

*Storey Creek Community  
Development District*

*Agenda*

*April 4, 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

March 28, 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, April 4, 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. Approval of Minutes of the February 7, 2022 Meeting
4. Consideration of Agreement with Greenberg Traurig to Serve as Bond Counsel for the Series 2022 Bonds
5. Consideration of G-17 Disclosure Letter from FMSBonds Related to the Series 2022 Bonds
6. Financing Matters
  - A. Consideration of Supplemental Engineer's Report
  - B. Consideration of Supplemental Assessment Methodology Report
  - C. Consideration of Resolution 2022-05 Bond Delegation Resolution
7. Consideration of Resolution 2022-06 Approving Conveyance of Real Property - Tracts 741 and 749 in Phase 2B to Lennar Homes, LLC
8. Consideration of Resolution 2022-07 Approving the Fiscal Year 2023 Budget and Setting a Public Hearing
9. Consideration of Resolution 2022-08 Authorizing Use of Electronic Documents and Signatures
10. Discussion of Pending Plat Conveyances
11. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Registers
    - ii. Balance Sheet and Income Statement
12. Other Business
13. Supervisor's Requests
14. Adjournment

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

The third order of business is the approval of the minutes of the February 7, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with Greenberg Traurig to serve as Bond Counsel for the Series 2022 bond issue. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of G-17 Disclosure letter from FMSBonds related to the Series 2022 bonds. A copy of the letter is enclosed for your review.

The sixth order of business is the Financing Matters. Section A is the consideration of the supplemental Engineer's Report and Section B is the consideration of the supplemental Assessment Methodology Report. Both reports are enclosed for your review. Section C is the consideration of Resolution 2022-05 Bond Delegation Resolution for the Series 2022 (Assessment Area Two Project) bond issue. A copy of the Resolution is enclosed for your review. The supporting exhibits to the Resolution will be available at the meeting for reference.

The seventh order of business is the consideration of Resolution 2022-06 approving the conveyance of real property to Lennar Homes. A copy of the Resolution and supporting exhibits is enclosed for your review.

The eighth order of business is the consideration of Resolution 2022-07 approving the Fiscal Year 2023 budget and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The ninth order of business is the consideration of Resolution 2022-08 authorizing the use of electronic documents and signatures. A copy of the Resolution is enclosed for your review.

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

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

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

Sincerely,

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, February 7, 2022 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 <i>by phone</i>	Vice Chairman
Ashley Baksh	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order, called the roll, and three Supervisors were present constituting a quorum. One Supervisor participated by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Walker (1951 Eccentric Trail) commented on the responsibilities of the CDD Board and the roadways and mailbox lighting placement. It was noted this was HOA property and a request has been made for pole lighting. He also asked about completion timeline of the walking trail around the pond. Mr. Register replied they are currently soliciting bids for a bridge to cross the creek and there are some permitting issues.

Ms. Wright commented near the basketball courts there was a broken sprinkler head. It was noted this would be checked out.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Mr. Flint noted that last November there was a landowner election and he needed to submit the oaths of office to Mr. Register and Ms. Baksh. He added because Mr. Register was not in attendance, he could participate in the meeting, but not vote. He administered the Oath to Ms. Baksh.

**B. Consideration of Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint presented the results of the Landowner's election with Mr. Register receiving 200 votes, Ms. Baksh 200 votes and Mr. Catanzariti receiving 175 votes. He explained that Mr. Register and Ms. Baksh would serve 4-year terms and Mr. Catanzariti will serve a 2-year term.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-01 Canvassing and Certifying the Results of the Landowner Election, was approved.

**C. Electing Officers**

Mr. Flint noted it was required by the Board to consider officers after each election.

**D. Consideration of Resolution 2022-02 Electing Officers**

Mr. Flint asked if the Board would like to take each seat or handle in one motion. Mr. Flint noted currently the officers were Mr. Morgan serving as Chairman, Mr. Register as Vice Chairman, and the remaining Supervisors, Ms. Baksh, Mr. Bonin, and Mr. Catanzariti as Assistant Secretaries. He added that Mr. Flint is the Secretary, Ms. Burns is Treasurer, and Ms. Viscarra is Assistant Treasurer. The motion was made to keep the officers as they are currently.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-02 Electing Officers with Mr. Morgan as Chairman, Mr. Register as Vice Chairman, Ms. Baksh, Mr. Bonin, & Mr. Catanzariti as Assistant Secretaries, Mr. Flint as Secretary, Ms. Burns as Treasurer and Ms. Viscarra as Assistant Treasurer, was approved.

Mr. Flint explained to residents the process of how the Board Supervisors are elected and how officers are appointed. He noted the District was established in 2019 and after 6 years in 2025 and once there are 250 registered voters in the District 2 of the 5 seats are elected in the general election process. All are currently landowner elected. He added this is outlined in the Florida statutes Chapter 190.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 4, 2021 Meeting and the Acceptance of the November 2, 2021 Landowner Meeting**

Mr. Flint presented the minutes of the October 4, 2021 meeting and the November 2, 2021 Landowners’ meeting. He asked for any comments, corrections, or changes. The Board had no changes. He noted that the minutes are on the CDD website.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Minutes of the October 4, 2021 Meeting and the Minutes of the November 2, 2021 Landowners’ Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Mr. Flint reviewed the Data Sharing and Usage Agreement with the Osceola County Property Appraiser which will allow the District to use the tax bill as the CDD collections method. He stated that he had executed this on behalf of the Board and was asking for ratification.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03 Authorizing Execution of Public Depositor’s Report**

Mr. Flint reviewed Resolution 2022-03 which will add the Assistant Treasurer as one of the individuals that can execute the Public Depositor’s report.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-03 Authorizing Execution of Public Depositor’s Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04 Approving the Conveyance of Real Property and Improvements**

Ms. Trucco reviewed Resolution 2022-04. She noted this relates to the conveyance of a lift station tract in Phase 2B of the property from Lennar to the District and from the District to the Tohopekaliga Water Authority. She reviewed all the documents including the Bill of Sale and tax agreement. She noted all the exhibits were attached in the agenda package.



On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-04 Approving the Conveyance of Real Property and Improvements, was approved.

**EIGHTH ORDER OF BUSINESS** **Discussion of Pending Plat Conveyances**

Mr. Flint noted this was an agenda item for discussion. Mr. Boyd stated that there were no conveyances at this time. He did expect a number of them in a few months. There was no action taken for this item.

**NINTH ORDER OF BUSINESS** **Ratification of Landscape Maintenance Addenda with Frank Polly Sod & Landscape – Added**

Mr. Scheerer explained they had been through the property and found that several tracts needed to be added to the landscape agreement so they could be maintained. He added these four addenda would take them to build out. Mr. Register noted the budget funds were available for this addition.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Landscape Maintenance Addenda with Frank Polly Sod & Landscape, was ratified.

**TENTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

**i. Presentation of Memorandum Regarding Statutory Requirement**

Ms. Trucco explained the memorandum on the new law requiring the stormwater needs analysis that was due June 30, 2022.

**B. Engineer**

**i. Consideration of Proposal for Preparation of Stormwater Management System Report**

Mr. Boyd presented the proposal for the stormwater analysis report. He added this would start in March and the Board had time for further review if they needed to delay approval. He noted it would be about 45 hours to prepare the report and asked for a not to exceed hourly.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Proposal for Preparation of Stormwater Management System Report, was approved.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from September 27, 2021 through October 25, 2021 which includes the General Fund and the Board payroll for \$18,578.86. He noted the detailed register is behind the summary. He clarified for Mr. Morgan these were typical operating expenses. Mr. Flint reviewed the second check register from October 25, 2021 through January 31, 2022 for \$439,939.59 and that included the Debt Service Revenue that was received from the tax collector that will be submitted to the Trustee to pay Debt Service. The Board had no further questions.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through December 31<sup>st</sup>. There was no action required by the Board and Mr. Flint offered to answer any questions. He added this was posted on the District’s website.

**iii. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint stated the IRS required the District to demonstrate they were not earning more interest than they were paying. This report is for the Series 2019 bonds for the Assessment Area 1 project and was prepared by Amtec. He added there was a negative debatable arbitrage of \$68,092.87 and there were no arbitrage issues.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Ms. Baksh, 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

## SECTION IV



STEPHEN D. SANFORD, ESQ.  
WEST PALM BEACH OFFICE  
DIRECT DIAL: 561-248-5303  
E-MAIL: sanfords@gtlaw.com

February 14, 2022

Board of Supervisors of  
Storey Creek Community Development District  
c/o Governmental Management Services - Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801  
Attention: George Flint

**Re: Storey Creek Community Development District Special Assessment  
Bonds, Series 2022**

Dear Mr. Chairman and Board Members:

Greenberg Traurig, P.A. would be pleased to serve as Bond Counsel to the Storey Creek Community Development District (the "District") in connection with the above-referenced proposed special assessment bond issue (the "Bonds") to be issued to finance certain public infrastructure improvements (herein, the "Project") and the costs of issuance of the Bonds.

We would propose to perform all of the services customarily performed by bond counsel, including necessary tax analysis in connection with the issuance of the above-referenced Bonds under a master trust indenture and one or more supplemental trust indentures (which we shall prepare), the preparation of all bond resolutions, the drafting of all closing papers, the delivery of our tax opinion to the investors, providing assistance in the preparation of a preliminary and final limited offering memorandum and the validation of the Bonds. For our services, we would propose a legal fee of \$55,000 per issue. We would like to point out that our Firm will provide an unqualified tax opinion subject to additional tax diligence in light of the Villages TAM. We would also assist District Counsel in the validation of the Bonds. In addition, we would review all required assessment proceedings prepared by District Counsel on the District Manager.

We will also seek reimbursement of our reasonable documented expenses; such fees and expenses payable at, and contingent upon, the closing of the Bond issue (other than our expenses which are not contingent on the closing of the Bonds). Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Bonds, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fees assume that the requirements of Circular 230 will not be applicable to the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors.

If for any reason the District is unable to complete its financing or shall abandon issuing the Bonds utilizing special assessment bonds to finance the costs of the Project, our proposed bond counsel fee would be payable in the amount described below on or before the close of calendar year 2021. Such amount due would be equal to our normal hourly rates, discounted by 10%, plus our reasonable documented out-of-pocket expenses. In all cases, if we were to be paid under such formula, our total fee for services provided as bond counsel would not exceed \$55,000 per issue. We presume that under that scenario, where there are no bond proceeds available to pay our fees, payment would be made from general fund moneys of the District or moneys provided by the primary landowner/developer.

If our fee quote is acceptable to you, please indicate by signing below and return the same to me.

If you have any questions, please feel free to give me a call. We look forward to the opportunity to work with you on this financing.

Very truly yours,

GREENBERG TRAUERIG, P.A.

Handwritten signature of Stephen D. Sanford in cursive script, followed by the initials "SS" at the end.

Stephen D. Sanford, Shareholder

Agreed and Accepted:

STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT

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

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

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

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

## SECTION V



March 29, 2022

Storey Creek Community Development District  
c/o GMS – Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Mr. George Flint

Re: Storey Creek CDD, Series 2022 Bonds

Dear Mr. Flint:

We are writing to provide you, as the Storey Creek Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)<sup>1</sup> (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).



- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

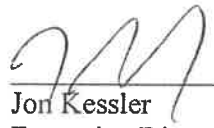
accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By:   
Name: Jon Kessler  
Title: Executive Director

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

# SECTION VI

# SECTION A

**ENGINEER'S REPORT  
FOR  
STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**July 30, 2019  
Revised October 15, 2019  
Revised February 28, 2022**

**District Engineer:**

**Steven N. Boyd, P. E.  
Boyd Civil Engineering, Inc.  
6816 Hanging Moss Road  
Orlando, FL 32807**

**District Manager and Assessment Consultant:**

**Governmental Management Services – Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801**

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## EXHIBITS

Exhibit 1 – Location Map

Exhibit 2 – District Boundary

Exhibit 3 – Legal Description of the District Boundary

Exhibit 4 – Existing Utilities

Exhibit 5 – Osceola County Approval of PSP

Exhibit 6 – Master Development Plan

## **I. INTRODUCTION**

The Storey Creek CDD serves a 389.39 acre residential development that includes a total 1018 detached single family lots. The property is located in the Osceola County between Ham Brown Road and Pleasant Hill Road with Adequate access to existing roadway and utility infrastructure. The property has approved Low Density Residential (LDR) Zoning and an approved Preliminary Subdivision Plan (PSP) for 1018 lots approved by Osceola County. The scope of the development also includes a new Osceola County Framework Road connecting Ham Brown Road with Pleasant Hill Road that includes 1,500 ft. +/- of Off-Site Extension to connect to Pleasant Hill Road.

See Exhibit 1 for a location map.

The CDD will construct the master stormwater, roadway and other required infrastructure for the development. Following completion, the primary roads will be turned over to Osceola County for ownership and maintenance. Water, wastewater, and reclaimed water infrastructure will be constructed by the CDD but will be turned over to Toho Water Authority for ownership and maintenance following completion.

## **II. DISTRICT BOUNDARY AND PROPERTY SERVED**

### **A. Description of Properties Served**

Exhibit 2 shows the approximate District boundary over an aerial photo showing the properties location relative to Ham Brown Rd. and Pleasant Hill Rd. The specific legal description of the property included in the District is included as Exhibit 3.

The project will be developed in three phases broken into three corresponding Assessment Areas 1, 2 and 3 as described in Tables 1 and 2.

Refer to Exhibit 6 for a graphic depiction of the areas shown in Tables 1 and 2.

**Table 1 - Updated February 28 2022**

Land Use	Assesment Area 1 Acres*	Assesment Area 2				Assesment Area 3		
		Phase 5*	Phase 3A	Phase 3B	Total	Phase 4	Phase 6	Total
		Acres	Acres	Acres	Acres	Acres	Acres	Acres
Development Area	127.21	28.33	27.22	24.29	79.85	25.40	31.99	57.39
Open Space and SWM Areas	17.69	7.98	1.71	3.16	12.84	11.62	1.04	12.66
Conservation Area	41.09	20.08	0.00	0.00	20.08	14.77	5.82	20.58
<b>Total</b>	<b>185.99</b>	<b>56.39</b>	<b>28.93</b>	<b>27.45</b>	<b>112.77</b>	<b>51.79</b>	<b>38.84</b>	<b>90.63</b>

\* 0.11 acres moved from AA1 Open Space to AA2- Phase 5 Development Area due to an overlap of the AA1 open space boundary with the platted lots of AA2-Phase 5

Summary of Changes from Original AA1 and AA2 to Current AA1, AA2 and AA3				
ORIGINAL AREAS				
Land Use	AA1	AA2	Total	
Development Area	127.32	132.08	259.40	
Open Space and SWM Areas	17.69	23.91	41.60	
Conservation Area	41.09	47.30	88.39	
<b>Total</b>	<b>186.10</b>	<b>203.29</b>	<b>389.39</b>	
UPDATED AREAS				
Land Use	AA1	AA2	AA3	Total
Development Area	127.21	79.85	57.39	264.45
Open Space and SWM Areas	17.69	12.84	12.66	43.19
Conservation Area	41.09	20.08	20.58	81.75
<b>Total</b>	<b>185.99</b>	<b>112.77</b>	<b>90.63</b>	<b>389.39</b>

**Table 2 - Updated February 28 2022**

Land Use	Assesment Area 1 Lots	Assesment Area 2				Assesment Area 3			Total Lots
		Phase 5	Phase 3A	Phase 3B	Total	Phase 4	Phase 6	Total	
		Lots	Lots	Lots	Lots	Lots	Lots	Lots	
40 ft. Single Family	126	38		34	72	52	107	159	357
50 ft. Single Family	264	91		61	152	62	77	139	555
60 ft. Single Family( or larger)	31		107		107			0	138
<b>Total</b>	<b>421</b>	<b>129</b>	<b>107</b>	<b>95</b>	<b>331</b>	<b>114</b>	<b>184</b>	<b>298</b>	<b>1050</b>

Construction platting of the infrastructure and lots within Assessment Area 1, which includes Phase 1, Phase 2A, Phase 2B-1 and Phase 2B-1 as shown on Exhibit 6 was completed in 2021.

Construction of the on-site portion of the Storey Creek Blvd. and master infrastructure associated with the Blvd construction was completed in 2021. Construction of the off-site extension of Storey Creek Blvd. is scheduled to begin by the end of the 1<sup>st</sup> quarter of 2022 and be completed by the end of 2022.

Construction of the residential lots within Assessment Area 2 began in the 4<sup>th</sup> quarter of 2021 and is scheduled to be completed by the end of 2022.

Construction of the residential lots within Assessment Area 2 is scheduled to begin in the 3<sup>rd</sup> quarter of 2022 and be completed by the end of the second quarter of 2023.



**B. Existing Infrastructure**

The Toho Water Authority has existing main lines adjacent to the property that will provide water, wastewater and reclaimed water service to the CDD.

Electric power will be provided by Kissimmee Utility Authority, which has existing distribution lines along the Ham Brown Road and Pleasant Hill Road.

Access to the property is provided by direct access to Ham Brown Road and access to Pleasant Hill Road via the proposed Storey Creek Blvd. which is included as an off-site roadway extension to be constructed by the CDD.

### III. PROPOSED DISTRICT MASTER INFRASTRUCTURE

#### A. Summary of the Proposed Storey Creek CDD Infrastructure

The Storey Creek CDD master infrastructure will generally consist of the following:

- Master Roadways System, including Storey Creek Boulevard
- Water Distribution System
- Reclaimed water distribution system.
- Wastewater Collection System: Wastewater Gravity Lines, Force mains and Lift Stations
- Electrical Distribution System
- Landscaping/Hardscape/Signage
- Recreation Facilities: Parks and Related District Amenities
- Conservation areas
- Stormwater Management System

#### B. Roadways

Roadways within the Storey Creek CDD include the internal roadways within certain development parcels, roadways throughout the CDD, and additional shared infrastructure roadways as described in the following paragraphs.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside development roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

The project also includes the Construction of Storey Creek Blvd. which is a two lane divided Boulevard that will connect Ham Brown Road to Pleasant Hill Road and will serve as the roadway and utility infrastructure spine for the community.

#### C. Water, Wastewater and Electrical Infrastructure

This infrastructure consists of on-site potable water mains, wastewater gravity mains and force mains, lift stations, effluent reuse irrigation mains and the undergrounding of electrical conduit. These facilities are constructed in accordance with the County's Land Development Regulations, the Toho Water Authority (water and wastewater provider), and the Florida Department of Environmental Protection.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual development parcels. The system design provides for the necessary fire flows based on specific land uses throughout the Storey Creek CDD.

The wastewater infrastructure includes gravity lines, force mains, lift stations and stub out to individual development parcels.

All water and wastewater infrastructure will be constructed by the Storey Creek CDD, and subsequently dedicated to Toho Water Authority for perpetual operation and maintenance.

The electrical power utility provider will be responsible for the installation of electrical cable, switches and transformers and street lighting.

**D. Stormwater Management Facilities**

A master stormwater system will be constructed to meet the standards of Osceola County and the South Florida Water Management District. The master drainage system will consist of eleven primary master stormwater ponds that will discharge to the natural wetland systems adjacent to and south of the property.

**E. Landscaping/Hardscape**

Landscaping/hardscape will be provided at development entrances, along collector roadways, and within common parcels.

**F. Opinion of Probable Construction Costs**

Table 3 provides the estimated costs of the master infrastructure for the Storey Creek CDD.

**Table 3. Opinion of Probable Costs to Provide the District Infrastructure (Feb. 28 2022)**

<b>On- Site Infrastructure Element</b>	<b>Assessment Area 1</b>	<b>Assessment Area 2</b>	<b>Assessment Area 3</b>	<b>Assesment Areas 2 and 3 Total</b>	<b>Grand Total</b>
Erosion Control and Site Prep	\$ 717,991	\$ 564,501	\$ 508,222	\$ 1,072,723	\$ 1,790,715
Earthwork and Grading	\$ 2,427,484	\$ 1,908,544	\$ 1,718,266	\$ 3,626,810	\$ 6,054,294
Stormwater Drainage System	\$ 2,299,330	\$ 1,807,787	\$ 1,627,554	\$ 3,435,341	\$ 5,734,672
East- West Boulevard (On Site Portion)*	\$ 1,029,962	\$ 809,780	\$ 729,047	\$ 1,538,827	\$ 2,568,789
Subdivision Streets	\$ 2,764,286	\$ 2,173,346	\$ 1,956,668	\$ 4,130,014	\$ 6,894,300
Sanitary Sewer System	\$ 1,777,411	\$ 1,397,442	\$ 1,258,120	\$ 2,655,562	\$ 4,432,973
Lift Stations	\$ 391,658	\$ 500,000		\$ 500,000	\$ 891,658
Potable Water System	\$ 1,237,929	\$ 973,288	\$ 876,254	\$ 1,849,542	\$ 3,087,471
Reuse Water System	\$ 770,771	\$ 605,998	\$ 545,581	\$ 1,151,580	\$ 1,922,351
Public Area Landscaping	\$ 210,500	\$ 165,500	\$ 149,000	\$ 314,500	\$ 525,000
Electrical Infrastructure	\$ 168,400	\$ 132,400	\$ 119,200	\$ 251,600	\$ 420,000
<b>Total</b>	<b>\$ 13,795,722</b>	<b>\$ 11,038,587</b>	<b>\$ 9,487,913</b>	<b>\$ 20,526,500</b>	<b>\$ 34,322,222</b>

<b>Off-Site Extension of Storey Creek Blvd.</b>	<b>Assessment Area 1 (Updated)</b>	<b>Assessment Area 2</b>	<b>Assessment Area 3</b>	<b>Assesment Areas 2 and 3 Total</b>	<b>Revised Grand Total Feb 25 2022</b>
<b>Proportionate Share(Based on Lots)</b>	<b>40.10%</b>	<b>31.52%</b>	<b>28.38%</b>	<b>59.90%</b>	<b>100%</b>
Ham Brown Road Intersection	\$ 60,143	\$ 47,286	\$ 42,571	\$ 89,857	\$ 150,000
Pleasant Hill Road Intersection	\$ 60,143	\$ 47,286	\$ 42,571	\$ 89,857	\$ 150,000
Earthwork	\$ 467,825	\$ 367,815	\$ 331,145	\$ 698,960	\$ 1,166,785
Paving	\$ 414,758	\$ 326,092	\$ 293,582	\$ 619,674	\$ 1,034,432
Potable Water System	\$ 78,186	\$ 61,471	\$ 55,343	\$ 116,814	\$ 195,000
Reuse Water System	\$ 52,124	\$ 40,981	\$ 36,895	\$ 77,876	\$ 130,000
Sewer Force Main Extension to Pleasant Hill Road <sup>1</sup>	\$ 109,142	\$ 85,810	\$ 77,255	\$ 163,064	\$ 272,206
Electrical Infrastructure	\$ 20,048	\$ 15,762	\$ 14,190	\$ 29,952	\$ 50,000
<b>Total</b>	<b>\$ 1,262,368</b>	<b>\$ 992,503</b>	<b>\$ 893,553</b>	<b>\$ 1,886,056</b>	<b>\$ 3,148,423</b>

<b>Professional, Mitigation and Inspection Fees</b>	<b>Assessment Area 1 (Updated)</b>	<b>Assessment Area 2</b>	<b>Assessment Area 3</b>	<b>Assesment Areas 2 and 3 Total</b>	<b>Revised Grand Total Feb 25 2022</b>
Environmental Mitigation	\$ 627,088	\$ 375,449		\$ 563,912	\$ 1,191,000
Construction Inspection Fees	\$ 367,672	\$ 300,777	\$ 259,537	\$ 560,314	\$ 927,986
Professional Fees	\$ 1,029,483	\$ 712,977	\$ 712,977	\$ 1,425,953	\$ 2,455,436
<b>Total</b>	<b>\$ 2,024,243</b>	<b>\$ 1,389,202</b>	<b>\$ 972,513</b>	<b>\$ 2,550,179</b>	<b>\$ 4,574,422</b>

<b>Combined Totals</b>	<b>\$ 17,082,333</b>	<b>\$ 13,420,292</b>	<b>\$ 11,353,979</b>	<b>\$ 24,962,735</b>	<b>\$ 42,045,067</b>
------------------------	----------------------	----------------------	----------------------	----------------------	----------------------

**Feb. 28, 2022 Revisions:**

1. Moved Sanitary Sewer Force Main Costs to Shared Costs Table along with other off site shared costs
2. Broke Prior Assessment Area 2 into Assesment Areas 2 and 3
3. Overall Cost for the Off-Site Extension of Storey Creek Blvd was updated reulting in changes to Shared Costs
4. Total Lots increased from 1018 to 1050
5. Updated lot total resulted in changes to % of Shared Cost between Assessment Areas / Phases

#### IV. ENTITLEMENTS AND PERMIT STATUS

The Osceola County Comprehensive Plan provides a Future Land Use Designation of “Low Density Residential” (LDR) for the property which is consistent with the proposed use of the property. The property was rezoned from Agricultural Use “Low Density Residential” (LDR) zoning on August 19, 2015, consistent with the Future Land Use Designation.

##### **Construction Permitting:**

The following approvals and permits have been issued for the overall development:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Waste-water and effluent reuse)

All site construction permits were previously issued, and construction has been completed for the following phases:

- Storey Creek Blvd (On-Site Portion)
- Ham Brown Road intersection improvements
- Phase 1, 2A, 2B-1 and 2B-2 Residential Phases

Construction permits have been issued and construction is scheduled to begin on the off-site extension of Storey Creek Blvd. by the end of the 1<sup>st</sup> quarter of 2022

Construction permits have been issued and construction is underway on the Phase 5 Residential Phase.

Construction permits are in review and anticipated to be issued early in the 2<sup>nd</sup> quarter of 2022 for Residential Phases 3A and 3B.

Construction Plans will be completed, and construction permit applications will be submitted for Phases 4 and 6 in the second quarter of 2022.

## **EXHIBITS**

Exhibit 1 – Location Map

Exhibit 2 – District Boundary

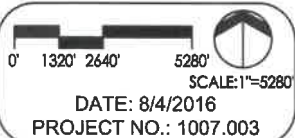
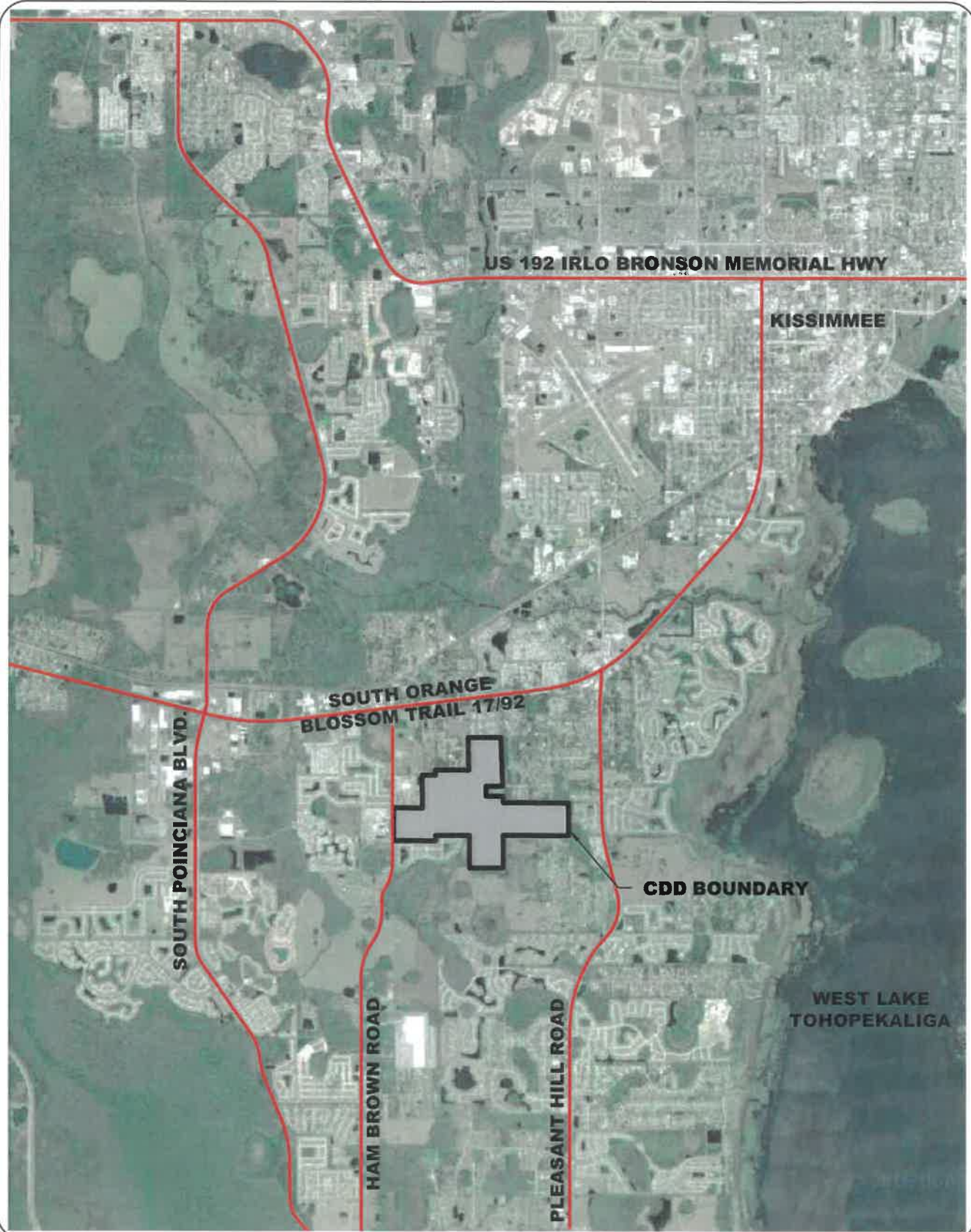
Exhibit 3 – Legal Description of the District Boundary

Exhibit 4 – Existing Utilities

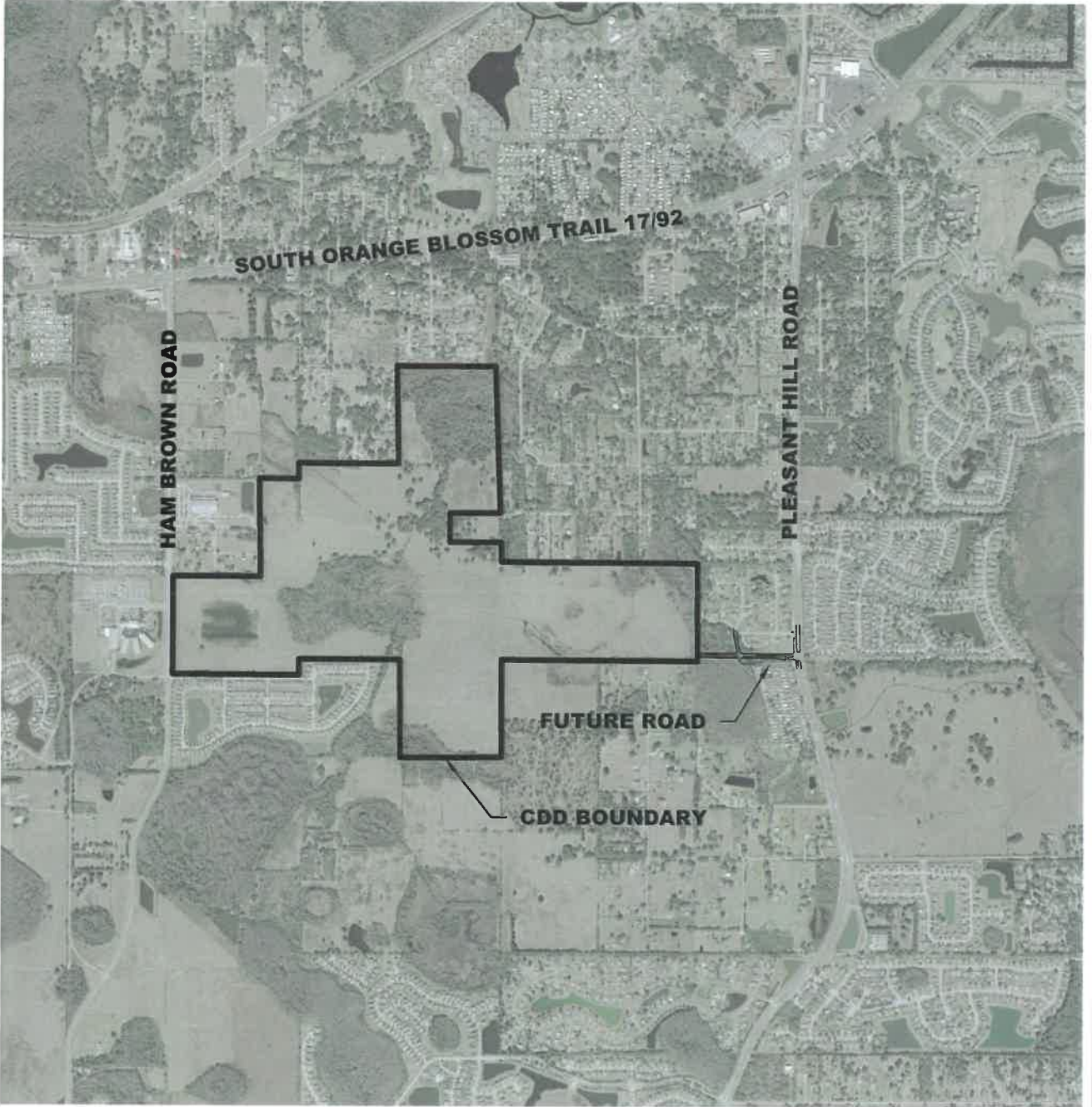
Exhibit 5 – Osceola County Approval of PSP

Exhibit 6 – Master Development Plan

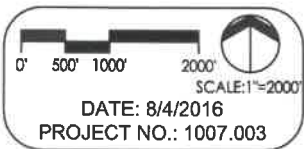
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**STOREY CREEK CDD  
EXHIBIT 1  
LOCATION MAP**



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**STOREY CREEK CDD**  
**EXHIBIT 2**  
**DISTRICT BOUNDARY**

2



## LEGAL DESCRIPTION

### PARCEL NO. 1

ALL OF GOVERNMENT LOT FOUR (4) OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 28 EAST, IN OSCEOLA COUNTY, FLORIDA, EXCEPT THE FOLLOWING TWO TRACTS: (TRACT NO. 1) BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 (GOVERNMENT LOT 4) OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 28 EAST, AND RUN THENCE SOUTH 649 FEET; EAST 1221 FEET; NORTH 649 FEET AND WEST 1221 FEET TO POINT OF BEGINNING. (TRACT NO. 2) ALL OF LOTS G-7, H-8, I-9, K-11, L-12 ACCORDING TO THE OFFICIAL PLAT OF MARY B. MORGAN'S SUBDIVISION OF LOT 4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 28 EAST, RECORDED AMONG THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, IN PLAT BOOK A, PAGE 43.

### PARCEL NO. 2

ALL OF GOVERNMENT LOT 1, IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 28 EAST. ALSO KNOWN AS THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PORTION LYING IN THE RIGHT OF WAY OF SHADOW DRIVE AS DEPICTED ON THE PLAT OF CYPRESS SHADOWS PHASE ONE, AS RECORDED IN PLAT BOOK 8, PAGE 149 AND 150, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND LESS AND EXCEPT: THAT PORTION LYING IN RIGHT OF WAY OF S.R. 535, ACCORDING TO ROAD MAP BOOK 1, PAGE 97, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND LESS AND EXCEPT: THAT PORTION LYING IN RIGHT OF WAY OF S.R. 535, BY VIRTUE OF STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2872, PAGE 306, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND BY VIRTUE OF TRUSTEE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 3254, PAGE 1471, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

### PARCEL NO. 3

THE NE 1/4 OF THE SW 1/4 AND THE S 1/2 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 29 EAST, (LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, ORANGE BLOSSOM ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 40, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN WEST ON A PROJECTION OF THE CENTERLINE OF CITRUS STREET, 202.16 FEET TO THE POINT OF BEGINNING; CONTINUE WEST 477.84 FEET; RUN THENCE SOUTH 395.0 FEET; RUN THENCE EAST 477.84 FEET; RUN THENCE NORTH 395.00 FEET TO THE POINT OF BEGINNING. ALSO LESS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, ORANGE BLOSSOM ACRES, AS RECORDED IN PLAT BOOK 2, PAGE 40, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, RUN WEST ON A PROJECTION OF THE CENTERLINE OF CITRUS STREET, 202.16 FEET; THENCE SOUTH 395.00 FEET; RUN THENCE EAST, 202.16 FEET TO THE WEST LINE OF SAID SUBDIVISION OF ORANGE BLOSSOM ACRES; THENCE NORTH, ALONG THE SAID WEST LINE, 395.0 FEET TO THE POINT OF BEGINNING).

### PARCEL NO. 4

THE EAST 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 29 EAST.

AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA.

CONTAINING 389.39± ACRES

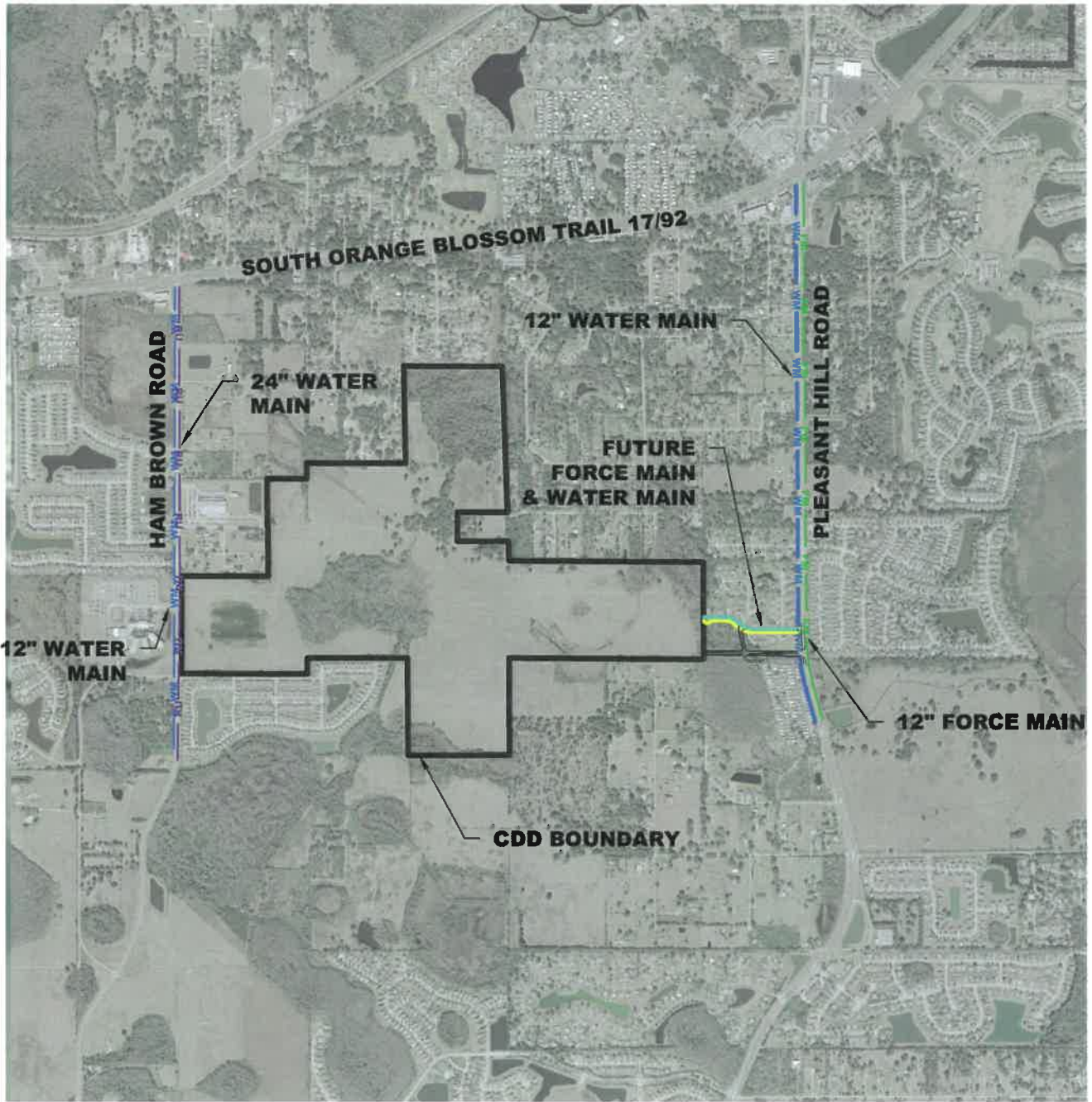
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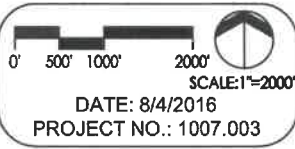
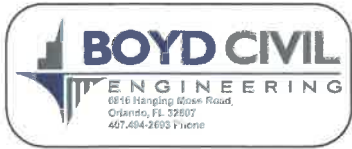
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PROJECT NO.: 1007.003

STOREY CREEK CDD  
EXHIBIT 3  
LEGAL DESCRIPTION

3



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**STOREY CREEK CDD  
 EXHIBIT 4  
 LEGAL DESCRIPTION**

**4**



**DEPARTMENT OF  
COMMUNITY  
DEVELOPMENT**

**Dave Tomek**  
Administrator

**Joe Johnston**  
Deputy Administrator

**Susan Caswell**  
Community Development  
Assistant Administrator

**Robert Deatherage**  
Building Official

**Ken Brown**  
Customer Care Director

**Mahmoud Najda P.E.**  
Development Review  
Director

**Kerry Godwin**  
Planning & Design  
Director

**Don Miers**  
Sports & Event Facilities  
Director

June 2, 2016

Bellevue Trust  
P.O. Box 42185  
Kissimmee FL 32742

**EXHIBIT 5**

**OSCEOLA COUNTY APPROVAL  
OF PRELIMINARY SUBDIVISION  
MASTER PLAN**

**REF: PS16-00001 – Bellevue Trust –A Preliminary Subdivision Plan consisting of 1018 lots and 58 tracts on approximately 391.55 acres within a Low Density Residential (LDR) Zoning district**

This is to inform you that the Preliminary Subdivision Plan (PSP) PS16-00001 was approved by the Osceola County Development Review Committee at their meeting of June 2<sup>nd</sup>, 2016 with the following comments from staff:

1. A right-of-way use agreement must be executed and submitted to the County by the applicant at SDP to enable private entities maintain facilities located within County right-of-way
2. Stormwater tracts will need to be amenitized at SDP to receive recreation credit.

Per the Land Development Code Chapter 2, Article 2.1.1F, this PSP is valid as long as a Site Development Plan application is submitted within twenty four (24) months from the approval of the PSP and the SDP remains valid.

**NOTE:** All written commitments made in the application and subsequent submissions of information made during the application review process, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, Land Development Code or other Development regulations in effect at the time of development.

If I can be of further assistance, please contact me at (407) 742-0247.

Respectfully,

**Richard Keck**  
Development Coordinator

cc: Joe Tramell [joe.tramell@tramellwebb.com](mailto:joe.tramell@tramellwebb.com)  
Steve Boyd P.E. Boyd Civil Engineering, [steve@boydcivil.com](mailto:steve@boydcivil.com)

**Osceola  
County**

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[www.osceola.org](http://www.osceola.org)



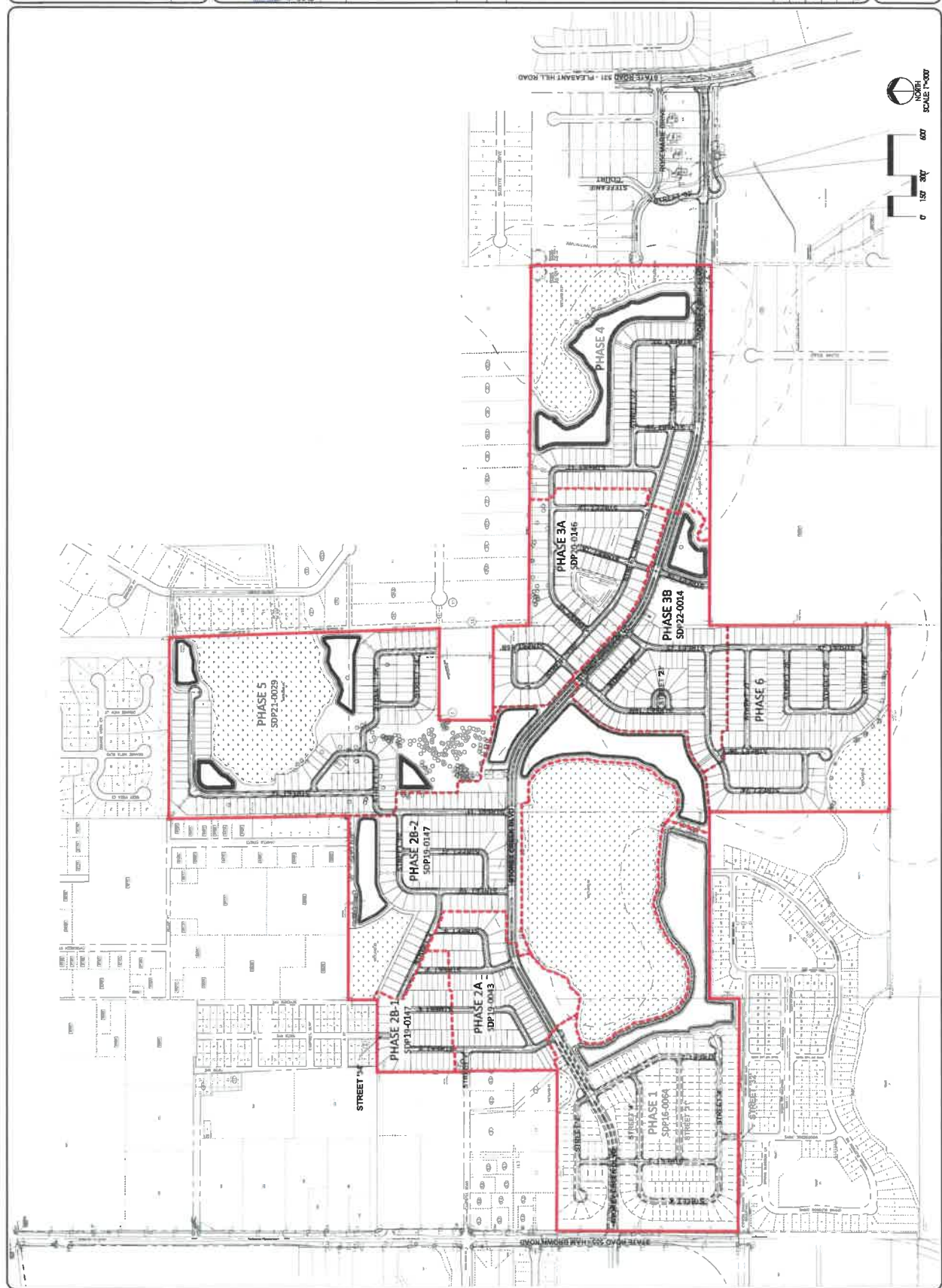
Rev.	Date	Revised By	Description

**STOREY CREEK**  
**EXHIBIT 6**  
**MASTER DEVELOPMENT AND PHASING PLAN**

PREPARED FOR: SHAW HUNTER, LLC  
 ORLANDO, FLORIDA

Date: 2/24/2022  
 Title: STOREY CREEK  
 Scale: AS SHOWN  
 Drawing No.: 1075.000  
 Drawing Title: EXHIBIT 6  
 Checked By: [Signature]  
 Scale: 1"=60'

**SHEET NO. 6**



# SECTION B

**PRELIMINARY SECOND SUPPLEMENTAL  
ASSESSMENT METHODOLOGY  
FOR  
ASSESSMENT AREA TWO**

**STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**DRAFT**

**Date: March 7, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

**GMS**

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GMS-CF, LLC does not represent the Storey Creek Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Storey Creek Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Storey Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District plans to issue \$7,160,000 of tax exempt bonds (the "Bonds") for the purpose of financing certain infrastructure improvements ("Assessment Area Two Capital Improvement Plan" or "AA2 CIP") within Phase 3A, Phase 3B and Phase 5 of the District (collectively "Assessment Area Two") more specifically described in the Engineer's Report dated February 28, 2022, prepared by Boyd Civil Engineering, Inc., as may be amended and supplemented from time to time (the "Engineer's Report").

### **1.1 Purpose**

This Second Supplemental Assessment Methodology (the "Assessment Report") supplements the Master Assessment Methodology dated October 16, 2019 (the "Master Report"). This Assessment Report provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within Assessment Area Two of the District. This Assessment Report allocates the debt to properties within Assessment Area Two based on the special benefits received from the AA2 CIP. This Assessment Report may be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of District issued bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes as amended, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area Two of the District based on this Assessment Report. It is anticipated that upon platting all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, as amended. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 389.39 acres in Osceola County, Florida. The development program for the District's Assessment Area Two currently envisions approximately 331 residential units and comprises approximately 112.77 acres. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.



The public improvements contemplated by the District in the AA2 CIP will provide facilities that benefit the assessable property within Assessment Area Two of the District. Specifically, the District will construct and/or acquire certain offsite improvements including the extension of Storey Creek Blvd, erosion control, earthwork and grading, stormwater management facilities, roadways, sanitary sewer and force main, lift stations, potable water, reuse water landscaping, electrical infrastructure, and environmental mitigation. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the expected public infrastructure improvements to be provided by the District and the costs to implement the AA2 CIP.
2. The District Engineer determines the assessable acres that benefit from the District's AA2 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the AA2 CIP.
4. This amount is initially divided equally among the benefited properties within Assessment Area Two on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Assessment Area Two of the District. The implementation of the AA2 CIP enables properties within the boundaries of Assessment Area Two of the District to be developed. Without the District's AA2 CIP, there would be no infrastructure to support development of land within Assessment Area Two of the District. Without these improvements, development of the property within Assessment Area Two of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two of the District will benefit from the provision of the AA2 CIP. However, these benefits will be incidental for the purpose of the AA2 CIP, which is designed solely to meet the needs of property within Assessment Area Two of the District. Properties outside of the District boundaries and outside of Assessment Area Two do

not depend upon the District's AA2 CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two of the District.

#### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for and constructed.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

#### **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within Assessment Area Two of the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA2 CIP that is necessary to support full development of property within Assessment Area Two of the District will cost approximately \$13,420,292. FMSbonds, Inc. as the District's underwriter (the "Underwriter") has projected that financing costs required to fund a portion of the AA2 CIP, the cost of issuance of the Bonds, and the funding of a debt service reserve account will be \$7,160,000. Without the Capital Improvement Plan, the property within Assessment Area Two of the District would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

The District has issued \$7,160,000 in Bonds to fund the District's a portion of the AA2 CIP, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,160,000 in debt to the properties within Assessment Area Two of the District benefiting from the AA2 CIP.

Table 1 identifies the land uses as identified by the developer within Assessment Area Two of the District. The District Engineer's Report includes estimated construction costs for the AA2 CIP needed to support the development of Assessment Area Two, which construction costs are outlined in Table 2. The improvements needed to support the development of Assessment Area Two are described in detail in the Engineer's Report and are estimated to cost \$13,420,292. Based on the estimated costs,

the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the AA2 CIP and related costs was determined by the Underwriter to total \$7,160,000. Table 3 shows the breakdown of the bond sizing.

## 2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for Assessment Area Two of the District is completed. Until the platting process occurs, the AA2 CIP funded by District bonds benefits all acres within Assessment Area Two of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Assessment Area Two of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area Two of the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of Assessment Area Two of the District into individual lots or units (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan of Assessment Area Two will be completed and the debt relating to the bonds will be allocated to the platted units within Assessment Area Two of the District, which are the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report may be supplemented from time to time if the number of planned units should change.

## 2.3 Allocation of Benefit

The AA2 CIP consists of the offsite improvements including the extension of Storey Creek Blvd, erosion control, earthwork and grading, stormwater management facilities, roadways, sanitary sewer and force main, lift stations, potable water, reuse water landscaping, electrical infrastructure, and environmental mitigation and professional fees along with related incidental costs. There are three product types within the planned development. The single family 40’ home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit

derived from the AA2 CIP exceeds the cost that the units will be paying for such benefits.

#### **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed AA2 CIP will provide several types of systems, facilities and services for its residents. These include offsite improvements including the extension of Storey Creek Blvd, erosion control, earthwork and grading, stormwater management facilities, roadways, sanitary sewer and force main, lift stations, potable water, reuse water landscaping, electrical infrastructure, and environmental mitigation. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the AA2 CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

#### **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to Assessment Area Two is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the AA2 CIP have been apportioned to the property within Assessment Area Two of the

District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA2 CIP is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property within Assessment Area Two according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Assessment Area Two of the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District within Assessment Area Two. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required. If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within Assessment Area Two of the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per

acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land within Assessment Area Two of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

DRAFT

**TABLE 1**  
**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA TWO)**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family - 40	72	1.00	72
Single Family - 50	152	1.25	190
Single Family - 60	107	1.50	161
<b>Total Units</b>	<b>331</b>		<b>423</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2  
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA TWO)  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Erosion Control and Site Prep	\$564,501
Earthwork and Grading	\$1,908,544
Stormwater Drainage System	\$1,807,787
East-West Boulevard	\$809,780
Subdivision Streets	\$2,173,346
Sanitary Sewer System	\$1,397,442
Lift Stations	\$500,000
Potable Water System	\$973,288
Reuse Water System	\$605,998
Landscaping	\$165,500
Electrical Infrastructure	\$132,400
Offsite Extension of Storey Creek Blvd	\$992,503
Environmental Mitigation	\$375,449
Construction Inspection Fees	\$300,777
Professional Fees	\$712,977
	<b>\$13,420,292</b>

(1) A detailed description of these improvements is provided in the Engineer's Report dated February 28, 2022.

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 3**  
**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA TWO)**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Total</b>
Construction Funds	\$6,609,775
Debt Service Reserve	\$207,025
Underwriters Discount	\$143,200
Cost of Issuance	\$200,000
<b>Par Amount</b>	<b>\$7,160,000</b>

<b>Bond Assumptions:</b>	
Average Coupon Rate	4.00%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4  
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA TWO)  
ALLOCATION OF IMPROVEMENT COSTS  
SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements		Improvement Costs Per Unit
					Costs	Per Product Type	
Single Family - 40	72	1	72	17.04%	\$	2,287,008	\$31,764
Single Family - 50	152	1.25	190	44.97%	\$	6,035,161	\$39,705
Single Family - 60	107	1.5	161	37.99%	\$	5,098,123	\$47,646
<b>Totals</b>	<b>331</b>		<b>423</b>	<b>100.00%</b>	<b>\$</b>	<b>13,420,292</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5  
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA TWO)  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Debt Per Product Type	Debt Per Product Type	Debt Per Product Type	
Single Family - 40	72	\$ 2,287,008	\$	1,220,166		\$16,947
Single Family - 50	152	\$ 6,035,161	\$	3,219,882		\$21,183
Single Family - 60	107	\$ 5,098,123	\$	2,719,953		\$25,420
<b>Totals</b>	<b>331</b>	<b>\$ 13,420,292</b>	<b>\$</b>	<b>7,160,000</b>		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment		Gross Annual Debt Assessment	
					Per Unit	Per Unit	Per Unit (1)	Per Unit (1)
Single Family - 40	72	\$ 1,220,166	\$16,947	\$ 70,560	\$ 980	\$ 1,043	\$ 1,043	
Single Family - 50	152	\$ 3,219,882	\$21,183	\$ 186,200	\$ 1,225	\$ 1,303	\$ 1,303	
Single Family - 60	107	\$ 2,719,953	\$25,420	\$ 157,290	\$ 1,470	\$ 1,564	\$ 1,564	
<b>Totals</b>	<b>331</b>	<b>\$ 7,160,000</b>		<b>\$ 414,050</b>				

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7**  
**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (ASSESSMENT AREA TWO)**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Owner	Property ID #'s*	Assessment Area Two	Acres	Total Par Debt		Net Annual Debt		Gross Annual	
				Allocation Per Unit	Allocated	Assessment Allocation	Debt Assessment Allocation (1)		
Lennar Homes LLC	Assessment Area Two	112.77	112.77	\$63,492	\$ 7,160,000	\$ 414,050	\$ 440,479	\$ 440,479	\$ 440,479
<b>Total</b>			<b>112.77</b>		<b>\$ 7,160,000</b>	<b>\$414,050</b>	<b>\$ 440,479</b>	<b>\$ 440,479</b>	<b>\$ 440,479</b>

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	4.00%
Maximum Annual Debt Service	\$414,050

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

# SECTION C

**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$8,500,000 STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (ASSESSMENT AREA TWO PROJECT) (THE “2022 BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN ASSESSMENT AREA TWO WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE 2022 BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH 2022 BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE 2022 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE 2022 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE GOVERNING THE 2022 BONDS; AUTHORIZING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE DATED AS OF NOVEMBER 1, 2019 WITH RESPECT TO THE 2022 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE 2022 BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2022 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

WHEREAS, the Storey Creek Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 19-56, duly enacted by the Board of County Commissioners of Osceola County, Florida on June 17, 2019 and becoming effective on June 19, 2019; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

**WHEREAS**, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2019-14 on July 1, 2019 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$47,500,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

**WHEREAS**, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

**WHEREAS**, pursuant to the Initial Bond Resolution, the Board approved the form of Master Trust Indenture to be entered into by the District and U.S. Bank National Association, as initial trustee; and

**WHEREAS**, the District previously issued its Special Assessment Bonds, Series 2019 (Assessment Area One Project) pursuant to that certain Master Trust Indenture dated as of November 1, 2019 (the “Master Indenture”) and that certain First Supplemental Trust Indenture dated as of November 1, 2019, both by and between the District and U.S. Bank Trust Company, National Association, successor to U.S. Bank National Association (the “Trustee”); and

**WHEREAS**, the Board hereby determines to issue its Storey Creek Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Two Project) (the “2022 Bonds”) in the principal amount of not exceeding \$8,500,000 for the purpose of providing funds to finance all or a portion of the public infrastructure within a designated assessment area within the District referred to as “Assessment Area Two,” specifically for the “Assessment Area Two Project,” as described in the District’s Engineer’s *Report for Storey Creek Community Development District* dated [July 30, 2019], as may be amended or supplemented from time to time (“Engineer’s Report”); and

**WHEREAS**, the Assessment Area Two Project is hereby determined to be necessary to coincide with the developer’s plan of development; and

**WHEREAS**, there has been submitted to this meeting, with respect to the issuance and sale of the 2022 Bonds, and submitted to the Board forms of:

(i) a Bond Purchase Contract with respect to the 2022 Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);

(ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C; and



(iv) a Second Supplemental Trust Indenture (the “Second Supplemental”) between the District and the Trustee, substantially in the form attached hereto as Exhibit D and, together with the Master Indenture, the “2022 Indenture.”

**WHEREAS**, in connection with the sale of the 2022 Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology for Assessment Area 1* dated August 5, 2019, as supplemented and amended from time to time (“Assessment Methodology Report”) and the Engineer’s Report to conform such reports to the final terms of the 2022 Bonds; and

**WHEREAS**, the proceeds of the 2022 Bonds shall also fund a debt service reserve account, pay capitalized interest, if any, and pay the costs of the issuance of the 2022 Bonds.

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

**Section 1. Negotiated Limited Offering of 2022 Bonds.** The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the 2022 Bonds and secure better interest rates, it is necessary and in the best interest of the District that the 2022 Bonds, in the aggregate principal amount of not exceeding \$8,500,000, be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the 2022 Bonds are not sold pursuant to competitive sales.

**Section 2. Purpose.** The District has authorized its capital improvement plan for the development of the District, as set forth in the Engineer’s Report, and hereby authorizes the financing of all or a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within Assessment Area Two within the District by issuing the 2022 Bonds to finance a portion of such public infrastructure described in the Engineer’s Report and constituting the Assessment Area Two Project. The Assessment Area Two Project includes, but is not limited to, stormwater drainage facilities including related earthwork, water and sewer facilities, including related connection charges, public roadway improvements, including related impact fees, landscaping and hardscaping in public rights-of-way, public parks and related costs, all as more particularly described in the Engineer’s Report.

**Section 3. Sale of the 2022 Bonds.** Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the 2022 Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by

counsel to the District and the Chairperson, may be executed by the District without further action provided that (i) the 2022 Bonds mature not later than the statutory permitted period; (ii) the principal amount of the 2022 Bonds issued does not exceed \$8,500,000; (iii) the interest rate on the 2022 Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the 2022 Bonds are subject to optional redemption which determination will be made on or before the sale date of the 2022 Bonds, the first optional call date and the redemption price shall be determined prior to the sale of the 2022 Bonds; and (v) the purchase price to be paid by the Underwriter for the 2022 Bonds is not less than 98% of the principal amount of the 2022 Bonds issued (exclusive of any original issuance discount).

**Section 4. The Limited Offering Memorandum.** The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the 2022 Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the 2022 Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the limited offering of the 2022 Bonds. The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the 2022 Bonds as shall be deemed advisable by Bond Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

**Section 5. Details of the 2022 Bonds.** The proceeds of the 2022 Bonds shall be applied in accordance with the provisions of the 2022 Indenture. The 2022 Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Second Supplemental. The execution of the Second Supplemental shall constitute approval of such terms as set forth in the 2022 Indenture and this Resolution. The maximum aggregate principal amount of the 2022 Bonds authorized to be issued pursuant to this Resolution and the 2022 Indenture shall not exceed \$8,500,000.

**Section 6. Continuing Disclosure; Dissemination Agent.** The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure

Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the 2022 Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services – Central Florida, LLC is hereby appointed the initial dissemination agent.

**Section 7. Authorization of Execution and Delivery of the Second Supplemental Trust Indenture; Application of Master Indenture.** The Board does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary or any Assistant Secretary to attest and authorize the delivery of the Second Supplemental, both between the District and the Trustee. The Board hereby authorizes the use and application of the Master Indenture with respect to the 2022 Bonds. The 2022 Indenture shall provide for the security of the 2022 Bonds and express the terms of the 2022 Bonds. The Second Supplemental shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the 2022 Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same upon the advice of Bond Counsel and counsel to the District, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the Second Supplemental attached hereto as Exhibit D.

**Section 8. Authorization and Ratification of Prior Acts.** All actions previously taken by or on behalf of District in connection with the issuance of the 2022 Bonds are hereby authorized, ratified and confirmed.

**Section 9. Appointment of Underwriter.** The Board hereby formally appoints FMSbonds, Inc., as the Underwriter for the 2022 Bonds.

**Section 10. Book-Entry Only Registration System.** The registration of the 2022 Bonds shall initially be by the book-entry only system established with The Depository Trust Company.

**Section 11. Assessment Methodology Report.** The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Governmental Management Services -Central Florida, LLC in connection with the 2022 Bonds if such modifications are determined to be appropriate in connection with the issuance of the 2022 Bonds.

**Section 12. Engineer's Report.** The Board hereby authorizes any modifications to the Engineer's Report prepared by Boyd Civil Engineering, Inc. in connection with the 2022 Bonds if such modifications are determined to be appropriate in connection with the issuance of the 2022 Bonds or modifications to the Assessment Area Two Project.

**Section 13. Further Official Action.** The Chairperson, the Vice Chairperson, the Secretary and each other member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the

event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

**Section 14. 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.

**Section 15. Inconsistent Proceedings.** All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

**PASSED** in public session of the Board of Supervisors of the Storey Creek Community Development District, this \_\_\_\_ day of \_\_\_\_\_, 2022.

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

By: \_\_\_\_\_  
Name: George Flint  
Title: Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairperson/Vice Chairperson  
Board of Supervisors

**EXHIBIT A**

**FORM OF BOND PURCHASE CONTRACT**

**EXHIBIT B**

**DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM**

**EXHIBIT C**

**FORM OF CONTINUING DISCLOSURE AGREEMENT**

**EXHIBIT D**

**FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE**

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## SECTION VII

## RESOLUTION 2022-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY TO 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 and/or transfer real property for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

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

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer of certain real property tracts, identified in Exhibit “A” attached hereto, to Lennar from the District in order to resolve a title issue caused by re-platting and subsequent encroachment onto private lots, as more particularly described in the Quit Claim Deed and Certificate of District Engineer, collectively attached hereto as Exhibit “A” (the “Conveyance Documents”); and

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

**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 the Transfer of the Real Property. The Board hereby approves the transfer of the real property described in Exhibit "A," from the District to Lennar, 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 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 4th day of April, 2022.

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Print: George Flint  
Title: Secretary

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

**EXHIBIT "A"**

**CONVEYANCE DOCUMENTS**

1. Quit Claim Deed
2. Certificate of District Engineer

**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

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** made as of this \_\_\_\_ day of \_\_\_\_\_, 2022 by **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, Florida community development district (the “Grantor”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, to **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantee”) whose address is 6675 Westwood Boulevard, Suite 500, Orlando, Florida 32821.

(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 together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

This Quit Claim Deed has been prepared without reference to any title work such as a title insurance commitment, title insurance policy or survey.

*[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”**

STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district

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

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

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

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

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

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

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

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of April, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on behalf of the Storey Creek Community Development District. Said person is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(SEAL)

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

**EXHIBIT "A"**

**Description of the Property**

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

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



**CERTIFICATE OF DISTRICT ENGINEER**  
Storey Creek Community Development District

I, **Steven N. Boyd, P.E.**, of **Boyd Civil Engineering, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 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 transfer, for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), to Lennar Homes, LLC, a Florida limited liability company.

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. The District will rely on this Certification for such purposes.

4. That the conveyance of the Property resolves a title issue caused by re-platting and subsequent encroachment onto private lots.

*[Signature provided on following page.]*

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**

Storey Creek Community Development District

**DATED:** April \_\_\_\_\_, 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 April, 2022 by **STEVEN N. BOYD, P.E.**, of Boyd Civil Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida

(SEAL)

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

Comm. Exp.: \_\_\_\_\_

Comm. No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY**

**PROPERTY**

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

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

# SECTION VIII

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Creek Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 1, 2022  
HOUR: 12:30 p.m.  
LOCATION: Oasis Club at ChampionsGate  
1520 Oasis Club Blvd.  
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

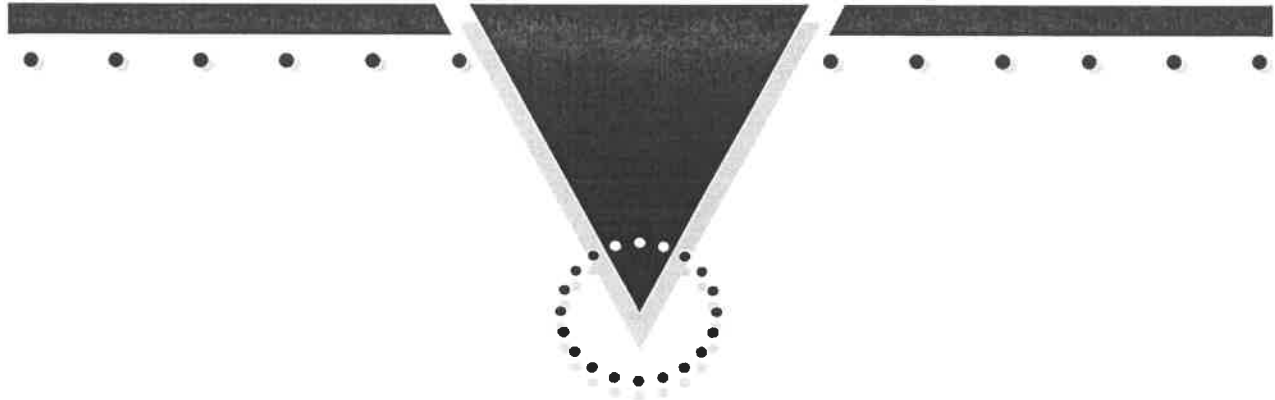
**PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF APRIL, 2022.**

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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



**Storey Creek  
Community Development District**

**Proposed Budget  
FY 2023**



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9	<u>Debt Service Fund Series 2019</u>
10	<u>Amortization Schedule Series 2019</u>



# Storey Creek

## Community Development District

### Fiscal Year 2023 General Fund

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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**Revenues**

Special Assessments	\$317,697	\$300,135	\$17,561	\$317,697	\$584,825
Developer Contributions	\$452,722	\$0	\$37,312	\$37,312	\$205,970
<b>Total Revenues</b>	<b>\$770,418</b>	<b>\$300,135</b>	<b>\$54,873</b>	<b>\$355,009</b>	<b>\$790,795</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$7,200	\$1,200	\$3,600	\$4,800	\$9,600
FICA Expense	\$551	\$92	\$275	\$367	\$734
Engineering	\$12,000	\$1,472	\$14,028	\$15,500	\$12,000
Attorney	\$25,000	\$4,694	\$10,806	\$15,500	\$25,000
Dissemination	\$3,500	\$1,458	\$2,917	\$4,375	\$7,000
Arbitrage	\$450	\$450	\$0	\$450	\$900
Annual Audit	\$3,500	\$0	\$3,500	\$3,500	\$4,500
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$10,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$14,583	\$20,417	\$35,000	\$36,750
Information Technology	\$1,050	\$438	\$613	\$1,050	\$1,300
Website Maintenance	\$600	\$250	\$350	\$600	\$800
Telephone	\$150	\$0	\$50	\$50	\$150
Postage	\$750	\$54	\$196	\$250	\$750
Printing & Binding	\$750	\$89	\$211	\$300	\$750
Insurance	\$5,800	\$5,435	\$0	\$5,435	\$5,979
Legal Advertising	\$2,500	\$735	\$4,265	\$5,000	\$2,500
Other Current Charges	\$250	\$194	\$270	\$464	\$500
Office Supplies	\$250	\$1	\$99	\$100	\$250
Property Appraiser Fee	\$350	\$0	\$416	\$416	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

**Total Administrative**

\$1098 26	\$40,36 1	\$6 2,01 2	\$10 2,37 4	\$1 25,13 8
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**Operations & Maintenance**

Field Services	\$15,000	\$6,250	\$8,750	\$15,000	\$15,750
Property Insurance	\$2,500	\$2,392	\$0	\$2,392	\$2,631
Electric	\$4,000	\$137	\$313	\$450	\$4,000
Streetlights	\$194,000	\$16,157	\$31,675	\$47,832	\$194,000
Water & Sewer	\$96 00	\$46 9	\$ 2,531	\$3,000	\$96 00
Landscape Maintenance	\$386,6 46	\$45,440	\$117,6 3 2	\$16 3,07 1	\$386,6 46
Landscape Contingency	\$7,500	\$0	\$3,750	\$3,750	\$7,500
Irrigation Repairs	\$5,000	\$0	\$ 2,500	\$ 2,500	\$5,000
Lake Maintenance	\$25,030	\$ 2,975	\$4,16 5	\$7,140	\$ 25,030
Lake Contingency	\$1,500	\$0	\$750	\$750	\$1,500
Doggie Station Maintenance	\$0	\$1,250	\$1,750	\$3,000	\$4,000
Repairs & Maintenance	\$5,000	\$0	\$ 2,500	\$ 2,500	\$5,000
Walls, Entry & Monuments	\$2,500	\$0	\$1,250	\$1,250	\$ 2,500
Contingency	\$2,316	\$0	\$0	\$0	\$ 2,500

**Total Operations & Maintenance**

\$6 6 0,59 2	\$75,07 0	\$177,56 6	\$252,6 3 5	\$6 6 5,6 5 7
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**Total Expenditures**

<b>\$770,418</b>	<b>\$115,431</b>	<b>\$239,578</b>	<b>\$355,009</b>	<b>\$790,795</b>
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**Excess Revenues/(Expenditures)**

(\$0)	\$184,704	(\$184,705)	(\$0)	(\$0)
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Net Assessment	\$584,825
Collection Cost (6%)	\$37,329
<b>Gross Assessment</b>	<b>\$622,154</b>

# Storey Creek

## Community Development District

### Fiscal Year 2023 General Fund

#### Fiscal Year 2023

#### Assessment Area One

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	126	1.00	126	25.07%	\$84,672	\$672
Single Family 50'	264	1.25	330	65.67%	\$222,024	\$841
Single Family 60'	31	1.50	47	9.25%	\$31,279	\$1,009
<b>Total</b>	<b>421</b>		<b>503</b>	<b>100.00%</b>	<b>\$337,975</b>	

#### Assessment Area Two

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family-40'	72	1.00	72	17.04%	\$48,384	\$672
Single Family 50'	152	1.25	190	44.97%	\$127,832	\$841
Single Family 60'	107	1.50	161	37.99%	\$107,963	\$1,009
<b>Total</b>	<b>331</b>		<b>423</b>	<b>100.00%</b>	<b>\$284,179</b>	

#### Combined Assessments

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	198	1.00	198	21.41%	\$133,056	\$672
Single Family 50'	416	1.25	520	56.22%	\$349,856	\$841
Single Family 60'	138	1.50	207	22.38%	\$139,242	\$1,009
<b>Total</b>	<b>752</b>		<b>925</b>	<b>100.00%</b>	<b>\$622,154</b>	

#### Fiscal Year 2022

#### Assessment Area One

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

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

**REVENUES:**

*Assessments*

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

*Developer Contributions*

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

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 4 supervisors attending 12 meetings during the fiscal year.

*FICA Expense*

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

*Engineering*

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

*Attorney*

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

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2019 Special Assessment Bonds, Area One Project. District expects to issue its second bond series before the end of FY2022.

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds (Area One Project). The District has contracted with AMTEC Corporation for this service. District expects to issue its second bond series before the end of FY2022.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2019 Special Assessment Bonds (Area One Project) that are deposited with a Trustee at USBank. District expects to issue its second bond series before the end of FY2022.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

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

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

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

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

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

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

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

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

Electric

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
002380417-123479770	44981 Storey Creek Blvd Monu/Irrg	\$50	\$600
	Contingency		\$3,400
<b>Total</b>			<b>\$4,000</b>

Streetlights

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
002380417-123469510	44991 Storey Creek Boulevard V Lights	\$2,700	\$32,400
	Phase 1 - 65 Teardrop Fixtures	\$1,850	\$22,200
	Phase 2A - 24 Teardrop Fixtures	\$700	\$8,400
	Phase 2B - 55 Teardrop Fixtures	\$1,600	\$19,200
	321 Teardrop Fixtures (Future Phases)	\$9,000	\$108,000
	Contingency		\$3,800
<b>Total</b>			<b>\$194,000</b>

Water & Sewer

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

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

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

Landscape Maintenance

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

<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Landscape Maintenance		
Phase 1	\$5,344	\$64,122
Phase 2A	\$1,610	\$19,320
Phase 2B	\$10,226	\$122,712
Park/Dog Park/Entrance	\$625	\$7,500
Balance of Blvd. & Ponds (Future)	\$13,791	\$165,492
Contingency		\$7,500
<b>Total</b>		<b>\$386,646</b>

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Lake Maintenance

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

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

# Storey Creek Community Development District

GENERAL FUND BUDGET

Lake Contingency

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

Doggie Station Maintenance

Represents cost for supplies, maintaining and emptying the dogipot stations located within the District.

Description	Monthly	Annual
Dogipot Station Maintenance	\$250	\$3,000
Contingency/Supplies		\$1,000
<b>Total</b>		<b>\$4,000</b>

Repairs & Maintenance

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

Walls, Entry & Monuments

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

Contingency

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



**Storey Creek**  
Community Development District

**Fiscal Year 2023**  
**Debt Service Fund**  
**Series 2019**

Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
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**Revenues**

Special Assessments	\$491,331	\$464,090	\$27,241	\$491,331	\$491,331
Interest Income	\$0	\$13	\$17	\$30	\$0
Carry Forward Surplus	\$336,397	\$338,632	\$0	\$338,632	\$342,744
<b>Total Revenues</b>	<b>\$827,728</b>	<b>\$802,734</b>	<b>\$27,258</b>	<b>\$829,992</b>	<b>\$834,076</b>

**Expenses**

Interest - 12/15	\$162,406	\$162,406	\$0	\$162,406	\$159,828
Principal - 12/15	\$165,000	\$165,000	\$0	\$165,000	\$170,000
Interest - 6/15	\$159,828	\$0	\$159,828	\$159,828	\$157,122
Transfer Out	\$0	\$5	\$9	\$14	\$0
<b>Total Expenditures</b>	<b>\$487,234</b>	<b>\$327,411</b>	<b>\$159,837</b>	<b>\$487,248</b>	<b>\$486,950</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$340,494</b>	<b>\$475,323</b>	<b>(\$132,578)</b>	<b>\$342,744</b>	<b>\$347,126</b>

Principal - 12/15/2023	\$175,000
Interest - 12/15/2023	\$157,172
<b>Total</b>	<b>\$332,172</b>

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

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

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
6/15/22	\$ 8,120,000	\$ -	\$ 159,828.13	\$ -
12/15/22	\$ 8,120,000	\$ 170,000	\$ 159,828.13	\$ 489,656.25
6/15/23	\$ 7,950,000	\$ -	\$ 157,171.88	\$ -
12/15/23	\$ 7,950,000	\$ 175,000	\$ 157,171.88	\$ 489,343.75
6/15/24	\$ 7,775,000	\$ -	\$ 154,437.50	\$ -
12/15/24	\$ 7,775,000	\$ 180,000	\$ 154,437.50	\$ 488,875.00
6/15/25	\$ 7,595,000	\$ -	\$ 151,625.00	\$ -
12/15/25	\$ 7,595,000	\$ 185,000	\$ 151,625.00	\$ 488,250.00
6/15/26	\$ 7,410,000	\$ -	\$ 148,734.38	\$ -
12/15/26	\$ 7,410,000	\$ 190,000	\$ 148,734.38	\$ 487,468.75
6/15/27	\$ 7,220,000	\$ -	\$ 145,290.63	\$ -
12/15/27	\$ 7,220,000	\$ 200,000	\$ 145,290.63	\$ 490,581.25
6/15/28	\$ 7,020,000	\$ -	\$ 141,665.63	\$ -
12/15/28	\$ 7,020,000	\$ 205,000	\$ 141,665.63	\$ 488,331.25
6/15/29	\$ 6,815,000	\$ -	\$ 137,950.00	\$ -
12/15/29	\$ 6,815,000	\$ 215,000	\$ 137,950.00	\$ 490,900.00
6/15/30	\$ 6,600,000	\$ -	\$ 134,053.13	\$ -
12/15/30	\$ 6,600,000	\$ 220,000	\$ 134,053.13	\$ 488,106.25
6/15/31	\$ 6,380,000	\$ -	\$ 130,065.63	\$ -
12/15/31	\$ 6,380,000	\$ 230,000	\$ 130,065.63	\$ 490,131.25
6/15/32	\$ 6,150,000	\$ -	\$ 125,465.63	\$ -
12/15/32	\$ 6,150,000	\$ 240,000	\$ 125,465.63	\$ 490,931.25
6/15/33	\$ 5,910,000	\$ -	\$ 120,665.63	\$ -
12/15/33	\$ 5,910,000	\$ 250,000	\$ 120,665.63	\$ 491,331.25
6/15/34	\$ 5,660,000	\$ -	\$ 115,665.63	\$ -
12/15/34	\$ 5,660,000	\$ 260,000	\$ 115,665.63	\$ 491,331.25
6/15/35	\$ 5,400,000	\$ -	\$ 110,465.63	\$ -
12/15/35	\$ 5,400,000	\$ 270,000	\$ 110,465.63	\$ 490,931.25
6/15/36	\$ 5,130,000	\$ -	\$ 105,065.63	\$ -
12/15/36	\$ 5,130,000	\$ 280,000	\$ 105,065.63	\$ 490,131.25
6/15/37	\$ 4,850,000	\$ -	\$ 99,465.63	\$ -
12/15/37	\$ 4,850,000	\$ 290,000	\$ 99,465.63	\$ 488,931.25
6/15/38	\$ 4,560,000	\$ -	\$ 93,665.63	\$ -
12/15/38	\$ 4,560,000	\$ 300,000	\$ 93,665.63	\$ 487,331.25
6/15/39	\$ 4,260,000	\$ -	\$ 87,665.63	\$ -
12/15/39	\$ 4,260,000	\$ 315,000	\$ 87,665.63	\$ 490,331.25
6/15/40	\$ 3,945,000	\$ -	\$ 81,365.63	\$ -
12/15/40	\$ 3,945,000	\$ 325,000	\$ 81,365.63	\$ 487,731.25
6/15/41	\$ 3,620,000	\$ -	\$ 74,662.50	\$ -
12/15/41	\$ 3,620,000	\$ 340,000	\$ 74,662.50	\$ 489,325.00
6/15/42	\$ 3,280,000	\$ -	\$ 67,650.00	\$ -
12/15/42	\$ 3,280,000	\$ 355,000	\$ 67,650.00	\$ 490,300.00
6/15/43	\$ 2,925,000	\$ -	\$ 60,328.13	\$ -
12/15/43	\$ 2,925,000	\$ 370,000	\$ 60,328.13	\$ 490,656.25
6/15/44	\$ 2,555,000	\$ -	\$ 52,696.88	\$ -
12/15/44	\$ 2,555,000	\$ 385,000	\$ 52,696.88	\$ 490,393.75
6/15/45	\$ 2,170,000	\$ -	\$ 44,756.25	\$ -
12/15/45	\$ 2,170,000	\$ 400,000	\$ 44,756.25	\$ 489,512.50
6/15/46	\$ 1,770,000	\$ -	\$ 36,506.25	\$ -
12/15/46	\$ 1,770,000	\$ 415,000	\$ 36,506.25	\$ 488,012.50
6/15/47	\$ 1,355,000	\$ -	\$ 27,946.88	\$ -
12/15/47	\$ 1,355,000	\$ 435,000	\$ 27,946.88	\$ 490,893.75
6/15/48	\$ 920,000	\$ -	\$ 18,975.00	\$ -
12/15/48	\$ 920,000	\$ 450,000	\$ 18,975.00	\$ 487,950.00
6/15/49	\$ 470,000	\$ -	\$ 9,693.75	\$ -
12/15/49	\$ 470,000	\$ 470,000	\$ 9,693.75	\$ 489,387.50
<b>Totals</b>	<b>\$ 8,120,000</b>	<b>\$ 8,120,000</b>	<b>\$ 5,587,056</b>	<b>\$ 13,707,056.25</b>

# SECTION IX

**RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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 situated within Osceola County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

**WHEREAS**, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

**WHEREAS**, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

**WHEREAS**, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

**WHEREAS**, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES.** Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

**SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS.** All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

**SECTION 4. CONTROLS PROCESSES AND PROCEDURES.** The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

**SECTION 5. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4th day of April, 2022.

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair

# SECTION XI

# SECTION C

# SECTION 1



# Storey Creek Community Development District

## Summary of Check Register

February 1, 2022 to February 28, 2022

Fund	Date	Check No.'s	Amount
General Fund	2/4/22	186	\$ 879.50
	2/9/22	187	\$ 4,622.65
	2/11/22	188-192	\$ 107,360.30
	2/23/22	193	\$ 1,421.00
			\$ 114,283.45
Payroll	<u>February 2022</u>		
	Adam Morgan	50015	\$ 184.70
	Ashley Baksh	50016	\$ 184.70
	Patrick Bonin Jr.	50017	\$ 184.70
			\$ 554.10
			\$ 114,837.55

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.#
2/04/22	00002	1/27/22	293	202112	310-51300-31500		TOHO/PARCEL CONVEY/LITIG.	*	879.50	
2/09/22	00001	2/01/22	53	202202	310-51300-34000		LATHAM,IUNA,EDEN & BEAUDINE,LLP	*	2,916.67	879.50 000186
		2/01/22	53	202202	310-51300-35200		MANAGEMENT FEES FEB22	*	50.00	
		2/01/22	53	202202	310-51300-35200		WEBSITE ADMIN FEB22	*	87.50	
		2/01/22	53	202202	310-51300-35100		INFORMATION TECH FEB22	*	291.67	
		2/01/22	53	202202	310-51300-31300		DISSEMINATION FEE FEB22	*	.48	
		2/01/22	53	202202	310-51300-51000		OFFICE SUPPLIES	*	23.48	
		2/01/22	53	202202	310-51300-42000		POSTAGE	*	2.85	
		2/01/22	53	202202	310-51300-42500		COPIES	*	1,250.00	
		2/01/22	54	202202	320-53800-12000		FIELD MANAGEMENT FEB22	*		4,622.65 000187
2/11/22	00012	1/31/22	200307	202201	320-53800-47000		GOVERNMENTAL MANAGEMENT SERVICES	*	595.00	
2/11/22	00003	2/03/22	3249	202201	310-51300-31100		AQUATIC PLANT MGMT JAN22	*	400.00	595.00 000188
2/11/22	00013	1/25/22	17170	202201	320-53800-46200		TWA LIFT STATION CERT/TO	*	2,000.00	400.00 000189
		1/25/22	17170	202201	320-53800-46200		PHASE I ADDENDUM JAN22	*	635.00	
		1/25/22	17170	202201	320-53800-46200		PHASE 2 ADDENDUM JAN22	*	4,975.50	
		1/25/22	17170	202201	320-53800-46200		PHASE 3A & PHASE 5 JAN22	*	5,250.50	
		1/25/22	17170	202201	320-53800-46200		PHASE 2B JAN22	*	4,343.50	
		2/01/22	17189	202202	320-53800-46200		MTHLY MOW SRVC PH I FEB22	*	1,610.00	
		2/01/22	17189	202202	320-53800-46200		MTHLY MOW SRVC PH2A FEB22	*	10,226.00	
		2/01/22	17189	202202	320-53800-46200		STORY CREEK PH 2B FEB22	*	625.00	
		2/01/22	17189	202202	320-53800-46200		PARK/DOGPARK/ENT. FEB22	*		

SCCD STOREY CREEK TVISCARRA

\*\*\* CHECK DATES 02/01/2022 - 02/28/2022 \*\*\*      STOREY CREEK - GENERAL FUND      BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/01/22	17189	202202	320	53800	47800			*	250.00		
		DOG STN/TRASH MAINT FEB22									
		FRANK POLLY SOD, INC									
2/11/22	00011	2/10/22	02102022	202202	300	20700	10000	*	72,409.17	29,915.50	000190
		FY22 DEBT SERV SER2019									
		STOREY CREEK CDD C/O USBANK									
2/11/22	00015	1/25/22	6406365	202201	310	51300	32300	*	4,040.63	72,409.17	000191
		TRUSTEE FEE SER.2019									
		US BANK									
2/23/22	00002	2/18/22	3634	202201	310	51300	31500	*	1,421.00	4,040.63	000192
		TOHO LIFT CONVEY/RESOLVE									
		LATHAM, LUNA, EDEN & BEAUDINE, LLP									
		TOTAL FOR BANK A									
		TOTAL FOR REGISTER									

SCCD STOREY CREEK      TVISCARRA



# Storey Creek Community Development District

## Summary of Check Register

March 1, 2022 to March 28, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	3/4/22	194	\$ 662.01
	3/9/22	195-197	\$ 22,270.18
	3/16/22	198-199	\$ 4,022.83
	3/23/22	200-201	\$ 2,357.57
			<hr/>
			\$ 29,312.59
			<hr/>
			\$ 29,312.59

\*\*\* CHECK DATES 03/01/2022 - 03/28/2022 \*\*\* STOREY CREEK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
3/04/22	00003	3/02/22	3272	202202	310-	51300-	31100		BOYD CIVIL ENGINEERING	*	662.01	662.01
			ATTEND CDD				MTG/REIMBURSE					
3/09/22	00001	3/01/22	55	202203	310-	51300-	34000		MANAGEMENT FEES MAR22	*	2,916.67	662.01 000194
			55	202203	310-	51300-	35200		WEBSITE ADMIN MAR22	*	50.00	
			55	202203	310-	51300-	35100		INFORMATION TECH MAR22	*	87.50	
			55	202203	310-	51300-	31300		DISSEMINATION FEE MAR22	*	291.67	
			55	202203	310-	51300-	51000		OFFICE SUPPLIES	*	.27	
			55	202203	310-	51300-	42000		POSTAGE	*	4.77	
			55	202203	310-	51300-	42500		COPIES	*	19.80	
			56	202203	320-	53800-	12000		FIELD MANAGEMENT MAR22	*	1,250.00	
3/09/22	00012	2/28/22	201022	202202	320-	53800-	47000		GOVERNMENTAL MANAGEMENT SERVICES	*	595.00	4,620.68 000195
									AQUATIC PLANT MGMT FEB22			
3/09/22	00013	3/01/22	17217	202203	320-	53800-	46200		APPLIED AQUATIC MANAGEMENT INC	*	4,343.50	595.00 000196
			17217	202203	320-	53800-	46200		MTHLY MOW SRVC PH I MAR22	*	1,610.00	
			17217	202203	320-	53800-	46200		MTHLY MOW SRVC PH2A MAR22	*	10,226.00	
			17217	202203	320-	53800-	46200		STOREY CREEK PH 2B MAR22	*	625.00	
			17217	202203	320-	53800-	46200		PARK/DOG/PARK/ENT. MAR22	*	250.00	
			17217	202203	320-	53800-	47800		DOG STN/TRASH MAINT MAR22	*		17,054.50 000197
3/16/22	00017	3/09/22	37085	202203	300-	13100-	10300		FRANK POLLY SOD,INC	*	1,500.00	
									SKETCH/LEGAL ASMT AREAL-3			
3/16/22	00011	3/10/22	03102022	202203	300-	20700-	10000		JOHNSTON'S SURVEYING, INC.	*	2,522.83	1,500.00 000198
									FY22 DEBT SERV SER2019			
									STOREY CREEK CDD C/O USBANK			2,522.83 000199

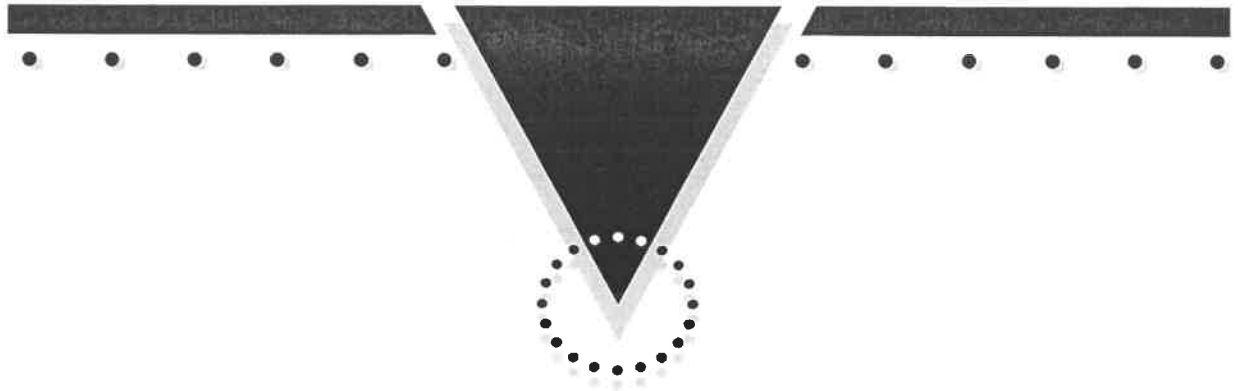
SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
3/23/22	00002	3/17/22	26153	202202	310-51300-31500 TOHO LIFT CONVEY/PH2B CLM	*	1,941.10	1,941.10 000200
3/23/22	00018	3/09/22	2018556	202203	310-51300-49200 2021 TAX ROLL ADMIN FEE	*	416.47	416.47
OSCEOLA COUNTY PROPERTY APPRAISER							416.47	000201
TOTAL FOR BANK A							29,312.59	
TOTAL FOR REGISTER							29,312.59	

SCCD STOREY CREEK TVISCARRA

## SECTION 2





**Storey Creek  
Community Development District**

**Unaudited Financial Reporting**

**February 28, 2022**



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6	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY22 ASSESSMENT RECEIPT SCHEDULE</u>

**STOREY CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**February 28, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<b><u>ASSETS:</u></b>				
CASH	\$306,075	---	---	\$306,075
DEPOSITS	\$5,015	---	---	\$5,015
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$475,323	---	\$475,323
CONSTRUCTION	---	---	\$26	\$26
<b>TOTAL ASSETS</b>	<b><u>\$311,090</u></b>	<b><u>\$720,989</u></b>	<b><u>\$26</u></b>	<b><u>\$1,032,105</u></b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$1,257	---	---	\$1,257
DUE TO OTHER	\$740	---	---	\$740
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
UNASSIGNED	\$309,093	---	---	\$309,093
RESTRICTED FOR DEBT SERVICE 2019	---	\$720,989	---	\$720,989
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$26	\$26
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$311,090</u></b>	<b><u>\$720,989</u></b>	<b><u>\$26</u></b>	<b><u>\$1,032,105</u></b>

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$317,697	\$300,135	\$300,135	\$0
DEVELOPER CONTRIBUTIONS	\$452,722	\$188,634	\$0	(\$188,634)
<b>TOTAL REVENUES</b>	<b>\$770,418</b>	<b>\$488,769</b>	<b>\$300,135</b>	<b>(\$188,634)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISORS FEES	\$7,200	\$3,000	\$1,200	\$1,800
FICA EXPENSE	\$551	\$230	\$92	\$138
ENGINEERING	\$12,000	\$5,000	\$1,472	\$3,528
ATTORNEY	\$25,000	\$10,417	\$4,694	\$5,722
DISSEMINATION	\$3,500	\$1,458	\$1,458	(\$0)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$3,500	\$0	\$0	\$0
TRUSTEE FEES	\$5,000	\$4,041	\$4,041	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$14,583	\$14,583	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$438	\$438	\$0
WEBSITE MAINTENANCE	\$600	\$250	\$250	\$0
TELEPHONE	\$150	\$63	\$0	\$63
POSTAGE	\$750	\$313	\$54	\$258
INSURANCE	\$5,800	\$5,800	\$5,435	\$365
PRINTING & BINDING	\$750	\$313	\$89	\$224
LEGAL ADVERTISING	\$2,500	\$1,042	\$735	\$307
OTHER CURRENT CHARGES	\$250	\$104	\$194	(\$90)
OFFICE SUPPLIES	\$250	\$104	\$1	\$103
PROPERTY APPRAISER FEE	\$350	\$146	\$0	\$146
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$6,250	\$6,250	\$0
PROPERTY INSURANCE	\$2,500	\$1,042	\$2,392	(\$1,350)
ELECTRIC	\$4,000	\$1,667	\$137	\$1,529
STREETLIGHTS	\$194,000	\$80,833	\$16,157	\$64,677
WATER & SEWER	\$9,600	\$4,000	\$469	\$3,531
LANDSCAPE MAINTENANCE	\$386,646	\$161,103	\$45,440	\$115,663
LANDSCAPE CONTINGENCY	\$7,500	\$3,125	\$0	\$3,125
LAKE MAINTENANCE	\$25,030	\$10,429	\$2,975	\$7,454
LAKE CONTINGENCY	\$1,500	\$625	\$0	\$625
DOGGIE STATION MAINTENANCE	\$0	\$0	\$1,250	(\$1,250)
IRRIGATION REPAIRS	\$5,000	\$2,083	\$0	\$2,083
REPAIRS & MAINTENANCE	\$5,000	\$2,083	\$0	\$2,083
WALLS, ENTRY & MONUMENTS	\$2,500	\$1,042	\$0	\$1,042
CONTINGENCY	\$2,316	\$965	\$0	\$965
<b>TOTAL EXPENDITURES</b>	<b>\$770,418</b>	<b>\$328,171</b>	<b>\$115,431</b>	<b>\$212,740</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$184,704</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$124,389</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$309,093</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$491,331	\$464,090	\$464,090	\$0
INTEREST	\$0	\$0	\$13	\$13
<b>TOTAL REVENUES</b>	<b>\$491,331</b>	<b>\$464,090</b>	<b>\$464,102</b>	<b>\$13</b>
<b>EXPENDITURES:</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	\$5	(\$5)
<b>TOTAL EXPENDITURES</b>	<b>\$487,234</b>	<b>\$327,406</b>	<b>\$327,411</b>	<b>(\$5)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,097</b>		<b>\$136,691</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$336,397</b>		<b>\$584,297</b>	
<b>FUND BALANCE - Ending</b>	<b>\$340,494</b>		<b>\$720,989</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS

Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$0	\$0	\$5	\$5
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5</b>	<b>\$5</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>\$5</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$21</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$26</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	\$3,406,614	\$3,676	\$46,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,135
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>\$3,406,614</b>	<b>\$3,676</b>	<b>\$46,828</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,135</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$600	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$46	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$430	\$0	\$0	\$400	\$662	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,472
ATTORNEY	\$2,130	\$264	\$680	\$1,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,094
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,458
ARBITRAGE	\$0	\$0	\$450	\$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	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,583
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$4	\$4	\$2	\$20	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54
INSURANCE	\$5,435	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,435
PRINTING & BINDING	\$59	\$27	\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89
LEGAL ADVERTISING	\$735	\$0	\$0	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$773
OTHER CURRENT CHARGES	\$38	\$38	\$41	\$38	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194
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	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
PROPERTY INSURANCE	\$2,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,392
ELECTRIC	\$32	\$22	\$39	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137
STREETLIGHTS	\$3,528	\$3,649	\$4,452	\$0	\$4,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,157
WATER & SEWER	\$39	\$361	\$30	\$19	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$469
LANDSCAPE MAINTENANCE	\$3,944	\$3,944	\$3,944	\$16,805	\$16,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,440
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,975
DOGIE STATION MAINTENANCE	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
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>\$740,008</b>	<b>\$13,750</b>	<b>\$15,279</b>	<b>\$28,105</b>	<b>\$28,210</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,631</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$30,008)</b>	<b>(\$4,733)</b>	<b>\$225,335</b>	<b>(\$24,509)</b>	<b>\$18,619</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$184,704</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	\$ -	\$ -
<b>Due from Developer</b>				\$ 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 (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>

**STO REY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2022**

**TAX COLLECTOR**

GROSS ASSESSMENTS \$ 860,575 \$ 337,975 \$ 522,600  
NET ASSESSMENTS \$ 808,941 \$ 317,697 \$ 491,244

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2019		TOTAL 100%
							GENERAL FUND 39.27%	DEBT SERVICE 60.73%	
11/22/21	ACH	\$ 24,405.00	\$ 976.19	\$ 468.58	\$ -	\$ 22,960.23	\$ 9,017.21	\$ 13,943.02	\$ 22,960.23
12/8/21	ACH	\$ 641,801.00	\$ 25,672.00	\$ 12,322.58	\$ -	\$ 603,806.42	\$ 237,133.86	\$ 366,672.56	\$ 603,806.42
12/22/21	ACH	\$ 9,418.00	\$ 376.71	\$ 180.82	\$ -	\$ 8,860.47	\$ 3,479.79	\$ 5,380.68	\$ 8,860.47
1/10/22	ACH	\$ 9,847.00	\$ 295.41	\$ 191.03	\$ -	\$ 9,360.56	\$ 3,676.19	\$ 5,684.37	\$ 9,360.56
2/10/22	ACH	\$ 124,154.00	\$ 2,483.08	\$ 2,433.42	\$ -	\$ 119,237.50	\$ 46,828.33	\$ 72,409.17	\$ 119,237.50
3/10/22	ACH	\$ 4,282.00	\$ 42.82	\$ 84.79	\$ -	\$ 4,154.39	\$ 1,631.56	\$ 2,522.83	\$ 4,154.39
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>		\$ 813,907.00	\$ 29,846.21	\$ 15,681.22	\$ -	\$ 768,379.57	\$ 301,766.94	\$ 466,612.63	\$ 768,379.57