

*Storey Creek Community
Development District*

Agenda

February 6, 2023

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 30, 2023

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, February 6, 2023 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 December 5, 2022 Meeting
4. Consideration of Resolution 2023-03 Approving the Conveyance of Real Property and Improvements in Phase 5
5. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
6. Consideration of Addendum to Maintenance Contract with Frank Polly Sod & Landscape
7. Consideration of Series 2022 Requisitions #7 - #8
8. Discussion of Pending Plat Conveyances
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report for Series 2019 Bonds
10. Other Business
11. Supervisor's Requests
12. Adjournment

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, December 5, 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	Vice Chairman
Rob Bonin	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 7, 2022 Meeting

Mr. Flint presented the minutes of the November 7, 2022 meeting. He asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the November 7, 2022 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Ratification of Series 2022 Requisitions #5 & #6

Mr. Flint presented Series 2022 requisition #5, noting that it was to reimburse the Storey Creek CDD for costs associated with some conveyances. He asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2022 Requisition #5, was ratified.

Mr. Flint presented the Series 2022 requisition #6, noting that it was to Lennar Homes for \$5,494,727.59. He added that they were still waiting for some items on the conveyances, and Ms. Trucco asked for a motion to delegate authority to one of the Board Members to sign off on conveyance documents related to the requisition, subject to District Counsel, District Manager, and District Engineer signoff.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Delegation to the Chair to Sign Off on Conveyance Documents, was approved.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2022 Requisition #6, subject to the Conveyances, was ratified.

FIFTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint asked for any other pending plats or conveyances.

Mr. Boyd responded that they were working through #3 and #4 at the moment, adding that the plat was not yet recorded.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing further to report.

B. Engineer

Mr. Boyd had nothing to report but noted that he would be happy to answer any questions about the requisition.

Ms. Trucco stated that they would draft up the conveyance documents and would send them to Mr. Boyd to review. Once they were signed off, they would bring them back to the Board.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from November 1st through November 28th for \$12,985.56. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$12,985.56, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through October 2022. Mr. Register asked if there was still \$596,760 left in the 2019 bonds, and Mr. Flint corrected him that it was the Debt Service Reserve and that there was no construction money left. He also noted that there would be no funds left in the Series 2022 bond either after the requisition.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Scheerer noted that there was a resident that had concerns about speeding, and she was wanting to get permission from the Board to put “Slow Down” signs up on Storey Creek Boulevard between the sidewalk and the curb that she obtained from the sheriff’s office. The Board had no problems with it and approved the signs.

Mr. Lantrip asked what was being done about the lighting, traffic, and security on the boulevard. Mr. Scheerer responded that all lighting had been completed and was active and added that there was a deal being made with Sunbelt for security cameras for \$925 a month. He added that he would be getting more quotes as well and would bring it back to the Board.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM LENNAR HOMES, LLC TO THE DISTRICT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Creek Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. **Incorporation of Recitals.** The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit “A,”** to the District, and approves and accepts the documents evidencing such conveyances in **Exhibit “A.”**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit “A,”** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Creek Community Development District, this __ day of _____, 2023.

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

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Special Warranty Deed between Lennar Homes, LLC and the Storey Creek Community Development District;
2. Bill of Sale Absolute and Agreement between Lennar Homes, LLC and the Storey Creek Community Development District;
3. Owner’s Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

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

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of December, 2022, by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2022 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

By: _____

Print: Mark McDonald

Title: Vice President

(Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of December, 2022, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

(SEAL)

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

EXHIBIT “A”

Description of the Property

Tract 441, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 442, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 443, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

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Tract 5H, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 5I, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Creek Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of December, 2022, by and between **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126; and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use,

forever.

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

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

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

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

.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: Mark McDonald

Printed Name

Title: Vice President

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of December, 2022, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Creek Community Development District

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of December, 2022, by Adam Morgan, as Chairman of the Board of Supervisors of the **STONEYBROOK SOUTH AT CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

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

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

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

The foregoing Improvements were constructed in accordance with the following, as applicable:
(1) Osceola County SDP20-0146.

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

Tract 441, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 442, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

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Tract 5I, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Storey Creek Community Development District

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Mark McDonald ("Affiant") as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Storey Creek Phase 5, as recorded in Plat Book 31, Page 174, of the Official Records of Osceola County, Florida (the "Plat").

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

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Creek Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, **2022**

Signed, sealed and delivered in our presence:

_____	LENNAR HOMES, LLC , a Florida limited liability company
(Signature)	
_____	By: _____
(Print Name)	
_____	Print: Mark McDonald
(Signature)	
_____	Title: Vice President
(Print Name)	

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of December, 2022, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

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

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract 441, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

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IMPROVEMENTS

1. Erosion Control and Site
2. Earthwork and Grading

3. Stormwater Drainage
4. Subdivision Streets
5. Sanitary Sewer System
6. Lift Stations
7. Potable Water System
8. Reuse Water System
9. Public Area Landscaping
10. Professional, Mitigation and Inspection Fees

The foregoing Improvements were constructed in accordance with the following, as applicable:
(1) Osceola County SDP20-0146.

AGREEMENT REGARDING TAXES
Storey Creek Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of December, 2022, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2021 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2022.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Storey Creek Community Development District

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

X _____

Title: Vice President

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Creek Community Development District

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract 441, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 442, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 443, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 444, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 445, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 446, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 447, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 448, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 5D, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 5G, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 5H, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

Tract 5I, according to the STOREY CREEK PHASE 5 plat, as recorded in Plat Book 31, Page 174, Public Records of Osceola County, Florida.

IMPROVEMENTS

1. Erosion Control and Site
2. Earthwork and Grading
3. Stormwater Drainage

4. Subdivision Streets
5. Sanitary Sewer System
6. Lift Stations
7. Potable Water System
8. Reuse Water System
9. Public Area Landscaping
10. Professional, Mitigation and Inspection Fees

The foregoing Improvements were constructed in accordance with the following, as applicable:
(1) Osceola County SDP20-0146.

CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District – Phase 5 Plat

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

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

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Creek Community Development District (Phase 5)

DATED: _____, 2022

Witness: _____

Print: _____

Steven N. Boyd, P.E.

State of Florida License No.: 43225

on behalf of the company,

Boyd Civil Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

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

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7. Potable Water System
8. Reuse Water System
9. Public Area Landscaping
10. Professional, Mitigation and Inspection Fees

The foregoing Improvements were constructed in accordance with the following, as applicable:

(1) Osceola County SDP20-0146.

SECTION V



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Storey Creek CDD

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

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

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

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

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

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Storey Creek CDD

Signature: 

Print: George S. Flint

Title: District Manager

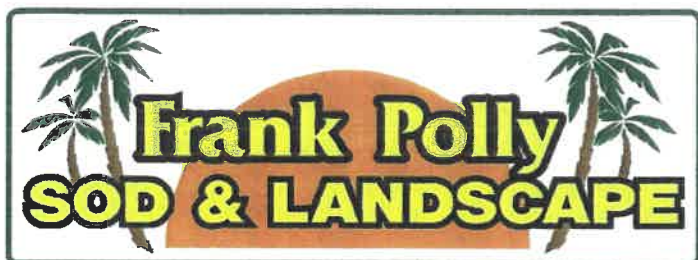
Date: 1/4/2023

Please return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VI



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com



Addendum to Maintenance Contract
Storey Creek CDD
GMS Central Florida
Attn: Alan Sheerer

01/09/2023

Storey Creek PH3 and PH5

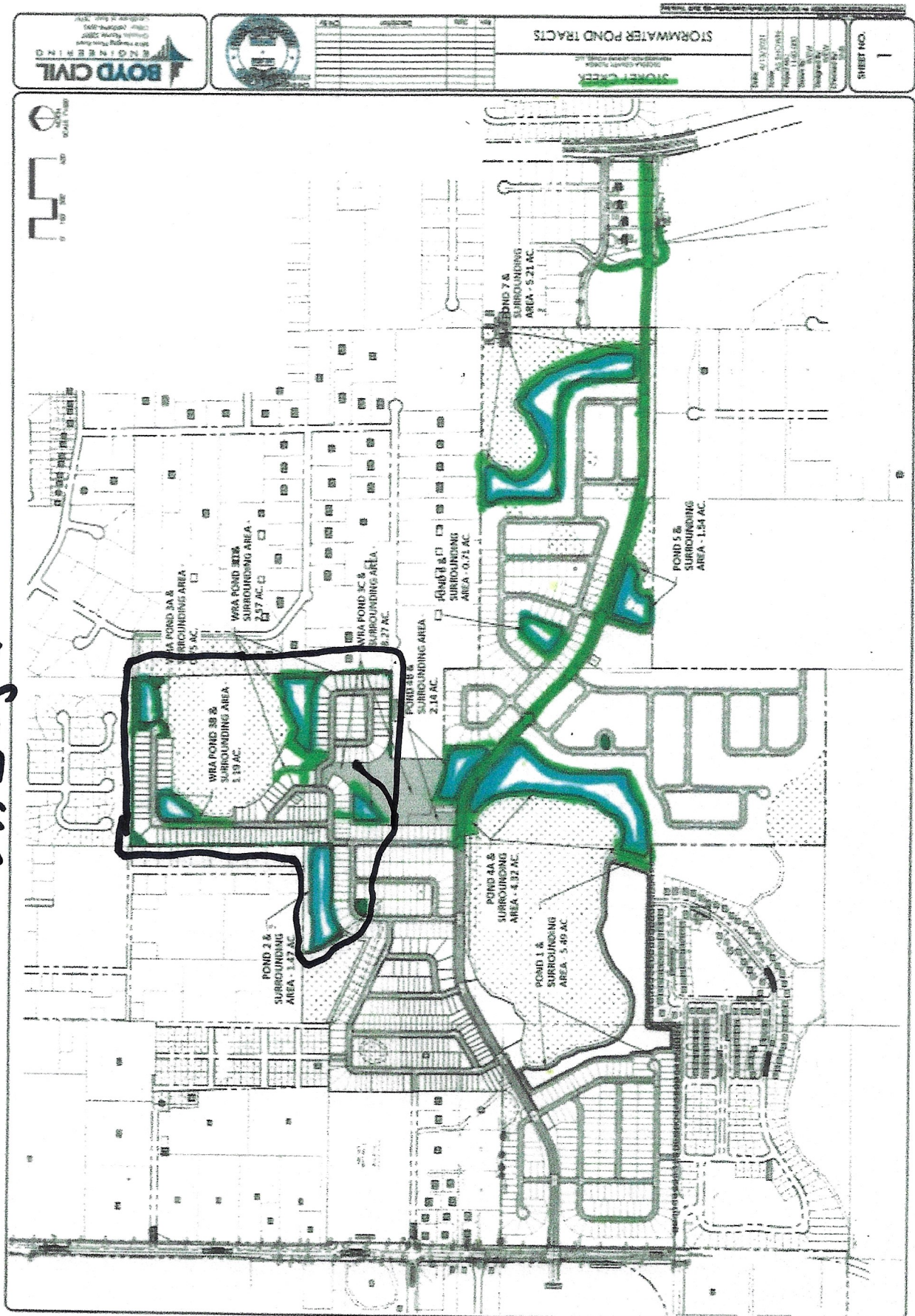
Mowing, Edging, String Trimming, Pruning, Weeding Beds, Fertilization and Pest Control, Irrigation check and Mulch

TOTAL \$4,975.50 per month

Frank Polly

Storey Creek CDD

Ph-3.5



SECTION VII

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2019, as supplemented by that certain Second Supplemental Trust Indenture dated as of June 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 7
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Storey Creek CDD**
- (D) Amount Payable: **\$75.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Reimbursement of additional conveyance costs for conveyance of lift station, tract 5E - \$75.00 (Dec.22).

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
- 4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Storey Creek Community Development District

DATE: 12/16/22

PAYABLE TO: Latham, Luna, Eden & Beaudine, LLP #2

AMOUNT REQUESTED: \$75.00

REQUESTED BY: T.Viscarra

ACCOUNT # 001-300-13100-10300

DESCRIPTION OF NEED: Additional fee for lift station conveyance (Tract 5E of Phase 5)

APPROVED BY: T. Viscarra

SIGNATURE: *T. Viscarra*

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Closing Statement (Storey Creek CDD - Lift Station Tract to TWA)
Date: December 16, 2022 at 1:18 PM
To: Teresa Viscarra tviscarra@gmscfl.com



I'm giving you the heads up on this check request from Kristen. George is traveling so he hasn't responded as of yet.

*Thanks,
Stacie*

Begin forwarded message:

From: Kristen Trucco <ktrucco@latham luna.com>
Subject: RE: Closing Statement (Storey Creek CDD - Lift Station Tract to TWA)
Date: December 16, 2022 at 3:33:22 PM EST
To: George Flint <gflint@gmscfl.com>
Cc: Jan Carpenter <JCarpenter@latham luna.com>, JoAnna Sweeney <jsweeney@latham luna.com>, Stacie Vanderbilt <svanderbilt@gmscfl.com>

Hi George,

Could you please issue an additional check to our firm for \$75.00 from the Storey Creek CDD for the lift station conveyance (Tract 5E of Phase 5) to TWA? There was an increase in the survey endorsement fee for the title policy. This conveyance was approved by Resolution 2022-09.

Thank you,

Kristen E. Trucco, Esq.



**LATHAM, LUNA,
EDEN & BEAUDINE,**
— 25 Years —
ATTORNEYS AT LAW



201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
407-481-5800 Main
407-481-5806 Direct
630-453-3871 Cell
407-481-5801 Fax
ktrucco@latham luna.com
www.latham luna.com

THE INFORMATION CONTAINED IN THIS TRANSMISSION IS ATTORNEY PRIVILEGED AND CONFIDENTIAL. IT IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER AT THE ABOVE ADDRESS OR AT (407) 481-5800, AND THEN DELETE THIS MESSAGE. THANK YOU.

From: Kristen Trucco
Sent: Friday, December 16, 2022 3:28 PM

Good Friday, December 10, 2022 3:28 PM

To: Adam Morgan <Adam.Morgan@lennar.com>; Shelley McArdelle <smcardelle@tohowater.com>

Cc: Jan Carpenter <JCarpenter@latham luna.com>; JoAnna Sweeney <jsweeney@latham luna.com>; George Flint <gflint@gmscfl.com>

Subject: Closing Statement (Storey Creek CDD - Lift Station Tract to TWA)

Good afternoon,

Attached is a clarified version of the Closing Statement for your records (note, the title policy's survey endorsement fee increased from \$25 to \$100 which impacted the premium cost by \$75).

Thank you,

Kristen E. Trucco, Esq.



**LATHAM, LUNA,
EDEN & BEAUDINE, LLP**
— 25 Years —
ATTORNEYS AT LAW



201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
407-481-5800 Main
407-481-5806 Direct
630-453-3871 Cell
407-481-5801 Fax
ktrucco@latham luna.com
www.latham luna.com

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the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the communication of information. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the communication of information. (p. 1)

These definitions are not mutually exclusive, and the two fields overlap significantly.

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**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of November 1, 2019, as supplemented by that certain Second Supplemental Trust Indenture dated as of June 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **8**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Boyd Civil Engineering, Inc.**
- (D) Amount Payable: **\$2,687.50**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #03528 – Preparation of AA2 Lennar Homes LLC reimbursement.

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer



BOYD CIVIL ENGINEERING, INC.

6816 Hanging Moss Road
Orlando, Florida 32807, United States
Tel: 407-494-2693
Barbie@boydcivil.com
<https://boydcivil.com>

INVOICE

INVOICE DATE: 12/7/2022
INVOICE NO: 03528
BILLING THROUGH: 11/30/2022

George Flint
Storey Creek CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

1140.001.A - Professional Services

Managed By: Steven N Boyd, P.E.

PROFESSIONAL SERVICES

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
Steven N Boyd, P.E.				
11/14/2022	Work on AA2 First Construction Req.	2.00	\$215.000	\$430.00
11/15/2022	Work on AA2 First Construction Req.	3.00	\$215.000	\$645.00
11/17/2022	Work on AA2 First Construction Req.	2.00	\$215.000	\$430.00
11/18/2022	Work on AA2 First Construction Req.	2.00	\$215.000	\$430.00
11/21/2022	Work on AA2 First Construction Req.	1.50	\$215.000	\$322.50
11/22/2022	Work on AA2 First Construction Req.	2.00	\$215.000	\$430.00
TOTAL SERVICES		12.50		\$2,687.50

1140.001.A - PROFESSIONAL SERVICES TOTAL \$2,687.50

1140.001.B - Reimbursable Expenses

Managed By: Steven N Boyd, P.E.

1140.001.B - REIMBURSABLE EXPENSES TOTAL \$0.00

AMOUNT DUE THIS INVOICE \$2,687.50

This invoice is due on 1/6/2023

SECTION IX

SECTION C

SECTION 1

Storey Creek Community Development District

Summary of Check Register

November 28, 2022 to January 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	12/9/22	255-260	\$ 656,544.86
	12/14/22	261-263	\$ 10,202.86
	12/16/22	264	\$ 75.00
	1/5/23	265-267	\$ 5,311.55
	1/13/23	268-272	\$ 25,604.19
	1/19/23	273	\$ 3,639.04
	1/26/23	274-276	\$ 1,284.70
			<hr/>
			\$ 702,662.20
Payroll	<u>December 2022</u>		
	Adam Morgan	50041	\$ 184.70
	D. Lane Register	50042	\$ 184.70
	Logan Lantrip	50043	\$ 184.70
	Patrick Bonin Jr.	50044	\$ 184.70
			<hr/>
			\$ 738.80
			<hr/>
			\$ 703,401.00

*** CHECK DATES 11/28/2022 - 01/30/2023 *** STOREY CREEK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	.....EXPENSED TO..... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/09/22	00012	11/18/22	207313	202211	320-53800-47000	*	650.00	
					AQUATIC PLANT MGMT NOV22			
12/09/22	00013	11/23/22	17619	202211	320-53800-46300	*	4,000.00	
					RESTAKE TREES-HURR,NICOLE			
		12/05/22	17631	202212	320-53800-46200	*	4,343.50	
					MOWING SERV PHASE 1 DEC22			
		12/05/22	17631	202212	320-53800-46200	*	1,610.00	
					MOWING SERV PH 2A DEC22			
		12/05/22	17631	202212	320-53800-46200	*	10,226.00	
					STOREY CREEK PH 2B DEC22			
		12/05/22	17631	202212	320-53800-46200	*	625.00	
					PARK,DOG PARK,ENTR DEC22			
		12/05/22	17631	202212	320-53800-47800	*	250.00	
					DOGGIE/GARBAGE CAN MAINT			
		12/05/22	17632	202211	320-53800-46200	*	4,343.50	
					MOWING SERV PHASE 1 NOV22			
		12/05/22	17632	202211	320-53800-46200	*	1,610.00	
					MOWING SERV PH 2A NOV22			
		12/05/22	17632	202211	320-53800-46200	*	10,226.00	
					STOREY CREEK PH 2B NOV22			
		12/05/22	17632	202211	320-53800-46200	*	625.00	
					PARK,DOG PARK,ENTR NOV22			
		12/05/22	17632	202211	320-53800-47800	*	250.00	
					DOGGIE/GARBAGE MAINT NOV			
12/09/22	00011	12/01/22	12012022	202212	300-20700-10000	*	18,216.12	
					FY23 DEBT SERVICE SER2019			
12/09/22	00011	12/01/22	12012022	202212	300-20700-10100	*	5,515.94	
					FY23 DEBT SERVICE SER2022			
12/09/22	00011	12/07/22	12072022	202212	300-20700-10000	*	455,980.40	
					FY23 DEBT SERVICE SER2019			
12/09/22	00011	12/07/22	12072022	202212	300-20700-10100	*	138,073.40	
					FY23 DEBT SERVICE SER2022			
12/14/22	00003	12/07/22	3527	202211	310-51300-31100	*	430.00	
					ATTEND CDD MEETING			
					BOYD CIVIL ENGINEERING			
					SCCD STOREY CREEK TVISCARRA			

38,109.00 000256

18,216.12

18,216.12 000257

5,515.94

5,515.94 000258

455,980.40

455,980.40 000259

138,073.40

138,073.40 000260

430.00

430.00 000261

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 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	#
12/14/22	00001	12/01/22	76	202212	310-51300-34000					*	3,062.50		
					MANAGEMENT FEES DEC22								
12/01/22		76	202212	310-51300-35200						*	66.67		
					WEBSITE ADMIN DEC22								
12/01/22		76	202212	310-51300-35100						*	108.33		
					INFORMATION TECH DEC22								
12/01/22		76	202212	310-51300-31300						*	583.33		
					DISSEMINATION FEE DEC22								
12/01/22		76	202212	310-51300-51000						*	.12		
					OFFICE SUPPLIES								
12/01/22		76	202212	310-51300-42000						*	2.28		
					POSTAGE								
12/01/22		76	202212	310-51300-42500						*	12.90		
					COPIES								
12/01/22		77	202212	320-53800-12000						*	1,312.50		
					FIELD MANAGEMENT DEC22								
					GOVERNMENTAL MANAGEMENT SERVICES						5,148.63	000262	
12/14/22	00002	12/09/22	107294	202211	310-51300-31500					*	4,624.23		
					BILL OF SALE/PH5 LIFT/CPA								
					LATHAM, LUNA, EDEN & BEAUDINE, LLP							4,624.23	000263
12/16/22	00002	12/16/22	12162022	202212	300-13100-10300					*	75.00		
					ADDL FEE-LIFT STN CONVEY.								
					LATHAM, LUNA, EDEN & BEAUDINE, LLP						75.00	000264	
1/05/23	00012	12/31/22	208201	202212	320-53800-47000					*	650.00		
					AQUATIC PLANT MGMT DEC22							650.00	000265
					APPLIED AQUATIC MANAGEMENT INC								
1/05/23	00011	12/29/22	12292022	202301	300-20700-10000					*	3,578.09		
					FY23 DEBT SRVC SER2019							3,578.09	000266
					STOREY CREEK CDD C/O USBANK								
1/05/23	00011	12/29/22	12292022	202301	300-20700-10100					*	1,083.46		
					FY23 DEBT SRVC SER2022							1,083.46	000267
					STOREY CREEK CDD C/O USBANK								
1/13/23	00003	1/06/23	3582	202212	310-51300-31100					*	690.00		
					ATTEND CDD MTG/COORDINATE								
					BOYD CIVIL ENGINEERING							690.00	000268
1/13/23	00013	1/03/23	17670	202301	320-53800-46200					*	4,343.50		
					MOWING SERV PHASE I JAN23								
1/03/23		17670	202301	320-53800-46200						*	1,610.00		
					MOWING SERV PH 2A JAN23								

SCCD STOREY CREEK TVISCARRA

*** CHECK DATES 11/28/2022 - 01/30/2023 *** 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 #
1/03/23	17670	202301	320-53800-46200						STOREY CREEK PH 3B JAN23	*	10,226.00	
1/03/23	17670	202301	320-53800-46200						PARK, DOG PARK, ENTR JAN23	*	625.00	
1/03/23	17670	202301	320-53800-47800						DOGGIE/GARBAGE CAN JAN23	*	250.00	
1/13/23	00001	1/01/23	78	202301	310-51300-34000				FRANK POLLY SOD, INC	*	3,062.50	17,054.50 000269
1/01/23	78	202301	310-51300-35200						MANAGEMENT FEES JAN23	*	66.67	
1/01/23	78	202301	310-51300-35100						WEBSITE ADMIN JAN23	*	108.33	
1/01/23	78	202301	310-51300-31300						INFORMATION TECH JAN23	*	583.33	
1/01/23	78	202301	310-51300-51000						DISSEMINATION FEE JAN23	*	.21	
1/01/23	78	202301	310-51300-42000						OFFICE SUPPLIES	*	3.99	
1/01/23	78	202301	310-51300-42500						POSTAGE	*	2.55	
1/01/23	79	202301	320-53800-12000						COPIES	*	1,312.50	
1/13/23	00011	1/10/23	01102023 202301 300-20700-10000						GOVERNMENTAL MANAGEMENT SERVICES	*	2,087.50	5,140.08 000270
1/13/23	00011	1/10/23	01102023 202301 300-20700-10100						STOREY CREEK CDD C/O USBANK	*	632.11	2,087.50 000271
1/19/23	00002	1/12/23	107398 202212 310-51300-31500						STOREY CREEK CDD C/O USBANK	*	632.11	632.11 000272
1/26/23	00012	1/15/23	208635 202301 320-53800-47000						LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,639.04	3,639.04 000273
1/26/23	00014	1/25/23	6309-01- 202301 310-51300-31200						APPLIED AQUATIC MANAGEMENT INC	*	650.00	650.00 000274
1/26/23	00014	1/25/23	6309-01- 202301 310-51300-31200						AMERICAN MUNICIPAL TAX-EXEMPT	*	450.00	450.00 000275
1/26/23	00014	1/25/23	6309-01- 202301 310-51300-31200						SCCD STOREY CREEK TVISCARRA	*		

*** CHECK DATES 11/28/2022 - 01/30/2023 *** STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

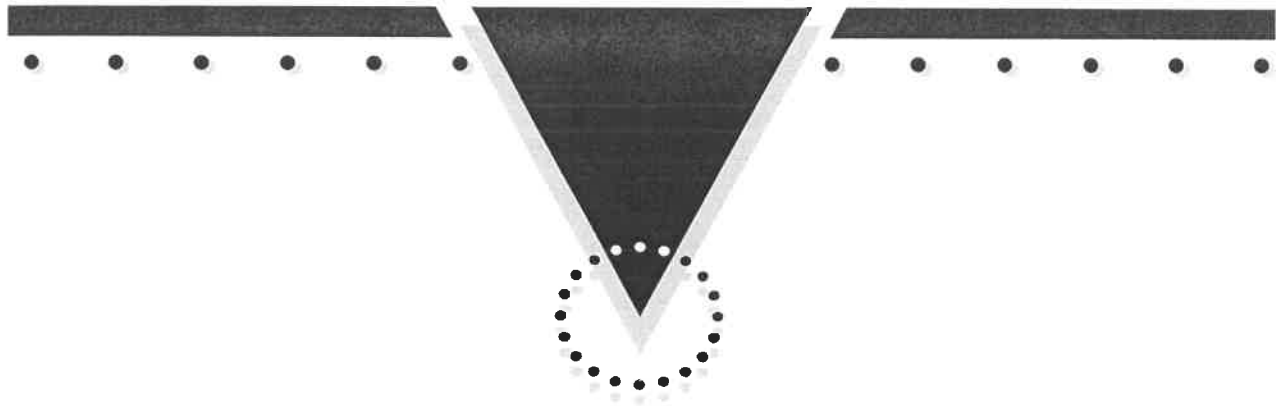
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/23	00022	1/20/23 DR012023	202301	310-51300-11000		*	184.70	
		REPLACE LOST CHECK#50027						
		DAVID L REGISTER					184.70	000276

TOTAL FOR BANK A 702,662.20

TOTAL FOR REGISTER 702,662.20

SCCD STOREY CREEK TVISCARRA

SECTION 2



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
December 31, 2022**



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STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>				
CASH	\$535,518	---	---	\$535,518
DEPOSITS	\$5,015	---	---	\$5,015
DUE FROM CAPITAL	\$75	---	---	\$75
DUE FROM GENERAL FUND	---	\$4,662	---	\$4,662
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$497,280	---	\$497,280
PREPAYMENT	---	\$31	---	\$31
SERIES 2022				
RESERVE	---	\$205,883	---	\$205,883
REVENUE	---	\$407,755	---	\$407,755
CONSTRUCTION	---	---	\$8,260	\$8,260
COST OF ISSUANCE	---	---	\$34	\$34
TOTAL ASSETS	\$540,608	\$1,361,277	\$8,293	\$1,910,177
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$4,979	---	---	\$4,979
DUE TO DEBT SERVICE 2019	\$3,578	---	---	\$3,578
DUE TO DEBT SERVICE 2022	\$1,083	---	---	\$1,083
DUE TO OTHER	\$740	---	\$4,593	\$5,333
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$530,227	---	---	\$530,227
RESTRICTED FOR DEBT SERVICE 2019	---	\$746,555	---	\$746,555
RESTRICTED FOR DEBT SERVICE 2022	---	\$614,722	---	\$614,722
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$3,700	\$3,700
TOTAL LIABILITIES & FUND EQUITY	\$540,608	\$1,361,277	\$8,293	\$1,910,177

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$413,639	\$402,298	\$402,298	\$0
ASSESSMENTS - DIRECT BILLED	\$169,922	\$169,922	\$169,922	\$0
DEVELOPER CONTRIBUTIONS	\$222,349	\$55,587	\$0	(\$55,587)
TOTAL REVENUES	\$805,910	\$627,807	\$572,220	(\$55,587)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$9,600	\$2,400	\$2,800	(\$400)
FICA EXPENSE	\$734	\$184	\$214	(\$31)
ENGINEERING	\$12,000	\$3,000	\$1,344	\$1,656
ATTORNEY	\$25,000	\$6,250	\$10,775	(\$4,525)
DISSEMINATION	\$7,000	\$1,750	\$1,750	\$0
ARBITRAGE	\$900	\$0	\$0	\$0
ANNUAL AUDIT	\$4,500	\$0	\$0	\$0
TRUSTEE FEES	\$10,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,750	\$9,188	\$9,188	\$0
INFORMATION TECHNOLOGY	\$1,300	\$325	\$325	\$0
WEBSITE MAINTENANCE	\$800	\$200	\$200	(\$0)
TELEPHONE	\$150	\$38	\$0	\$38
POSTAGE	\$750	\$188	\$11	\$177
INSURANCE	\$5,979	\$5,979	\$5,842	\$137
PRINTING & BINDING	\$750	\$188	\$26	\$162
LEGAL ADVERTISING	\$2,500	\$625	\$0	\$625
OTHER CURRENT CHARGES	\$500	\$125	\$117	\$8
OFFICE SUPPLIES	\$250	\$63	\$1	\$62
PROPERTY APPRAISER FEE	\$500	\$125	\$0	\$125
PROPERTY TAXES	\$0	\$0	\$274	(\$274)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$44	\$175	(\$131)
FIELD:				
FIELD SERVICES	\$15,750	\$3,938	\$3,938	\$0
PROPERTY INSURANCE	\$2,631	\$2,631	\$2,631	\$0
ELECTRIC	\$4,000	\$1,000	\$148	\$852
STREETLIGHTS	\$194,000	\$48,500	\$18,503	\$29,997
WATER & SEWER	\$20,500	\$5,125	\$3,206	\$1,919
LANDSCAPE MAINTENANCE	\$386,646	\$96,662	\$50,414	\$46,248
LANDSCAPE CONTINGENCY	\$7,500	\$1,875	\$15,320	(\$13,445)
LAKE MAINTENANCE	\$29,245	\$7,311	\$1,950	\$5,361
LAKE CONTINGENCY	\$1,500	\$375	\$0	\$375
DOGGIE STATION MAINTENANCE	\$4,000	\$1,000	\$1,248	(\$248)
IRRIGATION REPAIRS	\$5,000	\$1,250	\$0	\$1,250
REPAIRS & MAINTENANCE	\$5,000	\$1,250	\$3,476	(\$2,226)
WALLS, ENTRY & MONUMENTS	\$2,500	\$625	\$0	\$625
CONTINGENCY	\$2,500	\$625	\$0	\$625
TOTAL EXPENDITURES	\$805,910	\$207,835	\$138,873	\$68,962
EXCESS REVENUES (EXPENDITURES)	\$0		\$433,346	
FUND BALANCE - Beginning	\$0		\$96,881	
FUND BALANCE - Ending	\$0		\$530,227	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$491,331	\$477,775	\$477,775	\$0
INTEREST	\$0	\$0	\$2,578	\$2,578
TOTAL REVENUES	\$491,331	\$477,775	\$480,352	\$2,578
EXPENDITURES:				
INTEREST - 12/15	\$159,828	\$159,828	\$159,828	\$0
PRINCIPAL - 12/15	\$170,000	\$170,000	\$170,000	\$0
INTEREST - 6/15	\$157,172	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$487,000	\$329,828	\$329,828	\$0
EXCESS REVENUES (EXPENDITURES)	\$4,331		\$150,524	
FUND BALANCE - Beginning	\$346,006		\$596,030	
FUND BALANCE - Ending	\$350,337		\$746,555	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2022

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$148,751	\$144,673	\$144,673	\$0
ASSESSMENTS - DIRECT BILLED	\$263,015	\$263,015	\$263,015	\$0
INTEREST	\$0	\$0	\$1,957	\$1,957
TOTAL REVENUES	\$411,766	\$407,688	\$409,645	\$1,957
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$134,489	\$134,489	\$134,489	\$0
PRINCIPAL - 6/15	\$90,000	\$0	\$0	\$0
INTEREST - 6/15	\$160,318	\$0	\$0	\$0
TOTAL EXPENDITURES	\$384,807	\$134,489	\$134,489	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	(\$895)	\$895
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$895)	\$895
EXCESS REVENUES (EXPENDITURES)	\$26,959		\$274,261	
FUND BALANCE - Beginning	\$134,489		\$340,461	
FUND BALANCE - Ending	\$161,448		\$614,722	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2022

Statement of Revenues & Expenditures

For The Period Ending December 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
IN TEREST	\$0	\$0	\$22,995	\$22,995
TOTAL REVENUES	\$0	\$0	\$22,995	\$22,995
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,501,648	(\$5,501,648)
TOTAL EXPENDITURES	\$0	\$0	\$5,501,648	(\$5,501,648)
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	\$895	(\$895)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$895	(\$895)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,477,758)	
FUND BALANCE - Beginning	\$0		\$5,481,458	
FUND BALANCE - Ending	\$0		\$3,700	

STOREY CREEK Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$15,338	\$386,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$402,298
ASSESSMENTS - DIRECT BILLED	\$169,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169,922
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$169,922	\$15,338	\$386,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$572,220
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$1,000	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA EXPENSE	\$77	\$77	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$214
ENGINEERING	\$224	\$430	\$690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344
ATTORNEY	\$2,512	\$4,624	\$3,639	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,775
DISSEMINATION	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,188
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$6	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
INSURANCE	\$5,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,842
PRINTING & BINDING	\$10	\$3	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,938
PROPERTY INSURANCE	\$2,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,631
ELECTRIC	\$45	\$51	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$148
STREETLIGHTS	\$5,584	\$6,576	\$6,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,503
WATER & SEWER	\$768	\$1,192	\$1,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,206
LANDSCAPE MAINTENANCE	\$16,805	\$16,805	\$16,805	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,414
LANDSCAPE CONTINGENCY	\$11,320	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,320
LAKE MAINTENANCE	\$650	\$650	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,950
DOGGIE STATION MAINTENANCE	\$748	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,248
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$3,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,476
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
TOTAL EXPENDITURES	\$62,041	\$41,109	\$35,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,873
EXCESS REVENUES (EXPENDITURES)	\$107,881	(\$25,771)	\$351,236	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433,346

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 (23)	Due from Capital	Over and (short) Balance Due
Due from Developer				\$ - \$	\$ -	\$ -	\$ -

Total Developer Contributions FY23

\$ -

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

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%	
MATURITY DATE:	12/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$245,666	
RESERVE FUND BALANCE	\$245,666	
BONDS OUTSTANDING - 12/16/19		\$8,445,000
LESS: PRINCIPAL PAYMENT - 12/15/20		(\$160,000)
LESS: PRINCIPAL PAYMENT - 12/15/21		(\$165,000)
LESS: PRINCIPAL PAYMENT - 12/15/22		(\$170,000)
CURRENT BONDS OUTSTANDING		\$7,950,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	4.300%, 5.000%, 5.200%, 5.375%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$205,883	
RESERVE FUND BALANCE	\$205,883	
BONDS OUTSTANDING - 07/14/22		\$6,170,000
CURRENT BONDS OUTSTANDING		\$6,170,000

**STO REY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

GROSS ASSESSMENTS \$ 1,120,888 \$ 440,042 \$ 522,600 \$ 158,246
NET ASSESSMENTS \$ 1,053,635 \$ 413,639 \$ 491,244 \$ 148,751

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2019			TOTAL 100%
							GENERAL FUND 39.26%	DEBT SERVICE 46.62%	DEBT SERVICE 14.12%	
11/22/22	ACH	\$ 41,529.00	\$ 1,661.16	\$ 797.35	\$ -	\$ 39,070.49	\$ 15,338.42	\$ 18,216.12	\$ 5,515.94	\$ 39,070.49
12/9/22	ACH	\$ 1,039,541.19	\$ 41,581.52	\$ 19,959.20	\$ -	\$ 978,000.47	\$ 383,946.67	\$ 455,980.40	\$ 138,073.40	\$ 978,000.47
12/22/22	ACH	\$ 8,135.00	\$ 303.99	\$ 156.62	\$ -	\$ 7,674.39	\$ 3,012.84	\$ 3,578.09	\$ 1,083.46	\$ 7,674.39
1/10/23	ACH	\$ 4,710.00	\$ 141.30	\$ 91.37	\$ -	\$ 4,477.33	\$ 1,757.73	\$ 2,087.50	\$ 632.11	\$ 4,477.33
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 668.40	\$ 668.40	\$ 262.40	\$ 311.63	\$ 94.36	\$ 668.40
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 1,093,915.19	\$ 43,687.97	\$ 21,004.54	\$ 668.40	\$ 1,029,891.08	\$ 404,318.05	\$ 480,173.74	\$ 145,399.28	\$ 1,029,891.08

DIRECT BILLED ASSESSMENTS

LENNAR HOMES LLC

\$432,936.70

\$169,921.92

\$263,014.78

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	Operation & Maintenance	Debt Service Series 2022
10/20/22	11/1/22	1902742	\$ 84,960.96	\$ 84,960.96	\$ 84,960.96	\$ -
10/20/22	2/1/23	1902742	\$ 42,480.48	\$ 42,480.48	\$ 42,480.48	\$ -
10/20/22	5/1/23	1902742	\$ 152,480.48	\$ 152,480.48	\$ 42,480.48	\$ 110,000.00
10/20/22	11/1/23	1902742	\$ 153,014.78	\$ 153,014.78	\$ -	\$ 153,014.78
			\$ 432,936.70	\$ 432,936.70	\$ 169,921.92	\$ 263,014.78

**Storey Creek
Community Development District**

**Special Assessment Bonds, Series 2022
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
9/2/22	1	Boyd Civil Engineering	Invs #3273 & 3293 - Preparation of Ser.22 Engineer's Report	\$ 3,572.50
9/2/22	2	Boyd Civil Engineering	Invs #3402, 3403 & 3434 - Revisions to Engineer's Report	\$ 3,626.02
TOTAL				\$ 7,198.52
Fiscal Year 2022				
8/1/22		Interest		\$ 13.53
8/2/22		Transfer from Reserve		\$ 0.51
9/1/22		Interest		\$ 3,608.11
9/1/22		Interest		\$ 11.28
9/2/22		Transfer from Reserve		\$ 135.38
9/2/22		Transfer from Reserve		\$ 0.42
TOTAL				\$ 3,769.23
Acquisition/Construction Fund at 7/14/22				\$ 5,487,323.58
Interest Earned thru 9/30/22				\$ 3,769.23
Requisitions Paid thru 9/30/22				\$ (7,198.52)
Remaining Acquisition/Construction Fund				\$ 5,483,894.29
Fiscal Year 2023				
11/28/22	3	Storey Creek CDD	Invoice #71 - Reimburse OCTA Conveyance Fees	\$ 1,721.73
11/17/22	4	Greenberg Traurig, P.A.	Invoice #1000067898 - Post Closing Costs	\$ 203.30
11/28/22	5	Storey Creek CDD	Reimburse Conveyance Costs for Tramwell, Webb Partners	\$ 2,871.70
11/28/22	6	Lennar Homes LLC	Reimbursement of Infrastructure Costs for AA2	\$ 5,494,727.59
TOTAL				\$ 5,499,524.32
Fiscal Year 2023				
10/3/22		Interest		\$ 6,761.70
10/3/22		Transfer from Reserve		\$ 253.83
11/1/22		Interest		\$ 8,303.14
11/1/22		Transfer from Reserve		\$ 311.36
12/1/22		Interest		\$ 7,929.60
12/1/22		Transfer from Reserve		\$ 329.98
TOTAL				\$ 23,889.61
Acquisition/Construction Fund at 9/30/22				\$ 5,483,894.29
Interest Earned thru 12/31/22				\$ 23,889.61
Requisitions Paid thru 12/31/22				\$ (5,499,524.32)
Remaining Acquisition/Construction Fund				\$ 8,259.58

SECTION 3

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

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

Rebate Report to the Computation Date
December 16, 2022
Reflecting Activity To
December 16, 2022



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

January 25, 2023

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

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

Dear Ms. Viscarra:

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

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

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

We have scheduled our next Report as of December 31, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

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

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.302344%	3,258.82	(45,128.59)
Debt Service Reserve Fund	0.210700%	1,555.98	(29,969.52)
Costs of Issuance Account	0.083470%	3.50	(184.98)
Totals	0.264746%	\$4,818.30	\$(75,283.09)
Bond Yield	4.067639%		
Rebate Computation Credits			(5,590.75)
Net Rebatable Arbitrage			\$(80,873.84)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

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

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

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

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

DEFINITIONS

7. Computation Date

December 16, 2022.

8. Computation Period

The period beginning on December 16, 2019, the date of the closing, and ending on December 16, 2022, the Computation Date.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

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

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

Sources of Funds

Par Amount	\$8,445,000.00
Net Original Issue Discount	-49,376.25
Total	\$8,395,623.75

Uses of Funds

Acquisition & Construction Fund	\$7,777,283.12
Debt Service Reserve Fund	245,665.63
Cost of Issuance Fund	203,775.00
Underwriter's Discount	168,900.00
Total	\$8,395,623.75

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

\$8,445,000

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

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

BOND DEBT SERVICE

\$8,445,000

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/19	Beg Bal	-7,777,283.12	-8,775,922.36
01/03/20		-16.15	-18.19
01/07/20		4,457,818.70	5,018,421.27
02/04/20		-31.21	-35.03
02/27/20		2,600,582.31	2,911,296.16
03/02/20		2,035.00	2,276.87
03/03/20		-25.84	-28.91
03/04/20		1,850.00	2,069.41
04/02/20		-11.65	-12.99
05/04/20		-2.01	-2.23
05/15/20		1,850.00	2,053.04
05/15/20		2,000.00	2,219.51
05/19/20		714,289.27	792,330.67
05/19/20		200.00	221.85
06/02/20		-2.08	-2.30
07/01/20		-1.21	-1.34
08/04/20		-1.14	-1.25
09/02/20		-1.04	-1.14
10/02/20		-1.01	-1.10
11/03/20		-1.04	-1.13
12/02/20		-1.01	-1.10
01/05/21		-1.04	-1.12
02/02/21		-1.04	-1.12
03/02/21		-0.94	-1.01
04/02/21		-1.04	-1.11
05/04/21		-1.01	-1.08
06/02/21		-1.04	-1.11
07/02/21		-1.01	-1.07
08/03/21		-1.04	-1.10
09/02/21		-1.04	-1.10
10/04/21		-1.01	-1.06
11/02/21		-1.04	-1.09
12/02/21		-1.01	-1.05
01/04/22		-1.04	-1.08
02/02/22		-1.04	-1.08
03/02/22		-0.94	-0.97
04/04/22		-1.04	-1.07
05/03/22		-1.01	-1.04
06/02/22		-1.04	-1.06
06/21/22		30.42	31.02
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12/16/22	TOTALS:	3,258.82	-45,128.59
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ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-45,128.59
COMP DATE:	12/16/22	NET INCOME:	3,258.82
BOND YIELD:	4.067639%	TAX INV YIELD:	0.302344%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/19	Beg Bal	-245,665.63	-277,210.24
01/03/20		16.15	18.19
02/04/20		31.21	35.03
03/03/20		25.84	28.91
04/02/20		11.65	12.99
05/04/20		2.01	2.23
06/02/20		2.08	2.30
07/02/20		1.21	1.34
08/04/20		1.14	1.25
09/02/20		1.04	1.14
10/02/20		1.01	1.10
11/03/20		1.04	1.13
12/02/20		1.01	1.10
01/05/21		1.04	1.12
02/02/21		1.04	1.12
03/02/21		0.94	1.01
04/02/21		1.04	1.11
05/04/21		1.01	1.08
06/02/21		1.04	1.11
07/02/21		1.01	1.07
08/03/21		1.04	1.10
09/02/21		1.04	1.10
10/04/21		1.01	1.06
11/02/21		1.04	1.09
12/02/21		1.01	1.05
01/04/22		1.04	1.08
02/02/22		1.04	1.08
03/02/22		0.94	0.97
04/04/22		1.04	1.07
05/03/22		1.01	1.04
06/02/22		1.04	1.06
07/05/22		1.01	1.03
08/02/22		1.04	1.06
09/02/22		162.03	163.93
10/04/22		302.88	305.33
11/02/22		371.53	373.36
12/02/22		393.74	394.36
12/16/22	MMkt Bal	245,665.63	245,665.63
12/16/22	MMkt Acc	209.99	209.99
12/16/22	TOTALS:	1,555.98	-29,969.52

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-29,969.52
COMP DATE:	12/16/22	NET INCOME:	1,555.98
BOND YIELD:	4.067639%	TAX INV YIELD:	0.210700%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

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

12/16/22	TOTALS:	3.50	-184.98

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/20		-1,760.00	-1,907.61
12/16/21		-1,780.00	-1,853.14
12/16/22		-1,830.00	-1,830.00

12/16/22	TOTALS:	-5,370.00	-5,590.75

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -5,590.75
COMP DATE: 12/16/22
BOND YIELD: 4.067639%