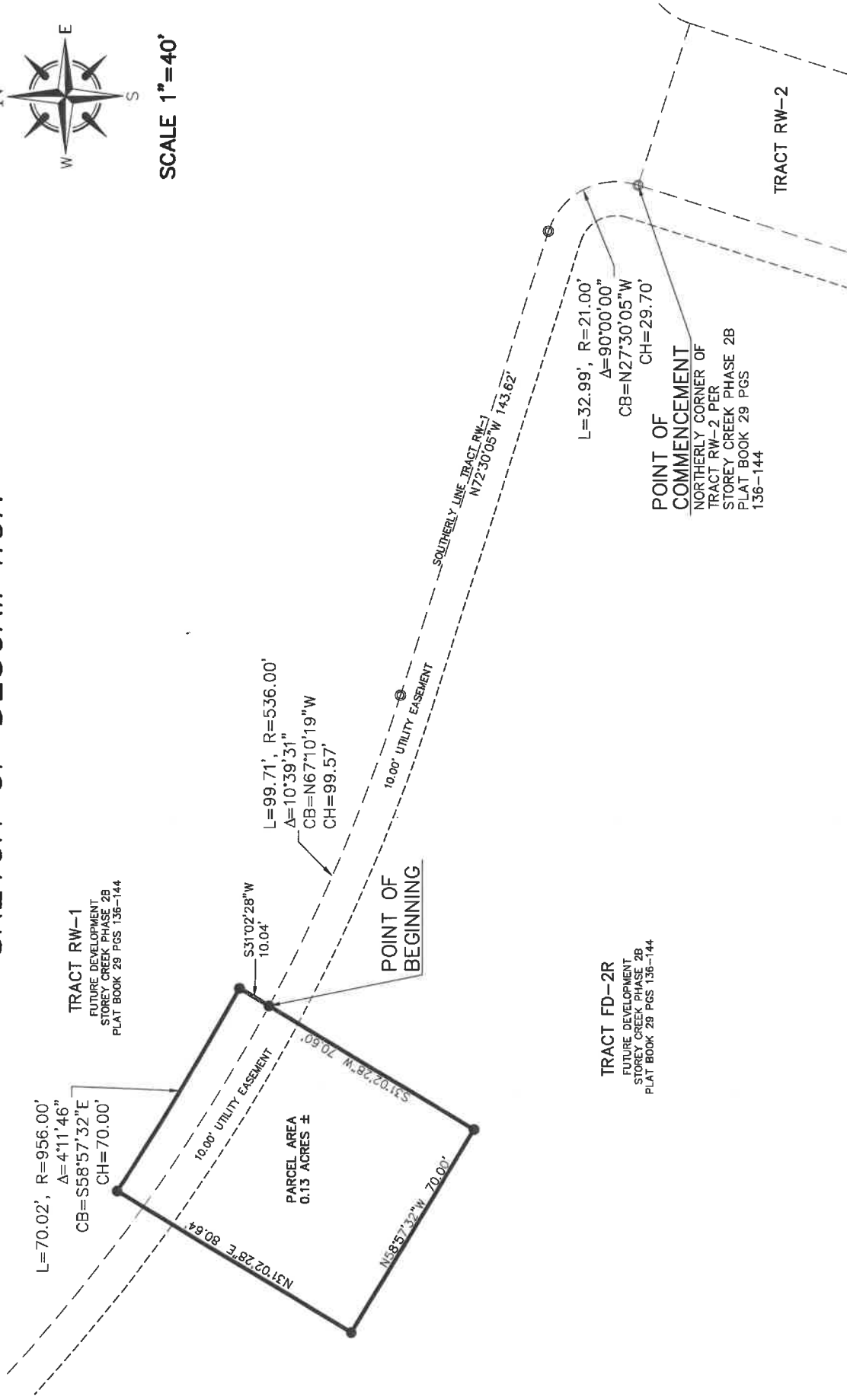
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



SCALE 1"=40'



TRACT RW-1  
FUTURE DEVELOPMENT  
STOREY CREEK PHASE 2B  
PLAT BOOK 29 PGS 136-144

PARCEL AREA  
0.13 ACRES ±

TRACT FD-2R  
FUTURE DEVELOPMENT  
STOREY CREEK PHASE 2B  
PLAT BOOK 29 PGS 136-144

POINT OF COMMENCEMENT  
NORTHERLY CORNER OF  
TRACT RW-2 PER  
STOREY CREEK PHASE 2B  
PLAT BOOK 29 PGS  
136-144

TRACT RW-2

**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

**BILL OF SALE ABSOLUTE AND AGREEMENT**

Storey Creek Community Development District – Lift Station (Storey Creek Boulevard Plat)

KNOW ALL MEN BY THESE PRESENTS, that the Storey Creek Community Development District, a Florida community development district, having an address at c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189 Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter called the “Grantee”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, the following:

Improvements more particularly described on Exhibit “A” attached hereto and made a part hereof, located on the property described on Exhibit “B” attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, its executors, administrators and assigns forever, together with all of the Grantor’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 Grantor 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 Grantee, its successors and assigns, to and for its or their use, forever.

1. Grantor 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 Grantee by the Grantor (and, if required, performed by the Grantor on behalf of the Grantee) and all benefits derived thereunder shall be for the benefit of the Grantee.
2. The Grantor represents and warrants to the Grantee that the Grantor 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.
3. The above recitals are true and correct and are incorporated herein by reference.
4. 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**WITNESSES:**

**By: STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

Name: \_\_\_\_\_

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by \_\_\_\_\_, as \_\_\_\_\_ for the Storey Creek Community Development District and who has acknowledged that he has executed the same on behalf of the Storey Creek Community Development District. He has produced \_\_\_\_\_ as identification or is personally known to me.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF IMPROVEMENTS**

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

**EXHIBIT "B"**

**LEGAL DESCRIPTION**

See attached legal description and sketch.

Bill of Sale – Lift Station (Storey Creek Boulevard Plat)  
Storey Creek Community Development District

# SKETCH OF DESCRIPTION

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Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| O.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
| PG.    | PAGE                                 | C1       | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | ℙ        | PROPERTY LINE                        |
| R      | RADIUS                               | ⊙        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
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| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)  
 THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS  
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY  
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **LENNAR**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |            |               |
|----------------|------------|---------------|
| DATE OF SKETCH | 12/16/2021 | REVISIONS     |
| SCALE          | 1" = 40'   |               |
| F.B.           | PAGE       |               |
| SECTION        | 07         |               |
| TWP.           | 26         | S. RNG. 29 E. |
| JOB NO.        | 18-196     | SHEET 1 OF 2  |

## JOHNSTON'S

### SURVEYING INC.

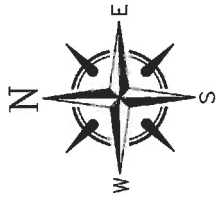
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140

12/17/2021

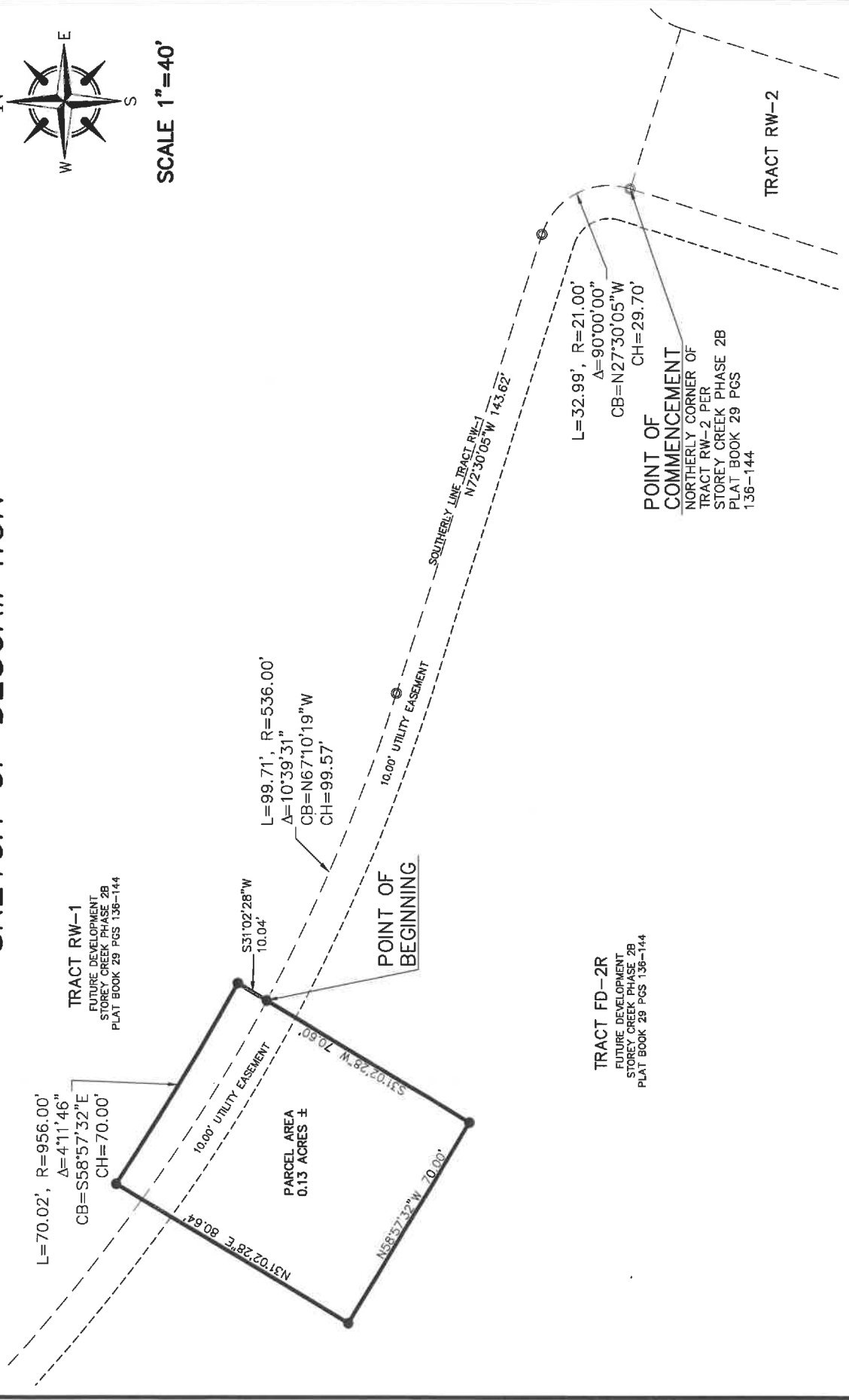
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



SCALE 1"=40'



**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2178 Fax (407) 847-6140



**AGREEMENT REGARDING TAXES**

Storey Creek Community Development District – Lift Station (Storey Creek Boulevard Plat)

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821 (the “Developer”), and the **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “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 2021 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 2022.

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 2022, 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 – Lift Station (Storey Creek Boulevard Plat)

**WITNESSES:**

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

X \_\_\_\_\_

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

Print: \_\_\_\_\_

Print: Mark McDonald

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**

See attached legal description and sketch.

**IMPROVEMENTS**

Lift station tract improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION:

A portion of Tracts RW-1 and Tract FD 2-R, Storey Creek Phase 2B, according to the Plat thereof, as recorded in Plat Book 29, Pages 136-144, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northerly Corner of said Tract RW-2, Storey Creek Phase 2B, said point also being on a curve, concave to the Southwest, having a Radius of 21.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the Southerly line of said Tract RW-1 and the arc of said curve, a distance of 32.99 feet (Chord Bearing = N27°30'05"W, Chord = 29.70 feet), thence along said Southerly line the following two (2) courses and distances: thence N72°30'05"W, a distance of 143.62 feet to a point on a curve, concave to the Northeast, having a Radius of 536.00 feet and a Central Angle of 10°39'31", thence run Northwesterly along the arc of said curve, a distance of 99.71 feet (Chord Bearing = N67°10'19"W, Chord = 99.57 feet) to the Point of Beginning; thence departing said Northerly line, run S31°02'28"W, a distance of 70.60 feet; thence N58°57'32"W, a distance of 70.00 feet; thence N31°02'28"E, a distance of 80.64 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 956.00 feet and a Central Angle of 04°11'46"; thence run Southeasterly along the arc of said curve, a distance of 70.02 feet (Chord Bearing = S58°57'32"E, Chord = 70.00 feet); thence S31°02'28"W, a distance of 10.04 feet to the Point of Beginning.

Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| C.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
| PG.    | PAGE                                 | C1       | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | Ⓛ        | PROPERTY LINE                        |
| R      | RADIUS                               | Ⓞ        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
| EXST.  | EXISTING                             | (P)      | PLAT                                 |
| NAD    | NORTH AMERICAN DATUM                 | C.R.     | COUNTY ROAD                          |
| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT) THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **LENNAR**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |            |              |       |
|----------------|------------|--------------|-------|
| DATE OF SKETCH | 12/16/2021 | REVISIONS    |       |
| SCALE          | 1" = 40'   |              |       |
| F.B.           | PAGE       |              |       |
| SECTION        | 07         |              |       |
| TWP.           | 26         | S., RNG.     | 29 E. |
| JOB NO.        | 18-196     | SHEET 1 OF 2 |       |

**JOHNSTON'S**  
SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

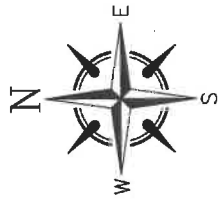
*R.D.B.*

12/17/2021

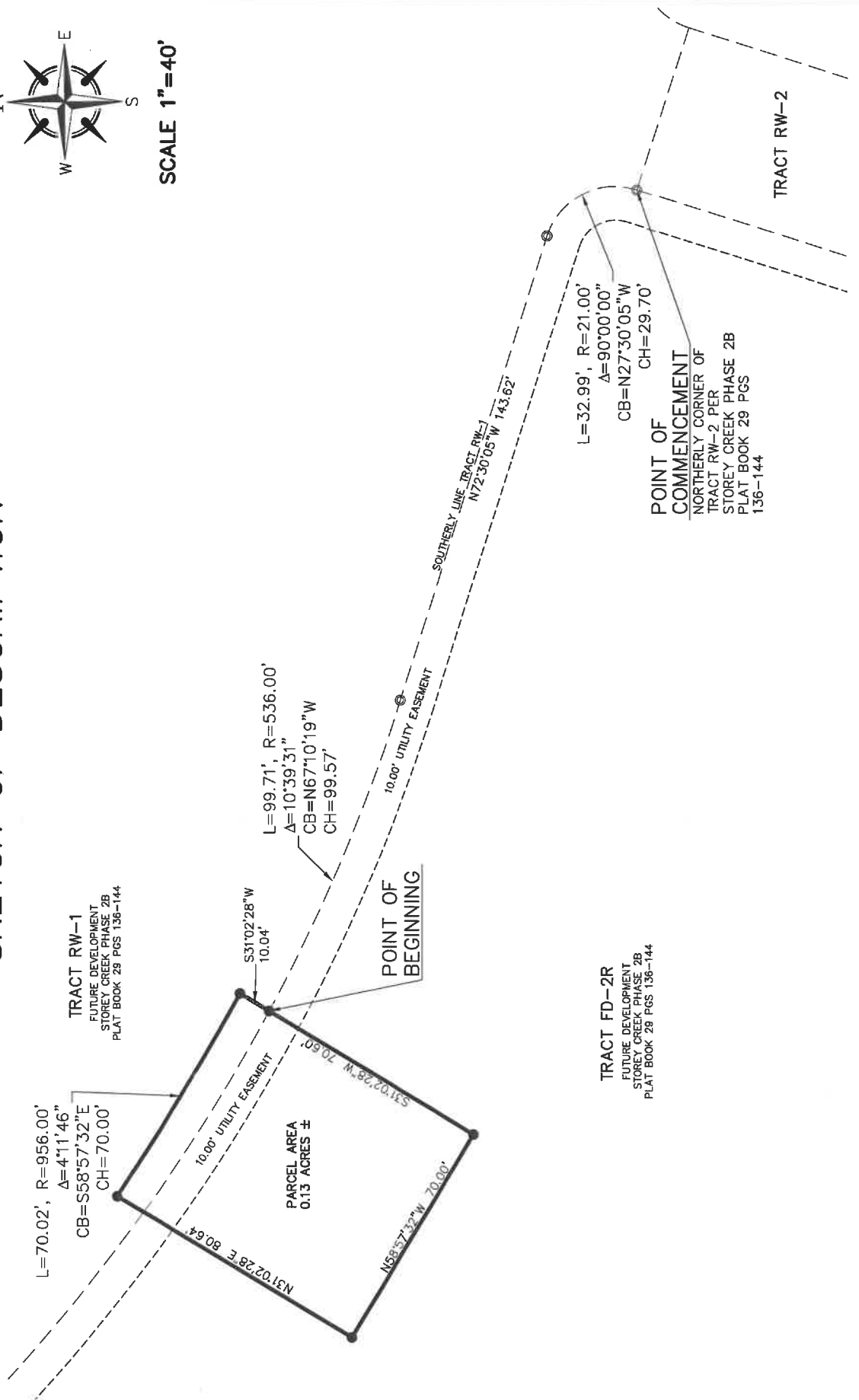
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

# SKETCH OF DESCRIPTION



SCALE 1"=40'



**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

**OWNER'S AFFIDAVIT**

Storey Creek Community Development District – Lift Station (Storey Creek Boulevard Plat)

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared Mark McDonald (“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 reflected in the title insurance commitment issued on [December 21, 2021] by Fidelity National Title Insurance Company.

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 to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property 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:** \_\_\_\_\_, 2022

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

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

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

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA**

**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, 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**

See attached legal description and sketch.

**IMPROVEMENTS**

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

# SKETCH OF DESCRIPTION

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Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| O.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
| PG.    | PAGE                                 | C1       | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | ⓔ        | PROPERTY LINE                        |
| R      | RADIUS                               | Ⓞ        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
| EXST.  | EXISTING                             | (P)      | PLAT                                 |
| NAD    | NORTH AMERICAN DATUM                 | C.R.     | COUNTY ROAD                          |
| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

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REQUESTED BY: **LENNAR**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |                             |                     |
|----------------|-----------------------------|---------------------|
| DATE OF SKETCH | 12/16/2021                  | REVISIONS           |
| SCALE          | 1" = 40'                    |                     |
| F.B.           | PAGE                        |                     |
| SECTION        | 07                          |                     |
| TWP.           | 26      S., RNG. 29      E. |                     |
| JOB NO.        | 18-196                      | <b>SHEET 1 OF 2</b> |

## JOHNSTON'S

SURVEYING INC.

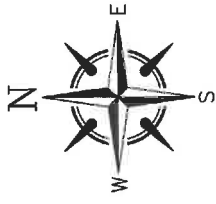
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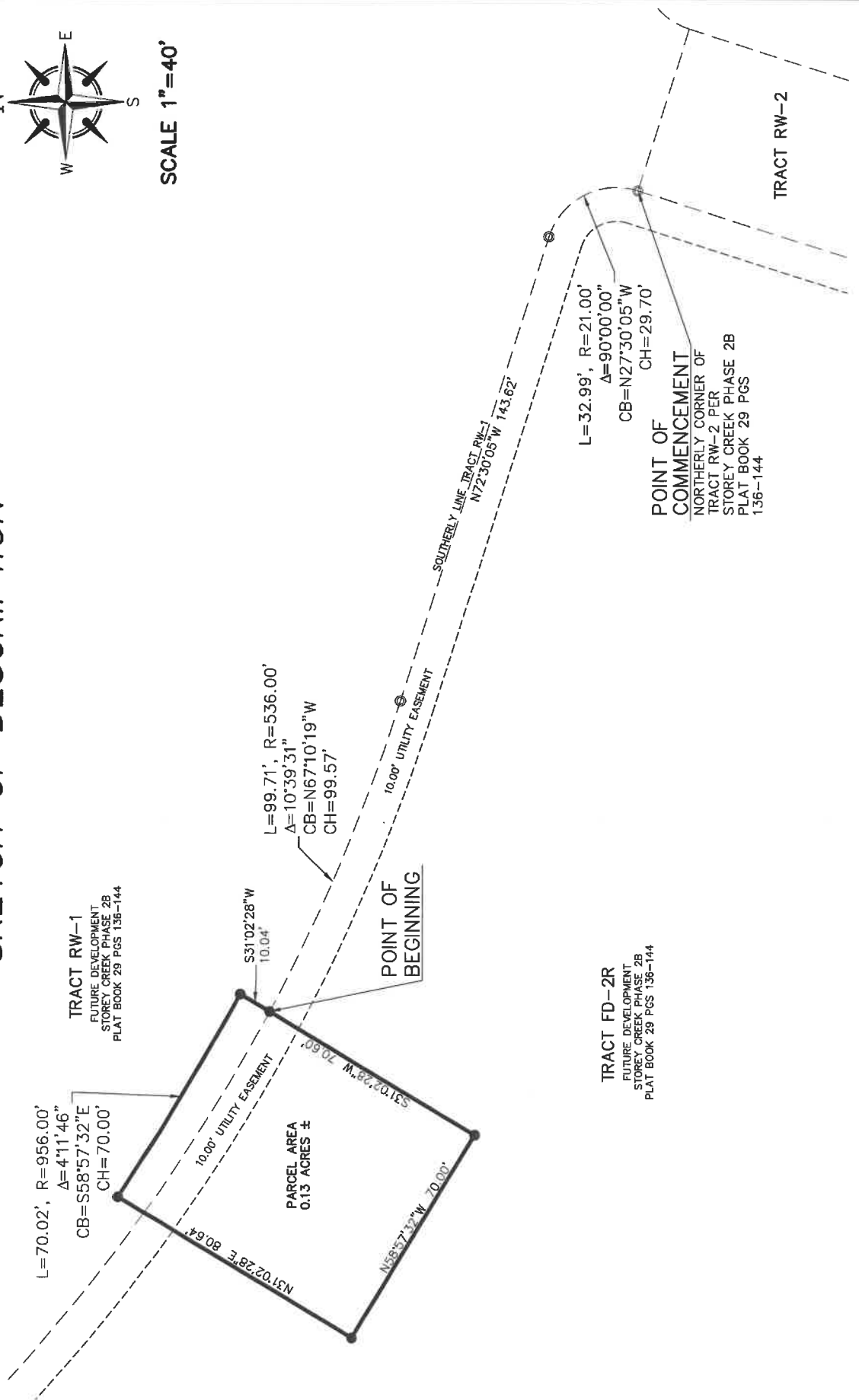
RICHARD D. BROWN, P.S.M. #5700 (DATE)

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# SKETCH OF DESCRIPTION



SCALE 1"=40'



**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

## OWNER'S AFFIDAVIT

BEFORE ME, the undersigned Notary Public, personally appeared **ADAM MORGAN** ("Affiant"), as Chairman of the Storey Creek Community Development District, being first duly sworn, deposes and says that:

1. Storey Creek Community Development District is the owner of the property described in **Exhibit "A"** attached hereto (collectively, the "Property").
2. Storey Creek Community Development District is in sole possession of the Property and no other person, corporation or entity has any right or lawful claim to possession or use of the Property.
3. The Property and any furniture, fixtures, equipment and personal property located in the improvements comprising the Property, if any, are free and clear of all liens, mortgages, unrecorded easements, contracts of sale, taxes, assessments, encumbrances, and claims of every kind, nature and description whatsoever except as reflected in the title insurance commitment issued on [December 21, 2021] by Fidelity National Title Insurance Company.
4. No judgments have been rendered and no suits are now pending in any court of record that impairs or involves title to the Property; nor have any writs or execution or attachment issued from any court been levied upon the Property in Osceola County, Florida.
5. There have been no improvements, alterations or repairs to the Property for which the costs thereof remain unpaid; and within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving same that remain unpaid; and there are no construction, mechanics', materialmen's, or laborers' liens against the Property.
6. Affiant knows of no unrecorded easements, liens or assessments against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
7. This Affidavit is given for the purposes of inducing the Tohopekaliga Water Authority, an independent special district, to accept the conveyance of the Property from the Storey Creek Community Development District.
8. Affiant is not aware of any matters pending against Storey Creek Community Development District that could give rise to a lien which would attach to the Property between the last title examination and the recording of the Special Warranty Deed.
9. Storey Creek Community Development District shall not execute any instrument nor permit the recording of any instrument that would adversely affect title to the Property from and after this date.
10. Storey Creek Community Development District or Lennar Homes, LLC shall be responsible for all costs related to the conveyance of the Property to the Tohopekaliga Water Authority.

*[Signature page follows.]*

**Storey Creek Community Development  
District**

**By:** \_\_\_\_\_  
Name: Adam Morgan  
Title: Chairman

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by \_\_\_\_\_, as \_\_\_\_\_ for the Storey Creek Community Development District and who has acknowledged that he has executed the same on behalf of the Storey Creek Community Development District. He has produced \_\_\_\_\_ as identification or is personally known to me.

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY**

See attached legal description and sketch.

# SKETCH OF DESCRIPTION

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|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
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| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
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| PG.    | PAGE                                 | C1       | CURVE NUMBER                         |
| R/W    | RIGHT OF WAY                         | L1       | LINE NUMBER                          |
| Δ      | CENTRAL ANGLE                        | ⓔ        | PROPERTY LINE                        |
| R      | RADIUS                               | ⊙        | DESCRIPTIVE POINT                    |
| L      | LENGTH                               | S.L.I.C. | SEMINOLE LAND & INVESTMENT COMPANY'S |
| CD     | CHORD DISTANCE                       | N&D      | NAIL AND DISK                        |
| CB     | CHORD BEARING                        | ID       | IDENTIFICATION                       |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION | CM       | CONCRETE MONUMENT                    |
| EXST.  | EXISTING                             | (P)      | PLAT                                 |
| NAD    | NORTH AMERICAN DATUM                 | C.R.     | COUNTY ROAD                          |
| F.B.   | FIELD BOOK                           | P.O.C    | POINT OF COMMENCEMENT                |
| DEPT.  | DEPARTMENT                           | P.O.B    | POINT OF BEGINNING                   |

### NOTES

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 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **LENNAR**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |                   |                     |
|----------------|-------------------|---------------------|
| DATE OF SKETCH | 12/16/2021        | REVISIONS           |
| SCALE          | 1" = 40'          |                     |
| F.B.           | PAGE              |                     |
| SECTION        | 07                |                     |
| TWP.           | 26 S., RNG. 29 E. |                     |
| JOB NO.        | 18-196            | <b>SHEET 1 OF 2</b> |

## JOHNSTON'S

SURVEYING INC.

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
 Tel. (407) 847-2179 Fax (407) 847-6140

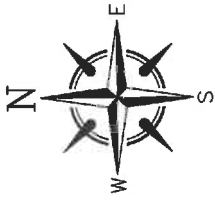
12/17/2021

RICHARD D. BROWN, P.S.M. #5700 (DATE)

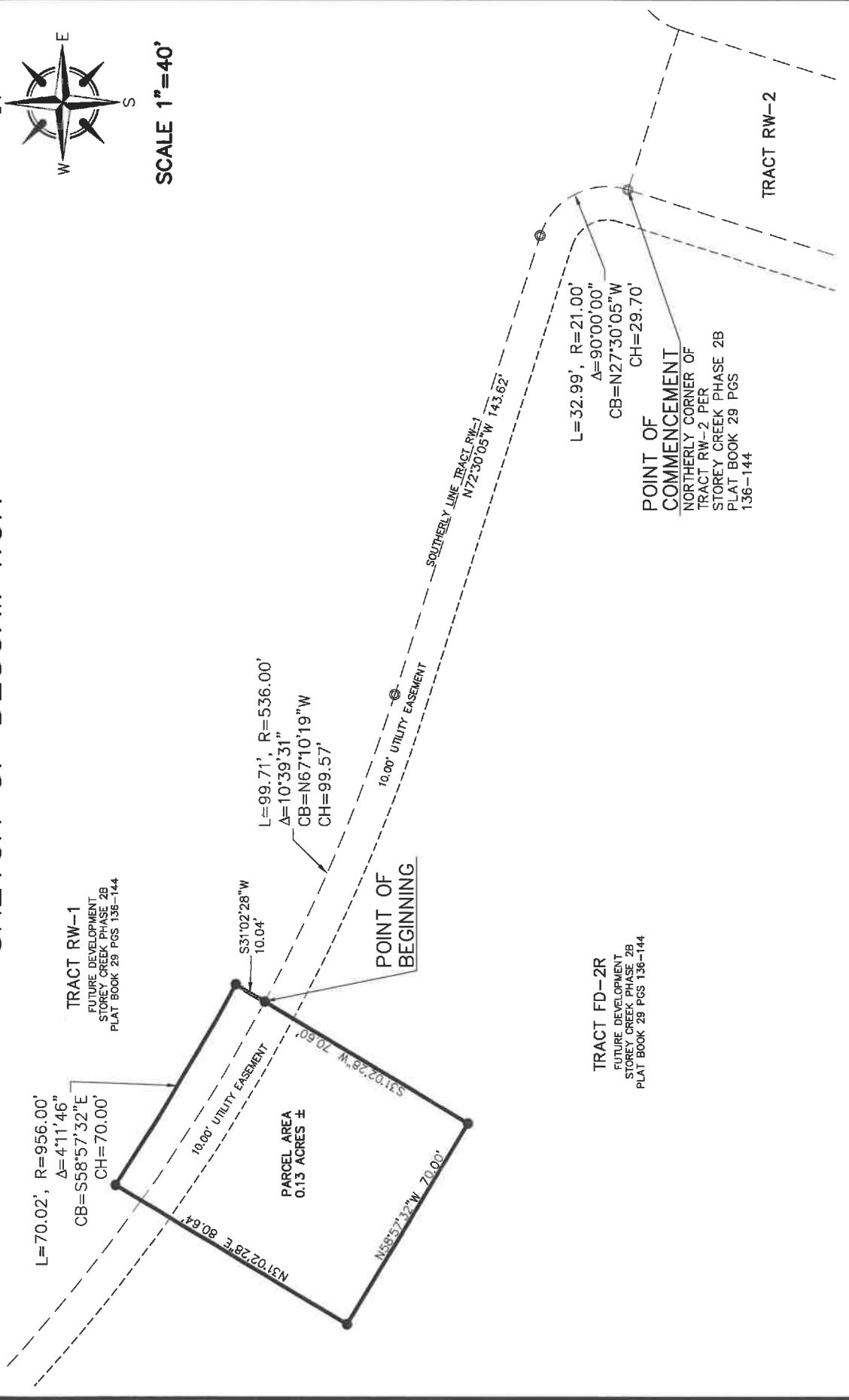
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# SKETCH OF DESCRIPTION



SCALE 1"=40'



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SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
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## CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District – Lift Station (Storey Creek Boulevard Plat)

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

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

2. That the District proposes to accept 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”), and subsequently convey such real property and improvements to the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (“Toho”). 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 subsequent conveyance of the Property and Improvements to Toho. 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 Poulos are being held by Poulos 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 – Lift Station (Storey Creek Boulevard Plat)

**DATED:** \_\_\_\_\_, 2022

Witness: \_\_\_\_\_

Print: \_\_\_\_\_

\_\_\_\_\_  
**Steven N. 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 ORANGE**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **STEVEN N. BOYD** of Boyd Civil Engineering, Inc., a Florida corporation authorized to transact business in Florida, 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**

See attached legal description and sketch.

**IMPROVEMENTS**

Lift station tract improvement include all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION:

A portion of Tracts RW-1 and Tract FD 2-R, Storey Creek Phase 2B, according to the Plat thereof, as recorded in Plat Book 29, Pages 136-144, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northerly Corner of said Tract RW-2, Storey Creek Phase 2B, said point also being on a curve, concave to the Southwest, having a Radius of 21.00 feet and a Central Angle of 90°00'00"; thence run Northwesterly along the Southerly line of said Tract RW-1 and the arc of said curve, a distance of 32.99 feet (Chord Bearing = N27°30'05"W, Chord = 29.70 feet), thence along said Southerly line the following two (2) courses and distances: thence N72°30'05"W, a distance of 143.62 feet to a point on a curve, concave to the Northeast, having a Radius of 536.00 feet and a Central Angle of 10°39'31", thence run Northwesterly along the arc of said curve, a distance of 99.71 feet (Chord Bearing = N67°10'19"W, Chord = 99.57 feet) to the Point of Beginning; thence departing said Northerly line, run S31°02'28"W, a distance of 70.60 feet; thence N58°57'32"W, a distance of 70.00 feet; thence N31°02'28"E, a distance of 80.64 feet to a point on a Non-Tangent curve, concave to the Northeast, having a Radius of 956.00 feet and a Central Angle of 04°11'46"; thence run Southeasterly along the arc of said curve, a distance of 70.02 feet (Chord Bearing = S58°57'32"E, Chord = 70.00 feet); thence S31°02'28"W, a distance of 10.04 feet to the Point of Beginning.

Containing 5,615 square feet or 0.13 acres, more or less.

### LEGEND

|        |                                      |          |                                      |
|--------|--------------------------------------|----------|--------------------------------------|
| L.B.   | LICENSED BUSINESS                    | TEL.     | TELEPHONE                            |
| SEC.   | SECTION                              | NO.      | NUMBER                               |
| TWP.   | TOWNSHIP                             | #        | NUMBER                               |
| RNG.   | RANGE                                | P.S.M.   | PROFESSIONAL SURVEYOR AND MAPPER     |
| O.R.B. | OFFICIAL RECORDS BOOK                | R.L.S.   | REGISTERED LAND SURVEYOR             |
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### NOTES

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REQUESTED BY: **LENNAR**

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

|                |            |                     |       |
|----------------|------------|---------------------|-------|
| DATE OF SKETCH | 12/16/2021 | REVISIONS           |       |
| SCALE          | 1" = 40'   |                     |       |
| F.B.           | PAGE       |                     |       |
| SECTION        | 07         |                     |       |
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| JOB NO.        | 18-196     | <b>SHEET 1 OF 2</b> |       |

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 Tel. (407) 847-2178 Fax (407) 847-6140

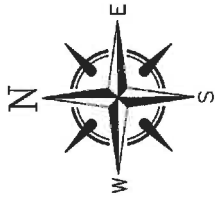


12/17/2021

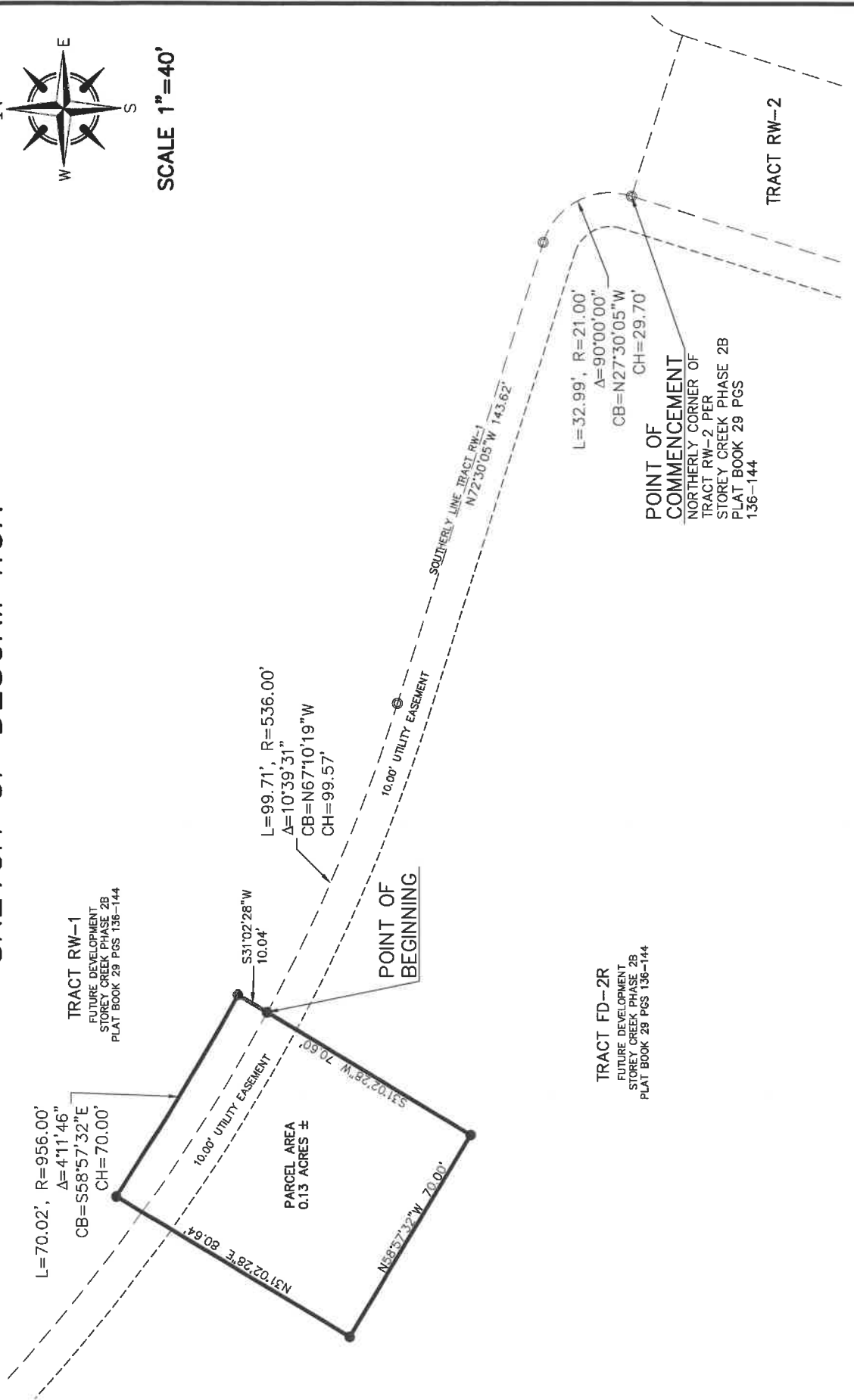
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



SCALE 1"=40'



**JOHNSTON'S**  
SURVEYING INC.  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

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

**LIMITED LIABILITY COMPANY AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared MARK MCDONALD (“Affiant”), who under oath, warrants, represents, deposes and says as follows:

1. Affiant is the Vice President of Lennar Homes, LLC, a Florida limited liability company (“Lennar”).

2. The facts and matters contained and recited in this Affidavit are based upon the personal knowledge of the Affiant and are true and correct as of the date of execution of this Affidavit.

3. Lennar is a limited liability company organized, existing and in good standing under the laws of the State of Florida.

4. Neither Lennar nor any member or officer of Lennar is or has been a debtor in any bankruptcy proceeding since acquiring the Property (as hereinafter defined) and there are no proceedings pending for or with regard to the dissolution, liquidation or bankruptcy of Lennar.

5. Lennar owns and holds the fee simple title to the property as described on Exhibit “A” attached hereto and by this reference made a part hereof (the “Property”).

6. Lennar has authorized the execution of a Special Warranty Deed with respect to the Property in favor of the Storey Creek Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the “Deed”).

7. Affiant, as the Vice President of Lennar, is authorized to execute and deliver the Deed and all other documents related thereto, on behalf of Lennar.

8. Affiant has read, or heard read to Affiant, and to the best of Affiant’s knowledge believes it is true, correct and complete, and that Affiant is familiar with the nature of an oath with the penalty of perjury as provided by law.

**[SIGNATURE APPEARS ON FOLLOWING PAGE]**



FURTHER AFFIANT SAYETH NAUGHT.

Dated as if the \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Print: Mark McDonald  
Title: Vice President

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Mark McDonald, 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"**

**Property**

See attached legal description and sketch.

# SKETCH OF DESCRIPTION

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|--------|--------------------------------------|----------|--------------------------------------|
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| JOB NO.        | 18-196            | <b>SHEET 1 OF 2</b> |

## JOHNSTON'S SURVEYING INC.

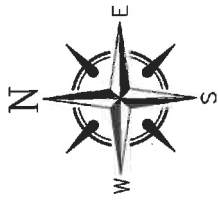
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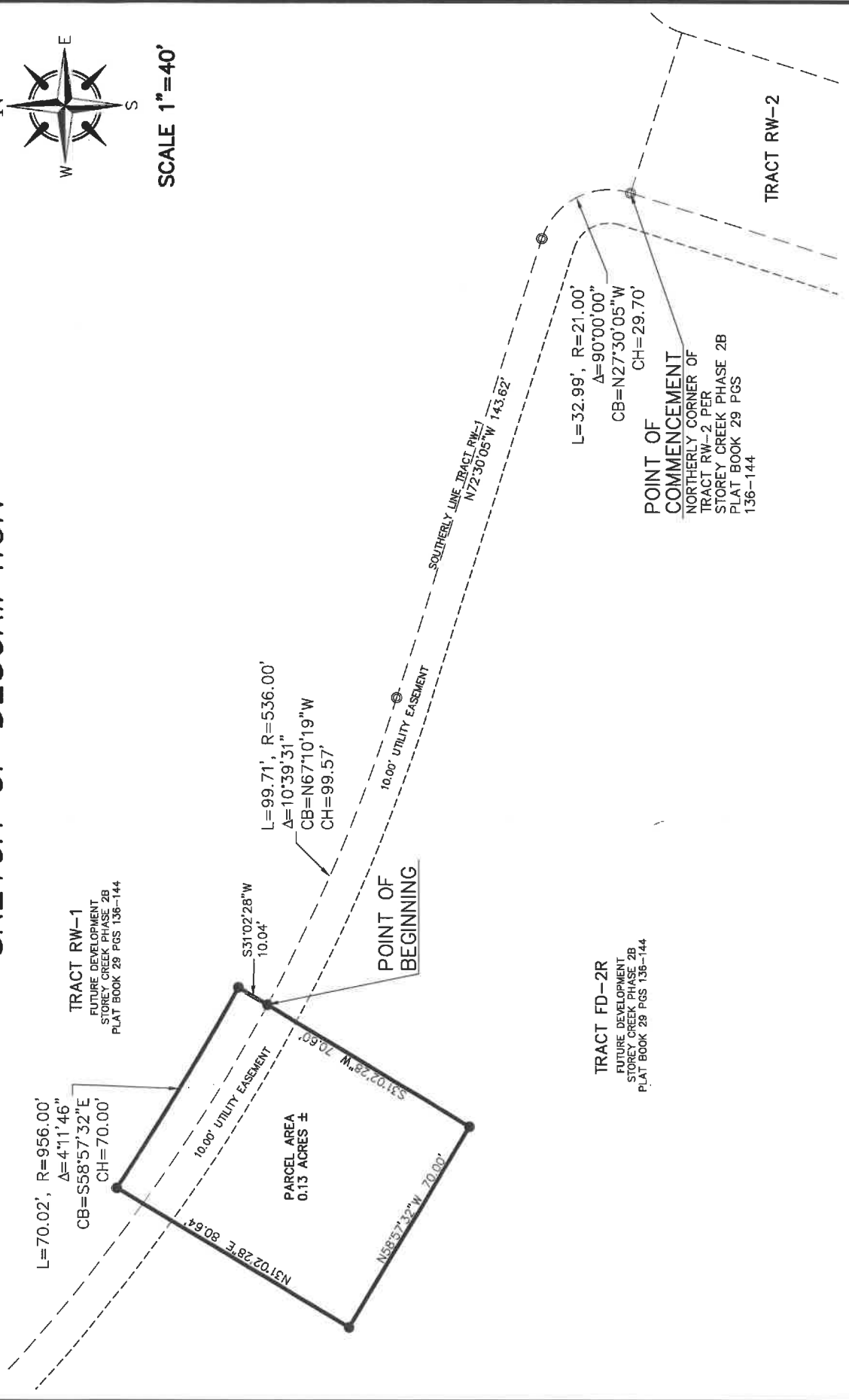
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# SECTION IX

# SECTION A

# SECTION 1



LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
— Celebrating 25 Years —  
ATTORNEYS AT LAW

**MEMORANDUM**

**To:** District Manager, District Engineer

**From:** District Counsel – Jan A. Carpenter, Esq.  
Kristen E. Trucco, Esq.

**Date:** October 2021

**Subject:** New Statutory Requirement  
Wastewater Services and Stormwater Management Needs Analysis  
(Chapter 2021-194, Laws of Florida/HB53)

---

A new law went into effect on July 1, 2021, which impacts most community development districts (and other governments) in the state. The law is the result of the legislature’s determination that there is a need for long-term planning for the state’s wastewater and stormwater systems. The law requires governments that either own or operate stormwater management systems and/or wastewater systems to create a 20-year “needs analysis” of such system(s). The requirements relating to wastewater systems are found in Section 4 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9301, *Florida Statutes*, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9302, *Florida Statutes* (the law is attached for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

**Summary of the Law**

The new law establishes a requirement that each special district prepare a rather detailed 20-year needs analysis, for its wastewater and stormwater systems. The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analysis. A basic template for the report has been provided by OEDR, but instructions for completing the template are not yet available.



**LATHAM, LUNA, EDEN & BEAUDINE, LLP**

October 12, 2021

Page 2

For wastewater services, the needs analysis for a special district must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

**Timing for Reports**

For both wastewater and stormwater systems, the first needs analysis must be developed by **June 30, 2022**, with a new or updated analysis due every five (5) years thereafter. The needs analysis, along with

October 12, 2021

Page 3

the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the wastewater service area or stormwater system is located. The county then compiles all the reports and submits a compiled document to the OEDR by July 31, 2022.

**Recommendation**

The District Engineer and District Manager should review the new statutes and the OEDR Stormwater Template (and the accompanying Stormwater Template Overview) to evaluate the data that will need to be collected about the system(s).

By the next CDD meeting (or no later than a January meeting), the District Engineer should submit a proposal to the Board of Supervisors for creating the needs analysis report. The District Manager may also need to submit a cost proposal to assist the District Engineer with the required financing and budgeting data. The District Engineer should alert the Board of Supervisors if outside consulting work will be necessary. The deadline for the District's submission is only 8 months away, so this process needs to be started fairly quickly. The District Engineer and District Manager may have questions for the Board along the way due to funding and replacement reserve issues. There is no allowance for late reporting, so it is important not to miss the June 30, 2022 filing deadline.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for  
Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term "public works project"; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any ~~a~~ competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

~~subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:~~

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity ~~exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation~~ and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works ~~such~~ project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) "Wastewater services" means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.



# SECTION B

# SECTION 1

*This item will be provided under  
separate cover*

# SECTION C

# SECTION 1

# Storey Creek Community Development District

## Summary of Check Register

September 27, 2021 to October 25, 2021

| <b>Fund</b>  | <b>Date</b>         | <b>Check No.'s</b> | <b>Amount</b>             |
|--------------|---------------------|--------------------|---------------------------|
| General Fund | 9/29/21             | 155                | \$ 4,193.50               |
|              | 10/13/21            | 156                | \$ 4,659.27               |
|              | 10/15/21            | 157-162            | \$ 9,171.99               |
|              |                     |                    | <hr/> \$ 18,024.76        |
| Payroll      | <u>October 2021</u> |                    |                           |
|              | Adam Morgan         | 50012              | \$ 184.70                 |
|              | Ashley Baksh        | 50013              | \$ 184.70                 |
|              | Patrick Bonin Jr.   | 50014              | \$ 184.70                 |
|              |                     | <hr/> \$ 554.10    |                           |
|              |                     |                    | <hr/> <b>\$ 18,578.86</b> |

| CHECK DATE | VEND# | INVOICE DATE | YRMO   | DPT    | ACCT#           | SUB                       | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|------------|-------|--------------|--------|--------|-----------------|---------------------------|----------|------------------------------------|--------|----------|---------------------------|
| 9/29/21    | 00013 | 9/07/21      | 16999  | 202109 | 320-53800-46200 | MTHLY MOW SVC PHI/2 SEP21 |          |                                    | *      | 3,318.50 |                           |
| 9/07/21    | 16999 | 9/07/21      | 16999  | 202109 | 320-53800-46200 | PARK/DOG/PARK/ENT. SEP21  |          |                                    | *      | 625.00   |                           |
| 9/07/21    | 16999 | 9/07/21      | 16999  | 202109 | 320-53800-47800 | DOG STN/TRASH MAINT SEP21 |          |                                    | *      | 250.00   |                           |
| 10/13/21   | 00001 | 10/01/21     | 45     | 202110 | 310-51300-34000 | MANAGEMENT FEES OCT21     |          | FRANK POLLY SOD, INC               | *      | 2,916.67 | 4,193.50 000155           |
| 10/01/21   | 45    | 10/01/21     | 45     | 202110 | 310-51300-35200 | WEBSITE ADMIN OCT21       |          |                                    | *      | 50.00    |                           |
| 10/01/21   | 45    | 10/01/21     | 45     | 202110 | 310-51300-35100 | INFORMATION TECH OCT32    |          |                                    | *      | 87.50    |                           |
| 10/01/21   | 45    | 10/01/21     | 45     | 202110 | 310-51300-31300 | DISSEMINATION FEE OCT21   |          |                                    | *      | 291.67   |                           |
| 10/01/21   | 45    | 10/01/21     | 45     | 202110 | 310-51300-51000 | OFFICE SUPPLIES           |          |                                    | *      | .24      |                           |
| 10/01/21   | 45    | 10/01/21     | 45     | 202110 | 310-51300-42000 | POSTAGE                   |          |                                    | *      | 4.24     |                           |
| 10/01/21   | 45    | 10/01/21     | 45     | 202110 | 310-51300-42500 | COPIES                    |          |                                    | *      | 58.95    |                           |
| 10/01/21   | 46    | 10/01/21     | 46     | 202110 | 320-53800-12000 | FIELD MANAGEMENT OCT21    |          |                                    | *      | 1,250.00 |                           |
| 10/15/21   | 00012 | 9/30/21      | 197530 | 202109 | 320-53800-47000 | AQUATIC PLANT MGMT SEP21  |          | GOVERNMENTAL MANAGEMENT SERVICES   | *      | 595.00   | 4,659.27 000156           |
| 10/15/21   | 00003 | 10/08/21     | 3150   | 202109 | 310-51300-31100 | ATTEND CDD MEETING        |          | APPLIED AQUATIC MANAGEMENT INC     | *      | 451.07   | 595.00 000157             |
| 10/15/21   | 00004 | 10/01/21     | 85483  | 202110 | 310-51300-54000 | FY22 SPECIAL DISTRICT FEE |          | BOYD CIVIL ENGINEERING             | *      | 175.00   | 451.07 000158             |
| 10/15/21   | 00013 | 10/04/21     | 17049  | 202110 | 320-53800-46200 | MTHLY MOW SVC PHI/2 OCT21 |          | DEPARTMENT OF ECONOMIC OPPORTUNITY | *      | 3,318.50 | 175.00 000159             |
| 10/04/21   | 17049 | 10/04/21     | 17049  | 202110 | 320-53800-46200 | PARK/DOG/PARK/ENT. OCT21  |          |                                    | *      | 625.00   |                           |
| 10/04/21   | 17049 | 10/04/21     | 17049  | 202110 | 320-53800-47800 | DOG STN/TRASH MAINT OCT21 |          |                                    | *      | 250.00   |                           |
|            |       |              |        |        |                 |                           |          | FRANK POLLY SOD, INC               |        |          | 4,193.50 000160           |

SCCD STOREY CREEK TVISCARRA

| CHECK DATE         | VEND# | INVOICE DATE | INVOICE  | YRMO   | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                 | STATUS | AMOUNT    | ....CHECK....<br>AMOUNT # |
|--------------------|-------|--------------|----------|--------|-----|-------|-------|----------|-----------------------------|--------|-----------|---------------------------|
| 10/15/21           | 00009 | 10/01/21     | 00238041 | 202109 | 320 | 53800 | 43100 |          |                             | *      | 3,447.38  |                           |
|                    |       |              | 44991    |        |     |       |       |          | STOREY CREEK BLVD           |        |           |                           |
|                    |       | 10/01/21     | 00238041 | 202109 | 320 | 53800 | 43000 |          |                             | *      | 31.29     |                           |
|                    |       |              | 44981    |        |     |       |       |          | STOREY CRK MONU/IRR         |        |           |                           |
|                    |       |              |          |        |     |       |       |          | KISSIMMEE UTILITY AUTHORITY |        |           | 3,478.67 000161           |
| 10/15/21           | 00006 | 9/24/21      | 42873794 | 202109 | 310 | 51300 | 48000 |          |                             | *      | 278.75    |                           |
|                    |       |              |          |        |     |       |       |          | NOT. OF FY22 MEETING DATES  |        |           |                           |
|                    |       |              |          |        |     |       |       |          | ORLANDO SENTINEL            |        |           | 278.75 000162             |
| -----              |       |              |          |        |     |       |       |          |                             |        |           |                           |
| TOTAL FOR BANK A   |       |              |          |        |     |       |       |          |                             |        | 18,024.76 |                           |
| TOTAL FOR REGISTER |       |              |          |        |     |       |       |          |                             |        | 18,024.76 |                           |

SCCD STOREY CREEK TVISCARRA





# Storey Creek Community Development District

## Summary of Check Register

October 25, 2021 to January 31, 2022

| Fund         | Date     | Check No.'s | Amount        |
|--------------|----------|-------------|---------------|
| General Fund | 10/28/21 | 163         | \$ 2,092.77   |
|              | 11/4/21  | 164         | \$ 2,242.31   |
|              | 11/10/21 | 165         | \$ 4,627.18   |
|              | 11/12/21 | 166-169     | \$ 8,757.67   |
|              | 11/18/21 | 170         | \$ 735.05     |
|              | 11/23/21 | 171         | \$ 13,943.02  |
|              | 12/2/21  | 172         | \$ 2,130.03   |
|              | 12/9/21  | 173-176     | \$ 375,131.95 |
|              | 12/10/21 | 177         | \$ 4,598.08   |
|              | 12/27/21 | 178         | \$ 5,380.68   |
|              | 1/7/22   | 179-182     | \$ 5,502.39   |
|              | 1/11/22  | 183         | \$ 4,616.45   |
|              | 1/12/22  | 184-185     | \$ 10,176.01  |
|              |          |             | \$ 439,933.59 |
|              |          |             | \$ 439,933.59 |

| CHECK DATE | VEND#    | INVOICE DATE | YRMO            | DPT    | ACCT#                       | SUB | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT |
|------------|----------|--------------|-----------------|--------|-----------------------------|-----|----------|------------------------------------|--------|----------|-------------------------|
| 10/28/21   | 00002    | 10/21/21     | 99677           | 202109 | 310-51300-31500             |     |          |                                    | *      | 2,092.77 |                         |
|            |          |              |                 | 2019   | BOND RESOLUTION/MTG         |     |          |                                    |        |          |                         |
| 11/04/21   | 00011    | 11/01/21     | 11012021        | 202111 | 300-20700-10000             |     |          | LATHAM, LUNA, EDEN & BEAUDINE, LLP | *      | 2,242.31 | 2,092.77 000163         |
|            |          |              |                 |        | FY21 DEBT SERV SER2019      |     |          |                                    |        |          |                         |
| 11/10/21   | 00001    | 11/01/21     | 47              | 202111 | 310-51300-34000             |     |          | STOREY CREEK CDD C/O USBANK        | *      | 2,916.67 | 2,242.31 000164         |
|            |          |              |                 |        | MANAGEMENT FEES NOV21       |     |          |                                    |        |          |                         |
| 11/01/21   | 47       | 202111       | 310-51300-35200 |        |                             |     |          |                                    | *      | 50.00    |                         |
|            |          |              |                 |        | WEBSITE ADMIN NOV21         |     |          |                                    |        |          |                         |
| 11/01/21   | 47       | 202111       | 310-51300-35100 |        |                             |     |          |                                    | *      | 87.50    |                         |
|            |          |              |                 |        | INFORMATION TECH NOV21      |     |          |                                    |        |          |                         |
| 11/01/21   | 47       | 202111       | 310-51300-31300 |        |                             |     |          |                                    | *      | 291.67   |                         |
|            |          |              |                 |        | DISSEMINATION FEE NOV21     |     |          |                                    |        |          |                         |
| 11/01/21   | 47       | 202111       | 310-51300-51000 |        |                             |     |          |                                    | *      | .24      |                         |
|            |          |              |                 |        | OFFICE SUPPLIES             |     |          |                                    |        |          |                         |
| 11/01/21   | 47       | 202111       | 310-51300-42000 |        |                             |     |          |                                    | *      | 4.10     |                         |
|            |          |              |                 |        | POSTAGE                     |     |          |                                    |        |          |                         |
| 11/01/21   | 47       | 202111       | 310-51300-42500 |        |                             |     |          |                                    | *      | 27.00    |                         |
|            |          |              |                 |        | COPIES                      |     |          |                                    |        |          |                         |
| 11/01/21   | 48       | 202111       | 320-53800-12000 |        |                             |     |          |                                    | *      | 1,250.00 |                         |
|            |          |              |                 |        | FIELD MANAGEMENT NOV21      |     |          |                                    |        |          |                         |
| 11/12/21   | 00012    | 10/31/21     | 198224          | 202110 | 320-53800-47000             |     |          | GOVERNMENTAL MANAGEMENT SERVICES   | *      | 595.00   | 4,627.18 000165         |
|            |          |              |                 |        | AQUATIC PLANT MGMT OCT21    |     |          |                                    |        |          |                         |
| 11/12/21   | 00003    | 11/05/21     | 3184            | 202110 | 310-51300-31100             |     |          | APPLIED AQUATIC MANAGEMENT INC     | *      | 409.57   | 595.00 000166           |
|            |          |              |                 |        | CDD MTG/LLEB CDD BOND CRT   |     |          |                                    |        |          |                         |
| 11/12/21   | 00013    | 11/02/21     | 17084           | 202111 | 320-53800-46200             |     |          | BOYD CIVIL ENGINEERING             | *      | 3,318.50 | 409.57 000167           |
|            |          |              |                 |        | MTHLY MOW SVC PHI/2 NOV21   |     |          |                                    |        |          |                         |
| 11/02/21   | 17084    | 202111       | 320-53800-46200 |        |                             |     |          |                                    | *      | 625.00   |                         |
|            |          |              |                 |        | PARK/DOG/PARK/ENT. NOV21    |     |          |                                    |        |          |                         |
| 11/02/21   | 17084    | 202111       | 320-53800-47800 |        |                             |     |          |                                    | *      | 250.00   |                         |
|            |          |              |                 |        | DOG STN/TRASH MAINT NOV21   |     |          |                                    |        |          |                         |
| 11/12/21   | 00009    | 11/02/21     | 00238041        | 202110 | 320-53800-43100             |     |          | FRANK POLLY SOD, INC               | *      | 3,527.95 | 4,193.50 000168         |
|            |          |              |                 |        | 44991 STOREY CREEK BLVD     |     |          |                                    |        |          |                         |
| 11/02/21   | 00238041 | 202110       | 320-53800-43000 |        |                             |     |          |                                    | *      | 31.65    |                         |
|            |          |              |                 |        | 44981 STOREY CRK MONU/IRR   |     |          |                                    |        |          |                         |
|            |          |              |                 |        | KISSIMMEE UTILITY AUTHORITY |     |          |                                    |        |          |                         |
|            |          |              |                 |        | SCCD STOREY CREEK           |     |          |                                    |        |          |                         |
|            |          |              |                 |        | TVISCARRA                   |     |          |                                    |        |          |                         |

\*\*\* CHECK DATES 10/25/2021 - 01/31/2022 \*\*\* STOREY CREEK - GENERAL FUND BANK A GENERAL FUND

| CHECK DATE | VEND#    | INVOICE DATE | YRMO   | DPT    | ACCT# | SUB                       | SUBCLASS                    | VENDOR NAME                     | STATUS | AMOUNT     | ....CHECK....<br>AMOUNT |
|------------|----------|--------------|--------|--------|-------|---------------------------|-----------------------------|---------------------------------|--------|------------|-------------------------|
| 11/18/21   | 00006    | 44225185     | 202110 | 310    | 51300 | 48000                     | ORLANDO SENTINEL            |                                 | *      | 735.05     | 735.05 000170           |
| 11/23/21   | 00011    | 11232021     | 202111 | 300    | 20700 | 10000                     | STOREY CREEK CDD C/O USBANK |                                 | *      | 13,943.02  | 13,943.02 000171        |
| 12/02/21   | 00002    | 11/22/21     | 99976  | 202110 | 310   | 51300                     | 31500                       | PH1 ENVIRO RPT/MEMO/MTG         | *      | 2,130.03   | 2,130.03 000172         |
| 12/09/21   | 00012    | 11/30/21     | 198900 | 202111 | 320   | 53800                     | 47000                       | LATHAM,LUNA,EDEN & BEAUDINE,LLP | *      | 595.00     | 2,130.03 000172         |
| 12/09/21   | 00013    | 12/01/21     | 17124  | 202112 | 320   | 53800                     | 46200                       | AQUATIC PLANT MGMT NOV21        | *      | 3,318.50   | 595.00 000173           |
| 12/01/21   | 17124    | 202112       | 320    | 53800  | 46200 | MTHLY MOW SVC PHI/2 DEC21 |                             |                                 | *      | 625.00     |                         |
| 12/01/21   | 17124    | 202112       | 320    | 53800  | 47800 | PARK/DOG/PARK/ENT. DEC21  |                             |                                 | *      | 250.00     |                         |
| 12/02/21   | 00238041 | 202111       | 320    | 53800  | 43000 | 44981 STOREY CRK MONU/IRR |                             |                                 | *      | 21.71      |                         |
| 12/07/21   | 12072021 | 202112       | 300    | 20700  | 10000 | FY22 DEBT SERV SER2019    |                             |                                 | *      | 366,672.56 | 4,193.50 000174         |
| 12/01/21   | 49       | 202112       | 310    | 51300  | 34000 | MANAGEMENT FEES DEC21     |                             |                                 | *      | 2,916.67   |                         |
| 12/01/21   | 49       | 202112       | 310    | 51300  | 35200 | WEBSITE ADMIN DEC21       |                             |                                 | *      | 50.00      |                         |
| 12/01/21   | 49       | 202112       | 310    | 51300  | 35100 | INFORMATION TECH DEC21    |                             |                                 | *      | 87.50      |                         |
| 12/01/21   | 49       | 202112       | 310    | 51300  | 31300 | DISSEMINATION FEE DEC21   |                             |                                 | *      | 291.67     |                         |
| 12/01/21   | 49       | 202112       | 310    | 51300  | 51000 | OFFICE SUPPLIES           |                             |                                 | *      | .12        |                         |
| 12/01/21   | 49       | 202112       | 310    | 51300  | 42000 | POSTAGE                   |                             |                                 | *      | 2.12       |                         |

SCCD STOREY CREEK TVISCARRA

STORY CREEK - GENERAL FUND  
BANK A GENERAL FUND

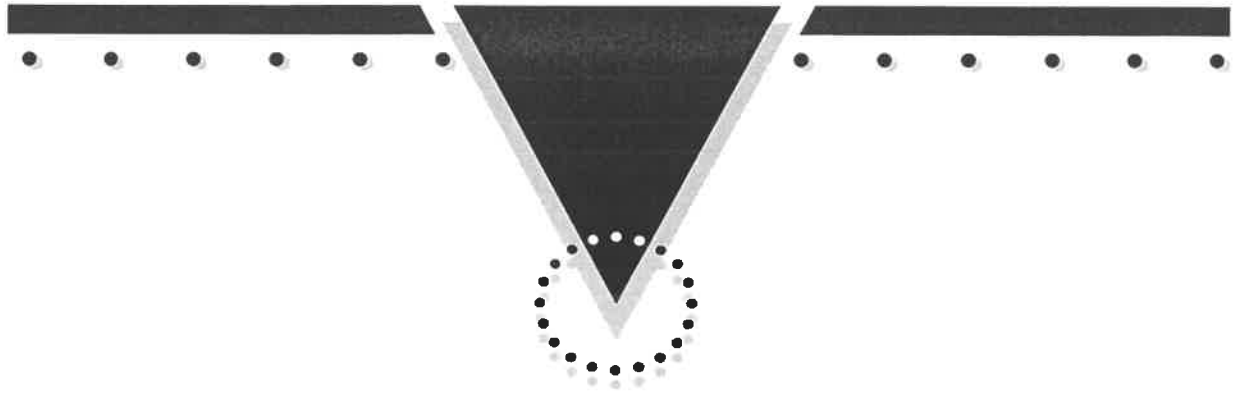
| CHECK DATE | VEND# | INVOICE DATE | YRMO | DPT   | ACCT# | SUB | SUBCLASS                           | VENDOR NAME | STATUS | AMOUNT   | CHECK.#         |
|------------|-------|--------------|------|-------|-------|-----|------------------------------------|-------------|--------|----------|-----------------|
| 12/01/21   | 50    | 202112       | 320  | 53800 | 12000 |     | FIELD MANAGEMENT DEC21             |             | *      | 1,250.00 |                 |
| 12/27/21   | 00011 | 202112       | 300  | 20700 | 10000 |     | GOVERNMENTAL MANAGEMENT SERVICES   |             | *      | 5,380.68 | 4,598.08 000177 |
| 1/07/22    | 00012 | 199611       | 320  | 53800 | 47000 |     | STORY CREEK CDD C/O USBANK         |             | *      | 595.00   | 5,380.68 000178 |
| 1/07/22    | 00014 | 202112       | 310  | 51300 | 31200 |     | APPLIED AQUATIC MANAGEMENT INC     |             | *      | 450.00   | 595.00 000179   |
| 1/07/22    | 00013 | 17157        | 320  | 53800 | 46200 |     | AMERICAN MUNICIPAL TAX-EXEMPT      |             | *      | 3,318.50 | 450.00 000180   |
| 1/04/22    | 17157 | 202201       | 320  | 53800 | 46200 |     | MTHLY MOW SVC PHI/2 JAN22          |             | *      | 625.00   |                 |
| 1/04/22    | 17157 | 202201       | 320  | 53800 | 46200 |     | PARK/DOG/PARK/ENT. JAN22           |             | *      | 250.00   |                 |
| 1/04/22    | 17157 | 202201       | 320  | 53800 | 47800 |     | DOG STN/TRASH MAINT JAN22          |             | *      | 263.89   | 4,193.50 000181 |
| 1/01/22    | 51    | 202201       | 310  | 51300 | 34000 |     | FRANK POLLY SOD, INC               |             | *      | 2,916.67 |                 |
| 1/01/22    | 51    | 202201       | 310  | 51300 | 35200 |     | LATHAM, LUNA, EDEN & BEAUDINE, LLP |             | *      | 50.00    | 263.89 000182   |
| 1/01/22    | 51    | 202201       | 310  | 51300 | 35100 |     | WEBSITE ADMIN JAN22                |             | *      | 87.50    |                 |
| 1/01/22    | 51    | 202201       | 310  | 51300 | 31300 |     | INFORMATION TECH JAN22             |             | *      | 291.67   |                 |
| 1/01/22    | 51    | 202201       | 310  | 51300 | 51000 |     | DISSEMINATION FEE JAN22            |             | *      | .12      |                 |
| 1/01/22    | 51    | 202201       | 310  | 51300 | 42000 |     | OFFICE SUPPLIES                    |             | *      | 20.49    |                 |
| 1/01/22    | 52    | 202201       | 320  | 53800 | 12000 |     | POSTAGE                            |             | *      | 1,250.00 |                 |
| 1/12/22    | 00009 | 202112       | 320  | 53800 | 43000 |     | GOVERNMENTAL MANAGEMENT SERVICES   |             | *      | 39.26    | 4,616.45 000183 |

SCCD STORY CREEK TWISCARRA

| CHECK DATE         | VEND#    | INVOICE DATE | INVOICE YRMO           | DPT ACCT# | SUB   | SUBCLASS    | VENDOR NAME                 | STATUS | AMOUNT     | CHECK AMOUNT |
|--------------------|----------|--------------|------------------------|-----------|-------|-------------|-----------------------------|--------|------------|--------------|
| 1/03/22            | 00238041 | 202112       | 320                    | 53800     | 43100 |             |                             | *      | 4,452.38   |              |
|                    |          | 44991        | STOREY CREEK BLVD      |           |       |             |                             |        |            |              |
|                    |          |              |                        |           |       |             | KISSIMMEE UTILITY AUTHORITY |        |            | 4,491.64     |
| 1/12/22            | 00011    | 1/10/22      | 01102022               | 202201    | 300   | 20700-10000 |                             | *      | 5,684.37   |              |
|                    |          |              | FY22 DEBT SERV SER2019 |           |       |             |                             |        |            |              |
|                    |          |              |                        |           |       |             | STOREY CREEK CDD C/O USBANK |        |            | 5,684.37     |
| TOTAL FOR BANK A   |          |              |                        |           |       |             |                             |        | 439,933.59 |              |
| TOTAL FOR REGISTER |          |              |                        |           |       |             |                             |        | 439,933.59 |              |

SCCD STOREY CREEK TVISCARRA

## SECTION 2



**Storey Creek  
Community Development District**

**Unaudited Financial Reporting**

**December 31, 2021**





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

|  | General<br>Fund         | Debt Service<br>Fund    | Capital Projects<br>Fund | Totals<br>2022          |
|--|-------------------------|-------------------------|--------------------------|-------------------------|
| <b><u>ASSETS:</u></b>                      |                         |                         |                          |                         |
| CASH                                       | \$317,388               | ---                     | ---                      | \$317,388               |
| DEPOSITS                                   | \$5,015                 | ---                     | ---                      | \$5,015                 |
| SERIES 2019                                |                         |                         |                          |                         |
| RESERVE                                    | ---                     | \$245,666               | ---                      | \$245,666               |
| REVENUE                                    | ---                     | \$397,226               | ---                      | \$397,226               |
| CONSTRUCTION                               | ---                     | ---                     | \$24                     | \$24                    |
| <b>TOTAL ASSETS</b>                        | <b><u>\$322,403</u></b> | <b><u>\$642,892</u></b> | <b><u>\$24</u></b>       | <b><u>\$965,319</u></b> |
| <b><u>LIABILITIES:</u></b>                 |                         |                         |                          |                         |
| ACCOUNTS PAYABLE                           | \$5,801                 | ---                     | ---                      | \$5,801                 |
| DUE TO OTHER                               | \$740                   | ---                     | ---                      | \$740                   |
| <b><u>FUND EQUITY:</u></b>                 |                         |                         |                          |                         |
| <b>FUND BALANCES:</b>                      |                         |                         |                          |                         |
| UNASSIGNED                                 | \$315,863               | ---                     | ---                      | \$315,863               |
| RESTRICTED FOR DEBT SERVICE 2019           | ---                     | \$642,892               | ---                      | \$642,892               |
| RESTRICTED FOR CAPITAL PROJECTS 2019       | ---                     | ---                     | \$24                     | \$24                    |
| <b>TOTAL LIABILITIES &amp; FUND EQUITY</b> | <b><u>\$322,403</u></b> | <b><u>\$642,892</u></b> | <b><u>\$24</u></b>       | <b><u>\$965,319</u></b> |

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures For The Period Ending December 31, 2021

|                                       | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 12/31/21 | ACTUAL<br>THRU 12/31/21 | VARIANCE           |
|---------------------------------------|-------------------|----------------------------------|-------------------------|--------------------|
| <b>REVENUES:</b>                      |                   |                                  |                         |                    |
| ASSESSMENTS - TAX ROLL                | \$317,697         | \$249,631                        | \$249,631               | \$0                |
| DEVELOPER CONTRIBUTIONS               | \$452,722         | \$113,180                        | \$0                     | (\$113,180)        |
| <b>TOTAL REVENUES</b>                 | <b>\$770,418</b>  | <b>\$362,811</b>                 | <b>\$249,631</b>        | <b>(\$113,180)</b> |
| <b>EXPENDITURES:</b>                  |                   |                                  |                         |                    |
| <b>ADMINISTRATIVE:</b>                |                   |                                  |                         |                    |
| SUPERVISORS FEES                      | \$7,200           | \$1,800                          | \$600                   | \$1,200            |
| FICA EXPENSE                          | \$551             | \$138                            | \$46                    | \$92               |
| ENGINEERING                           | \$12,000          | \$3,000                          | \$410                   | \$2,590            |
| ATTORNEY                              | \$25,000          | \$6,250                          | \$2,394                 | \$3,856            |
| DISSEMINATION                         | \$3,500           | \$875                            | \$875                   | (\$0)              |
| ARBITRAGE                             | \$450             | \$450                            | \$450                   | \$0                |
| ANNUAL AUDIT                          | \$3,500           | \$0                              | \$0                     | \$0                |
| TRUSTEE FEES                          | \$5,000           | \$0                              | \$0                     | \$0                |
| ASSESSMENT ADMINISTRATION             | \$5,000           | \$5,000                          | \$5,000                 | \$0                |
| MANAGEMENT FEES                       | \$35,000          | \$8,750                          | \$8,750                 | (\$0)              |
| INFORMATION TECHNOLOGY                | \$1,050           | \$263                            | \$263                   | \$0                |
| WEBSITE MAINTENANCE                   | \$600             | \$150                            | \$150                   | \$0                |
| TELEPHONE                             | \$150             | \$38                             | \$0                     | \$38               |
| POSTAGE                               | \$750             | \$188                            | \$10                    | \$177              |
| INSURANCE                             | \$5,800           | \$5,800                          | \$5,435                 | \$365              |
| PRINTING & BINDING                    | \$750             | \$188                            | \$86                    | \$102              |
| LEGAL ADVERTISING                     | \$2,500           | \$625                            | \$735                   | (\$110)            |
| OTHER CURRENT CHARGES                 | \$250             | \$63                             | \$117                   | (\$55)             |
| OFFICE SUPPLIES                       | \$250             | \$63                             | \$1                     | \$62               |
| PROPERTY APPRAISER FEE                | \$350             | \$88                             | \$0                     | \$88               |
| DUES, LICENSE & SUBSCRIPTIONS         | \$175             | \$175                            | \$175                   | \$0                |
| <b>FIELD:</b>                         |                   |                                  |                         |                    |
| FIELD SERVICES                        | \$15,000          | \$3,750                          | \$3,750                 | \$0                |
| PROPERTY INSURANCE                    | \$2,500           | \$625                            | \$2,392                 | (\$1,767)          |
| ELECTRIC                              | \$4,000           | \$1,000                          | \$93                    | \$907              |
| STREETLIGHTS                          | \$194,000         | \$48,500                         | \$11,630                | \$36,870           |
| WATER & SEWER                         | \$9,600           | \$2,400                          | \$431                   | \$1,969            |
| LANDSCAPE MAINTENANCE                 | \$386,646         | \$96,662                         | \$11,831                | \$84,831           |
| LANDSCAPE CONTINGENCY                 | \$7,500           | \$1,875                          | \$0                     | \$1,875            |
| LAKE MAINTENANCE                      | \$25,030          | \$6,258                          | \$1,785                 | \$4,473            |
| LAKE CONTINGENCY                      | \$1,500           | \$375                            | \$0                     | \$375              |
| DOGGIE STATION MAINTENANCE            | \$0               | \$0                              | \$750                   | (\$750)            |
| IRRIGATION REPAIRS                    | \$5,000           | \$1,250                          | \$0                     | \$1,250            |
| REPAIRS & MAINTENANCE                 | \$5,000           | \$1,250                          | \$0                     | \$1,250            |
| WALLS, ENTRY & MONUMENTS              | \$2,500           | \$625                            | \$0                     | \$625              |
| CONTINGENCY                           | \$2,316           | \$579                            | \$0                     | \$579              |
| <b>TOTAL EXPENDITURES</b>             | <b>\$770,418</b>  | <b>\$199,048</b>                 | <b>\$58,157</b>         | <b>\$140,891</b>   |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$0</b>        |                                  | <b>\$191,474</b>        |                    |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                                  | <b>\$124,389</b>        |                    |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                                  | <b>\$315,863</b>        |                    |

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

|                                       | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 12/31/21 | ACTUAL<br>THRU 12/31/21 | VARIANCE     |
|---------------------------------------|-------------------|----------------------------------|-------------------------|--------------|
| <b><u>REVENUES:</u></b>               |                   |                                  |                         |              |
| ASSESSMENTS - TAX ROLL                | \$491,331         | \$385,996                        | \$385,996               | \$0          |
| INTEREST                              | \$0               | \$0                              | \$7                     | \$7          |
| <b>TOTAL REVENUES</b>                 | <b>\$491,331</b>  | <b>\$385,996</b>                 | <b>\$386,004</b>        | <b>\$7</b>   |
| <b><u>EXPENDITURES:</u></b>           |                   |                                  |                         |              |
| INTEREST - 12/15                      | \$162,406         | \$162,406                        | \$162,406               | \$0          |
| PRINCIPAL - 12/15                     | \$165,000         | \$165,000                        | \$165,000               | \$0          |
| INTEREST - 6/15                       | \$159,828         | \$0                              | \$0                     | \$0          |
| TRANSFER OUT                          | \$0               | \$0                              | \$3                     | (\$3)        |
| <b>TOTAL EXPENDITURES</b>             | <b>\$487,234</b>  | <b>\$327,406</b>                 | <b>\$327,409</b>        | <b>(\$3)</b> |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>\$4,097</b>    |                                  | <b>\$58,594</b>         |              |
| <b>FUND BALANCE - Beginning</b>       | <b>\$336,397</b>  |                                  | <b>\$584,297</b>        |              |
| <b>FUND BALANCE - Ending</b>          | <b>\$340,494</b>  |                                  | <b>\$642,892</b>        |              |

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending December 31, 2021

|                                       | ADOPTED<br>BUDGET | PRORATED BUDGET<br>THRU 12/31/21 | ACTUAL<br>THRU 12/31/21 | VARIANCE   |
|---------------------------------------|-------------------|----------------------------------|-------------------------|------------|
| <b><u>REVENUES:</u></b>               |                   |                                  |                         |            |
| TRANSFER IN                           | \$0               | \$0                              | \$3                     | \$3        |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$0</b>                       | <b>\$3</b>              | <b>\$3</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>\$3</b>              |            |
| <b>FUND BALANCE - Beginning</b>       | <b>\$0</b>        |                                  | <b>\$21</b>             |            |
| <b>FUND BALANCE - Ending</b>          | <b>\$0</b>        |                                  | <b>\$24</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               | \$9,017          | \$240,614        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$249,631        |
| DEVELOPER CONTRIBUTIONS               | \$0               | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| <b>TOTAL REVENUES</b>                 | <b>\$0</b>        | <b>\$9,017</b>   | <b>\$240,614</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$249,631</b> |
| <b>EXPENDITURES:</b>                  |                   |                  |                  |            |            |            |            |            |            |            |            |            |                  |
| <b>ADMINISTRATIVE:</b>                |                   |                  |                  |            |            |            |            |            |            |            |            |            |                  |
| SUPERVISOR FEES                       | \$600             | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$600            |
| FICA EXPENSE                          | \$46              | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$46             |
| ENGINEERING                           | \$410             | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$410            |
| ATTORNEY                              | \$2,130           | \$264            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,394          |
| DISSEMINATION                         | \$292             | \$292            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$584            |
| ARBITRAGE                             | \$0               | \$450            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$450            |
| ANNUAL AUDIT                          | \$0               | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| TRUSTEE FEES                          | \$0               | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| ASSESSMENT ADMINISTRATION             | \$5,000           | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,000          |
| MANAGEMENT FEES                       | \$2,917           | \$2,917          | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,834          |
| INFORMATION TECHNOLOGY                | \$88              | \$88             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$176            |
| WEBSITE MAINTENANCE                   | \$50              | \$50             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$100            |
| TELEPHONE                             | \$0               | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| POSTAGE                               | \$4               | \$4              | \$2              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$10             |
| INSURANCE                             | \$5,435           | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$5,435          |
| PRINTING & BINDING                    | \$59              | \$27             | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$86             |
| LEGAL ADVERTISING                     | \$735             | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$735            |
| OTHER CURRENT CHARGES                 | \$38              | \$38             | \$41             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$117            |
| 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            |
| <b>FIELD:</b>                         |                   |                  |                  |            |            |            |            |            |            |            |            |            |                  |
| FIELD SERVICES                        | \$1,250           | \$1,250          | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,500          |
| PROPERTY INSURANCE                    | \$2,392           | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$2,392          |
| ELECTRIC                              | \$32              | \$22             | \$39             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$93             |
| STREETLIGHTS                          | \$3,528           | \$3,649          | \$4,452          | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$11,630         |
| WATER & SEWER                         | \$39              | \$361            | \$30             | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$430            |
| LANDSCAPE MAINTENANCE                 | \$3,944           | \$3,944          | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$7,888          |
| LANDSCAPE CONTINGENCY                 | \$0               | \$0              | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0              |
| LAKE MAINTENANCE                      | \$595             | \$595            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$1,190          |
| DOGEGE STATION MAINTENANCE            | \$250             | \$250            | \$0              | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$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              |
| WALLS, ENTRY & MONUMENTS              | \$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>\$30,008</b>   | <b>\$13,750</b>  | <b>\$14,339</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$58,157</b>  |
| <b>EXCESS REVENUES (EXPENDITURES)</b> | <b>(\$30,008)</b> | <b>(\$4,733)</b> | <b>\$226,274</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$191,474</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 (21)* | General Fund Portion (22) | Over and (short) Balance Due |
|--------------------|---------------|-----------------------|--------------|-----------------------|----------------------------|---------------------------|------------------------------|
| 3                  | 9/19/21       | 10/15/21              | \$ 3,417.62  | \$ 3,417.62           | \$ 3,417.62                | \$ -                      | \$ -                         |
| Due from Developer |               |                       |              | \$ 3,417.62           | \$ 3,417.62                | \$ -                      | \$ -                         |

**Total Developer Contributions FY22**

\$ -

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

| <b>SERIES 2019, SPECIAL ASSESSMENT BONDS<br/>(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 - 12/15/20   | (\$160,000)                        |
| <b>CURRENT BONDS OUTSTANDING</b>   | <b>\$8,285,000</b>                 |





# SECTION 3

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

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

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**Rebate Report to the Computation Date**  
**December 16, 2022**  
**Reflecting Activity To**  
**November 30, 2021**



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# AMTEC

American Municipal Tax-Exempt Compliance

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December 29, 2021

Storey Creek Community Development District  
c/o Ms. Teresa Viscarra  
Governmental Management Services-CF, LLC  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771

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

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Storey Creek Community Development District (the "District")

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

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

We have scheduled our next Report as of December 16, 2022, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Caitlyn C. McGovern  
Analyst

## SUMMARY OF REBATE COMPUTATIONS

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

For the December 16, 2022 Computation Date  
Reflecting Activity from December 16, 2019 through November 30, 2021

| Fund<br>Description             | Taxable<br>Inv Yield | Net<br>Income     | Rebatable<br>Arbitrage |
|---------------------------------|----------------------|-------------------|------------------------|
| Acquisition & Construction Fund | 0.302348%            | 3,258.82          | (45,127.96)            |
| Debt Service Reserve Fund       | 0.022412%            | 107.65            | (20,872.32)            |
| Costs of Issuance Account       | 0.083470%            | 3.50              | (184.98)               |
| <b>Totals</b>                   | <b>0.215810%</b>     | <b>\$3,369.97</b> | <b>\$(66,185.26)</b>   |
| <b>Bond Yield</b>               | <b>4.067639%</b>     |                   |                        |
| Rebate Computation Credit       |                      |                   | (1,907.61)             |
| <b>Net Rebatable Arbitrage</b>  |                      |                   | <b>\$(68,092.87)</b>   |

**Based upon our computations, no rebate liability exists.**

## **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

### **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 16, 2019, the date of the closing, to November 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2019 and November 30, 2021, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

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

### **DEFINITIONS**

#### **7. Computation Date**

December 16, 2022.

**8. Computation Period**

The period beginning on December 16, 2019, the date of the closing, and ending on November 30, 2021.

**9. Bond Year**

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

**10. Bond Yield**

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

**11. Taxable Investment Yield**

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

**12. Issue Price**

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

**13. Rebtable Arbitrage**

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

**14. Funds and Accounts**

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

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



## **METHODOLOGY**

### **Bond Yield**

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

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of November 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2022. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2022, is the Rebateable Arbitrage.

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

|                         |  |
|-------------------------|--|
| <b>Sources of Funds</b> |  |
|-------------------------|--|

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

|                      |  |
|----------------------|--|
| <b>Uses of Funds</b> |  |
|----------------------|--|

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

## PROOF OF ARBITRAGE YIELD

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

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

## PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

## BOND DEBT SERVICE

\$8,445,000

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

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

BOND DEBT SERVICE

\$8,445,000

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

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

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(4.067639%) |
|----------|-------------|------------------------|--|
| 12/16/19 | Beg Bal     | -7,777,283.12          | -8,775,922.36                                  |
| 01/03/20 |             | -16.15                 | -18.19   |
| 01/07/20 |             | 4,457,818.70           | 5,018,421.27                                   |
| 02/04/20 |             | -31.21                 | -35.03   |
| 02/27/20 |             | 2,600,582.31           | 2,911,296.16                                   |
| 03/02/20 |             | 2,035.00               | 2,276.87                                       |
| 03/03/20 |             | -25.84                 | -28.91   |
| 03/04/20 |             | 1,850.00               | 2,069.41                                       |
| 04/02/20 |             | -11.65                 | -12.99   |
| 05/04/20 |             | -2.01                  | -2.23  |
| 05/15/20 |             | 1,850.00               | 2,053.04                                       |
| 05/15/20 |             | 2,000.00               | 2,219.51                                       |
| 05/19/20 |             | 714,289.27             | 792,330.67                                     |
| 05/19/20 |             | 200.00                 | 221.85   |
| 06/02/20 |             | -2.08                  | -2.30  |
| 07/01/20 |             | -1.21                  | -1.34  |
| 08/04/20 |             | -1.14                  | -1.25  |
| 09/02/20 |             | -1.04                  | -1.14  |
| 10/02/20 |             | -1.01                  | -1.10  |
| 11/03/20 |             | -1.04                  | -1.13  |
| 12/02/20 |             | -1.01                  | -1.10  |
| 01/05/21 |             | -1.04                  | -1.12  |
| 02/02/21 |             | -1.04                  | -1.12  |
| 03/02/21 |             | -0.94                  | -1.01  |
| 04/02/21 |             | -1.04                  | -1.11  |
| 05/04/21 |             | -1.01                  | -1.08  |
| 06/02/21 |             | -1.04                  | -1.11  |
| 07/02/21 |             | -1.01                  | -1.07  |
| 08/03/21 |             | -1.04                  | -1.10  |
| 09/02/21 |             | -1.04                  | -1.10  |
| 10/04/21 |             | -1.01                  | -1.06  |
| 11/02/21 |             | -1.04                  | -1.09  |
| 11/30/21 | MMkt Bal    | 23.30                  | 24.30  |
| -----    |             |                        |  |
| 12/16/22 | TOTALS:     | 3,258.82               | -45,127.96                                     |
| -----    |             |                        |  |

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -45,127.96  
 COMP DATE: 12/16/22 NET INCOME: 3,258.82  
 BOND YIELD: 4.067639% TAX INV YIELD: 0.302348%

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(4.067639%) |
|----------|-------------|------------------------|--|
| 12/16/19 | Beg Bal     | -245,665.63            | -277,210.24                                    |
| 01/03/20 |             | 16.15                  | 18.19  |
| 02/04/20 |             | 31.21                  | 35.03  |
| 03/03/20 |             | 25.84                  | 28.91  |
| 04/02/20 |             | 11.65                  | 12.99  |
| 05/04/20 |             | 2.01                   | 2.23   |
| 06/02/20 |             | 2.08                   | 2.30   |
| 07/02/20 |             | 1.21                   | 1.34   |
| 08/04/20 |             | 1.14                   | 1.25   |
| 09/02/20 |             | 1.04                   | 1.14   |
| 10/02/20 |             | 1.01                   | 1.10   |
| 11/03/20 |             | 1.04                   | 1.13   |
| 12/02/20 |             | 1.01                   | 1.10   |
| 01/05/21 |             | 1.04                   | 1.12   |
| 02/02/21 |             | 1.04                   | 1.12   |
| 03/02/21 |             | 0.94                   | 1.01   |
| 04/02/21 |             | 1.04                   | 1.11   |
| 05/04/21 |             | 1.01                   | 1.08   |
| 06/02/21 |             | 1.04                   | 1.11   |
| 07/02/21 |             | 1.01                   | 1.07   |
| 08/03/21 |             | 1.04                   | 1.10   |
| 09/02/21 |             | 1.04                   | 1.10   |
| 10/04/21 |             | 1.01                   | 1.06   |
| 11/02/21 |             | 1.04                   | 1.09   |
| 11/30/21 | MMkt Bal    | 245,665.63             | 256,218.18                                     |
| 11/30/21 | MMkt Acc    | 1.01                   | 1.05   |
| -----    |             |                        |  |
| 12/16/22 | TOTALS:     | 107.65                 | -20,872.32                                     |
| -----    |             |                        |  |

ISSUE DATE: 12/16/19      REBATABLE ARBITRAGE: -20,872.32  
 COMP DATE: 12/16/22      NET INCOME: 107.65  
 BOND YIELD: 4.067639%      TAX INV YIELD: 0.022412%



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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(4.067639%) |
|----------|-------------|------------------------|--|
| 12/16/20 |             | -1,760.00              | -1,907.61                                      |
| -----    |             |                        |  |
| 12/16/22 | TOTALS:     | -1,760.00              | -1,907.61                                      |
| -----    |             |                        |  |

ISSUE DATE: 12/16/19    REBATABLE ARBITRAGE: -1,907.61  
 COMP DATE: 12/16/22  
 BOND YIELD: 4.067639%