

*Storey Creek Community  
Development District*

*Agenda*

*December 18, 2023*

# AGENDA

# Storey Creek Community Development District

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

December 11, 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, December 18, 2023 at 10:00 a.m., or as shortly thereafter as reasonably possible, 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 November 20, 2023 Meeting
4. Consideration of Permanent Easement Agreement with Storey Creek Homeowners Association, Inc. for Babbling Brook Fence
5. Consideration of Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)
6. Staff Reports
  - A. Attorney
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
  - 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 the Series 2022 Bonds
7. Other Business
8. Supervisor's Requests
9. 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, November 20, 2023 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
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by phone</i>	District Engineer
Steve Sanford <i>by phone</i>	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There are no members of the public here other than Board members and staff.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

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

**B. Consideration of Resolution 2024-02 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint stated there was a landowners meeting on November 6, 2023. At that meeting the proxy holder for the landowner elected Adam Morgan and Rob Bonin to four-year terms and Logan Lantrip to a two-year term. He stated this resolution in your agenda includes that information. The Board is sitting as the canvassing Board for purposes of certifying results of that election. He asked for any comments or corrections on the resolution.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-02 Canvassing and Certifying the Results of the Landowner’s Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2024-03 Electing Officers**

Mr. Flint stated after each election, the Board is required to consider officers. He noted Resolution 2024-03 has been provided for that purpose. Currently Adam is Chair, Lane is Vice Chair, Seth, Logan and Rob are Assistant Secretaries, Mr. Flint is secretary, Jill Burns is Treasure, Katie Costa is Assisted Treasurer, and Darrin Mossing, Sr. Assistant Treasurer. Mr. Morgan asked if everyone is good with that.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-03 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 16, 2023 Board of Supervisors Meeting and Acceptance of Minutes of the November 6, 2023 Landowners’ Meeting**

Mr. Flint presented the minutes of the October 16, 2023 meeting and acceptance of the minutes from the November 6, 2023 landowners’ meeting. He asked for any comments, corrections, or changes. Mr. Morgan stated they all look correct.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the October 16, 2023 board of Supervisors Meeting and the Minutes of the November 6, 2023 Landowners’ Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of Engineer’s Report**

Mr. Flint stated the purpose of this item is for the Board to consider the Bond Delegation Resolution for the last assessment area in Storey Creek assessment area three. He noted the first is the Engineer’s Report. The last revision to the report was June of 2022. There are no changes to this report. Mr. Boyd stated that is correct to his recollection. Mr. Morgan stated he did a quick review and it all looks correct. Mr. Flint asked for a motion to approve the June 20, 2022 Engineer’s Report.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Engineer's Report, was approved.

**B. Consideration of Third Supplemental Assessment Methodology for Assessment Area Three**

Mr. Flint stated a preliminary Supplemental Assessment Methodology has been prepared for Assessment Area Three. This is a draft until the bonds are actually priced and then this will be revised and finalized based on the actual terms of the bond issue. He noted the development plan shows 298 units 40 and 50 ft. Table two are the cost estimates from Steve's Engineer's Report reflecting \$11,400,000 in improvements. Table three is preliminary bond sizing with some very conservative bond assumptions. This is for purposes of pricing the bonds.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Third Supplemental Assessment Methodology for Assessment Area Three, was approved.

**C. Consideration of Resolution 2024-01 Bond Delegation Resolution (Assessment Area Three Project)**

**i. Exhibit A: Form of Bond Purchase Contract**

Mr. Sanford: This is between the District and FMS as your Underwriter. Once the bonds are marketed, that gets executed and has all the final terms of the bonds.

**ii. Exhibit B: Draft Preliminary Limited Offering Memorandum**

Mr. Sanford stated this is the marketing tool used by the underwrite once the investors are found. This document gets finalized with the final terms of the bonds, interest rate, and redemption revisions.

**iii. Exhibit C: Form of Continuing Disclosure Agreement**

Mr. Sanford stated this is required by SCC rules and that requires both the issuer and the developer to provide annual information to keep everything current.

**iv. Exhibit D: Form of Third Supplemental Trust Indenture**

Mr. Sanford stated this is between the District and the Trustee. Once the bonds are sold, the document gets finalized with all of the interest rates, redemption provisions, sources, and uses.

**v. Exhibit E: Form of Completion Agreements**

Mr. Sanford stated we are not issuing enough bonds to finance s whole project for assessment area three so anything not financed by the bond proceeds, there is an obligation on the part of the developer to complete the project.

**vi. Exhibit F: Form of True-Up Agreements**

Mr. Sanford stated this is a result of platting, there is less capacity to fund the debt service on the bond so that puts an obligation on the developer to make a true-up payment so there is always sufficient revenue to obtain the bonds.

**vii. Exhibit G: Form of Acquisition Agreements**

Mr. Sanford stated this is between the developer and the District and spells out how completed infrastructure is sold to the District.

**viii. Exhibit H: Form of Collateral Assignments**

Mr. Sanford stated if there is a default there is a collateral contingent assignment of all the development documents so if someone has to come in and finish the project, they would have the entitlements and permits and everything needed to complete the development.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-01 Bond Delegation Resolution (Assessment Area Three Project), was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of G-17 Disclosure Engagement Letter with FMSBonds, Inc.**

Mr. Flint noted this is the engagement letter with FMSBonds and associated disclosures related to the bond issue. This was dated November 14<sup>th</sup> and should be reflected as being ratified November 14<sup>th</sup>.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the G-17 Disclosure Engagement Letter with FMSBonds, Inc. was ratified.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Flint stated this is required by statute in order to use the tax bill as the collection method for assessments.



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

**EIGHTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2022 Audit Report**

Mr. Flint stated this has been completed and asking the Board to accept the report and ratify its transmittal to the State of Florida. Mr. Morgan stated for the record someone from Berger Toombs contacted him about fraud for this report and claimed they had attempted to contact me several times earlier and there was never any attempt.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco stated an update on the lift station conveyance to Tohopekaliga Water Authority and working on finalizing the bonds. Mr. Flint stated after the bonds are priced, there will be a finalizing resolution on the next agenda.

**B. Engineer**

Mr. Boyd stated nothing further.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from October 4th through the 23<sup>rd</sup>. He asked for any questions on the register? The Board had no further questions.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the balance sheet and financials through October 31<sup>st</sup>. No action is required by the Board. He asked the Board for questions. Hearing none. The construction accounts have \$11,000 in Series 2022 project.

**TENTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

Mr. Morgan stated we should be good. Mr. Register stated we are good on plats. He noted he talked to Kristen about working with all the CDD’s on putting together a tracking sheet of all CDD tracts. Ms. Trucco stated her office has started that. She noted Lane requested a short inventory of all plats for each Lennar CDD and confirmation of when these tracts were transferred.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**TWELFTH 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

**This Instrument prepared by and return to:**

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

*Osceola County Parcel I.D. No: 0626295301TRAC05F0*

*Note to Clerk: This document is exempt from Florida documentary  
Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)*

**PERMANENT EASEMENT**

**THIS PERMANENT EASEMENT** (the “Easement Agreement”) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by **STOREY CREEK HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose mailing address is 1631 East Vine Street, Suite 300, Kissimmee, Florida 34744 (“Grantor”), to **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston, Orlando, Florida 32801 (the “Grantee”).

**WITNESSETH:**

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida, and more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Property”);

WHEREAS, Grantor represents that Grantor has never resided on the Property, nor on property contiguous thereto, and that such property does not constitute the constitutional homestead of the Grantor;

WHEREAS, Grantor acknowledges that there are utility infrastructure improvements, including a drainage system as further described in **Exhibit “B”** attached hereto, located under the Property that are owned by the Grantee (the “Improvements”);

WHEREAS, Grantor and Grantee have determined that the Grantee’s operation, maintenance and repairs of the Improvements will necessitate the right of ingress and egress over, across and under the Property;

WHEREAS, Grantor has agreed to grant to the Grantee a non-exclusive permanent easement to allow Grantee to operate, maintain, repair and restore the Improvements on and/or under the Property; and

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and

sufficiency of which are hereby acknowledged, the Grantor and Grantee hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, conveys and declares a non-exclusive permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (collectively referred to herein as the "Grantee's Permittees"), over, under, upon and through the Property (the "Easement"). Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the Property and that Grantors have good and lawful right to convey an easement over the same. Grantor hereby retains the right to utilize the Property for any purpose which the Grantor may desire which does not unreasonably interfere with the Improvements and Grantee's exercise of the easement rights herein granted. Grantor agrees to convey the Property back to Grantee in the event required by the Grantee's bond holders.

3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee and Grantee's Permittees to operate, maintain and repair the Improvements.

4. Indemnification. Grantor agrees to indemnify the Grantee for any damage caused to the Improvements by Grantor and/or its agents, contractors, employees, tenants, tenants' agents or invitees, and agrees to hold Grantee harmless from any and all claims and/or damage caused to or arising out of the Improvements, caused by Grantor and/or its agents, contractors, employees, tenants, tenants' agents, or invitees, except such damage as may result from the willful acts of the Grantee or its agents, contractors, employees, tenants, tenants' agents, or invitees. The Grantor shall not change the grade of the Property in any manner or make other modifications to the Property that negatively impact the integrity and functionality of the Improvements.

5. Conditions of Easement & Compliance with Laws, Regulations, Rules and Policies. At all times, Grantee and Grantor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders.

6. Incidental Rights. The Easement herein granted and conveyed by the Grantor to the Grantee shall specifically include the right of Grantee and Grantee's Permittees to: (a) to trim, cut, or remove trees, bushes, undergrowth and other obstructions or improvements that negatively impact the Improvements, at Grantor's sole expense and after written notice to Grantor; (b) to enter onto that portion of Grantor's real property reasonably necessary for Grantee to exercise the rights granted in this Easement Agreement; and (c) all other rights and privileges reasonably necessary or convenient for Grantee's enjoyment and use of the foregoing Easement for the purposes described above and in furtherance of the provisions set forth herein.

7. Public Records. Grantor acknowledges that the Grantee is a special purpose government, subject to the Public Records Act, and therefore records related to this Easement Agreement may be considered Public Records under Florida law. Grantor agrees to comply with the Public Records law for records related to this Easement Agreement.

8. Notice. Notices related to this Easement Agreement shall be in writing and shall be given when received by the addressee. Notices shall be addressed as follows:

If to the Grantor: Storey Creek Homeowners Association, Inc.  
1631 East Vine Street, Suite 300  
Kissimmee, Florida 34744  
Attention: Michelle Barr  
Telephone: 407-285-7321

If to the Grantee: Storey Creek Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: George S. Flint, District Manager  
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP  
201 S. Orange Ave., Suite 1400  
Orlando, Florida 32801  
Attention: Jan Albanese Carpenter, District Counsel  
Telephone: (407) 481-5800

9. Nothing contained herein shall be construed as a waiver of Grantee's sovereign immunity described in Section 768.28, *Florida Statutes*, as same may be amended from time to time. The provisions of this paragraph shall survive termination.

10. Governing Law. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

11. Severability. If any provision of this Easement Agreement is declared invalid or unenforceable, then the remainder of this Easement Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

GRANTOR:

\_\_\_\_\_  
Signature Witness #1

\_\_\_\_\_  
STOREY CREEK HOMEOWNERS  
ASSOCIATION, INC., a Florida not for profit  
corporation

\_\_\_\_\_  
Print Name Witness #1

\_\_\_\_\_  
Signature Witness #2

\_\_\_\_\_  
Print Name Witness #2

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, \_\_\_\_\_ of STOREY CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Signed, sealed and delivered  
in our presence:

GRANTEE:

\_\_\_\_\_  
Signature Witness #1

\_\_\_\_\_  
**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**, community  
development district formed pursuant to  
Chapter 190, *Florida Statutes*

\_\_\_\_\_  
Print Name Witness #1

\_\_\_\_\_  
Signature Witness #2

\_\_\_\_\_  
Print Name Witness #2

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_,  
\_\_\_\_\_ of **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**,  
a community development district formed pursuant to Chapter 190, *Florida Statutes*,  who is  
personally known to me or  who has produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
**Notary Public**  
**My Commission Expires:**



**EXHIBIT “A”**

**“Property”**

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

**EXHIBIT “B”**

**Detail on the Drainage System “Improvements”**

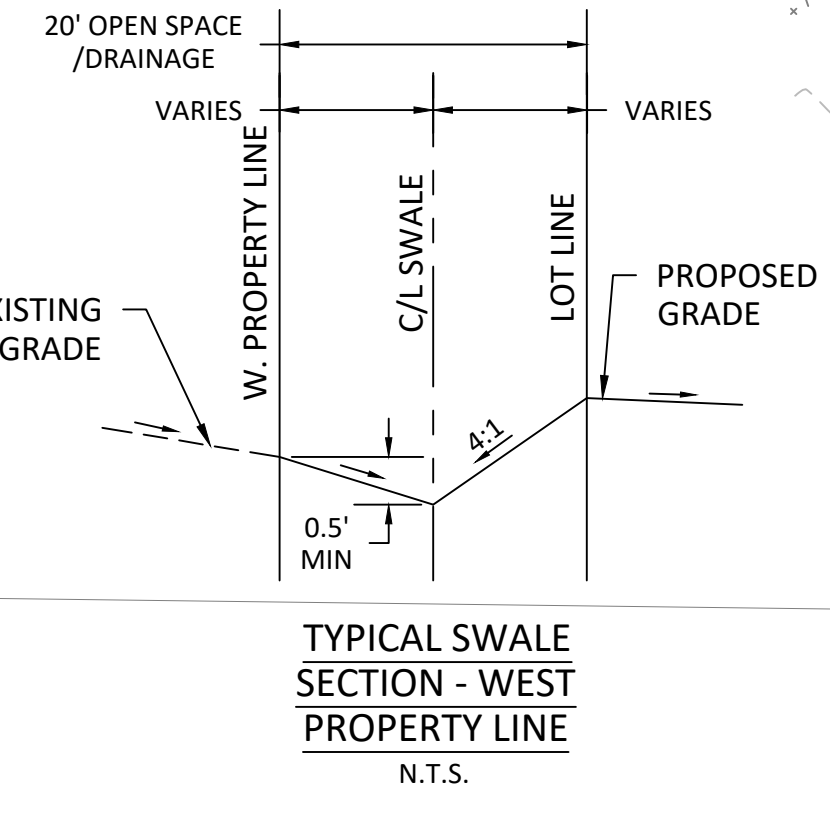
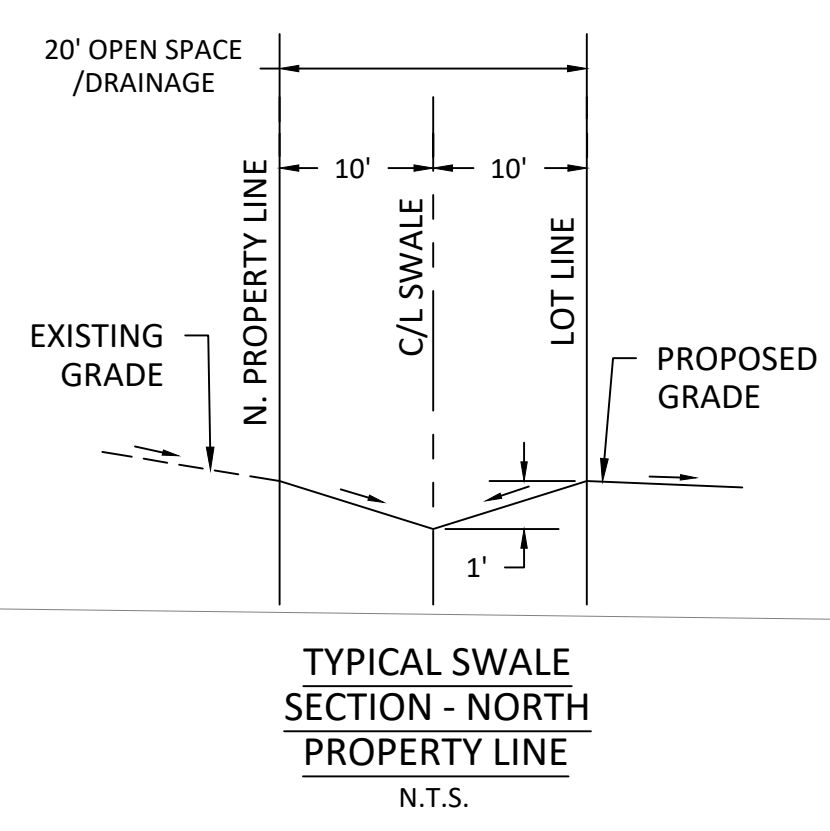
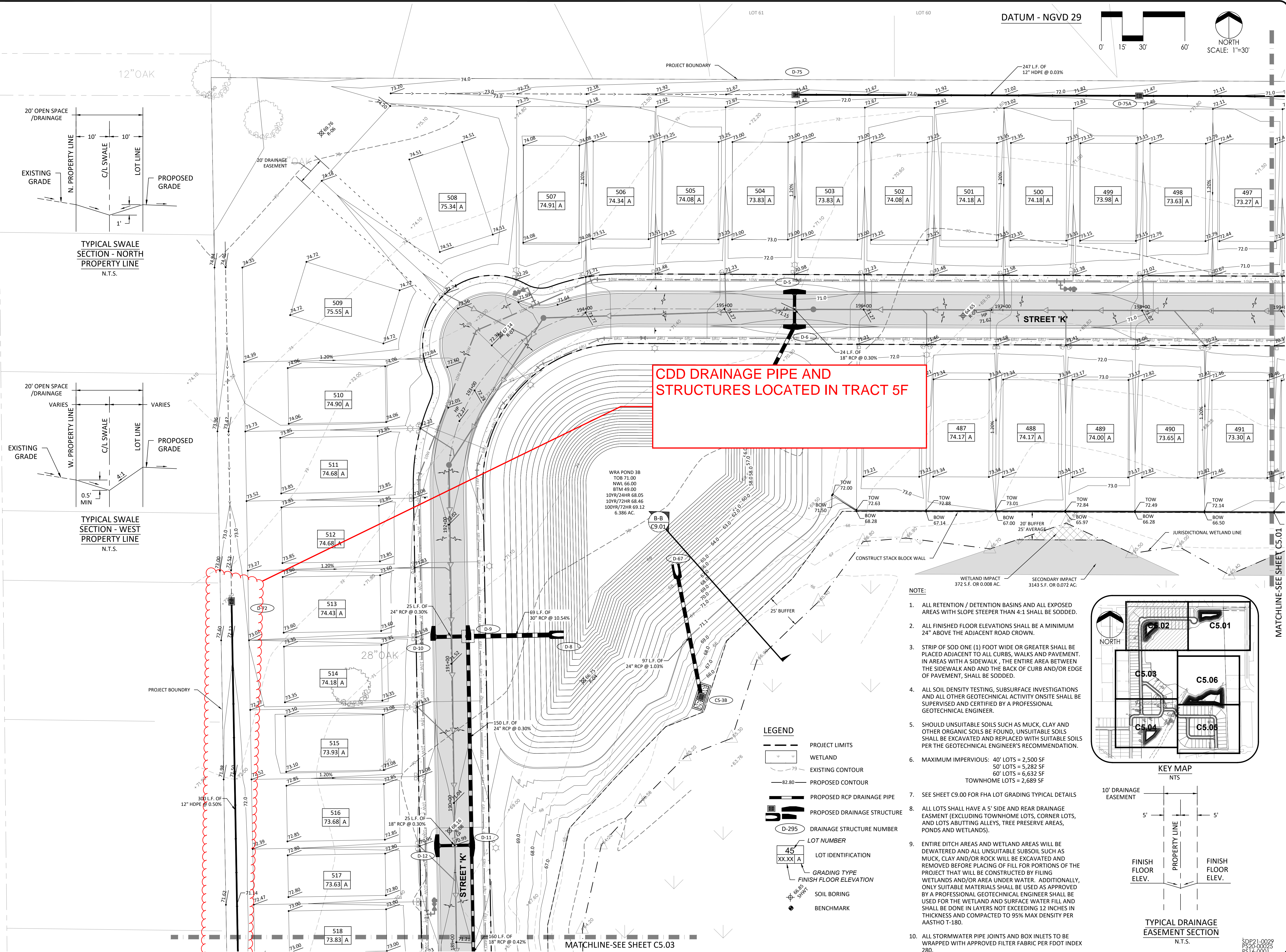
*[See attached.]*

Rev.	Date	Description
1	07/16/2021	REVISIONS PER COUNTY COMMENTS
2	05/04/2021	REVISIONS PER COUNTY COMMENTS

STORY CREEK PHASE 5  
 OSCEOLA COUNTY, FLORIDA  
 PREPARED FOR: LEMAR HOMES, LLC  
**PAVING GRADING & DRAINAGE PLAN**

Date:	10/13/2021
Scale:	AS SHOWN
Project No.:	1070.009
Drawn By:	RAP
Designed By:	RAP
Checked By:	SNB

SHEET NO.  
**C5.02**

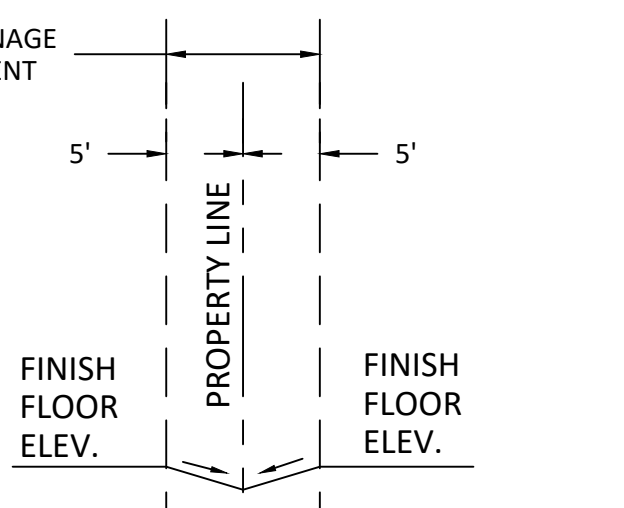
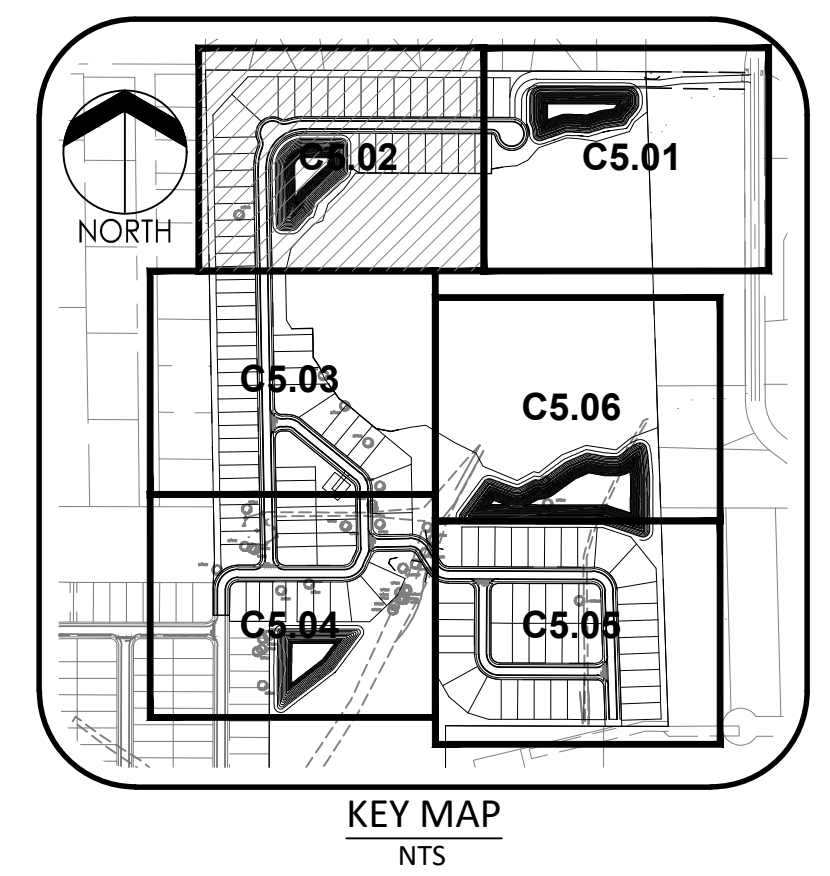


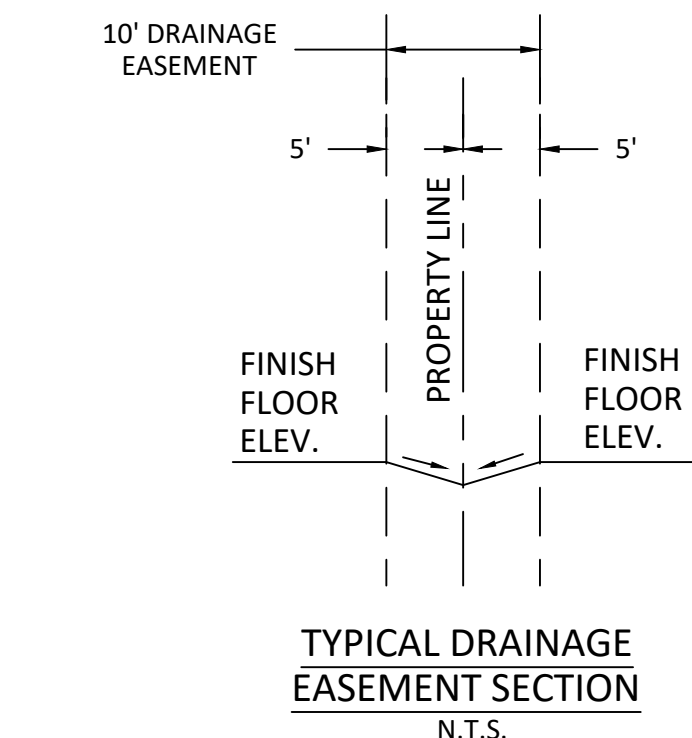
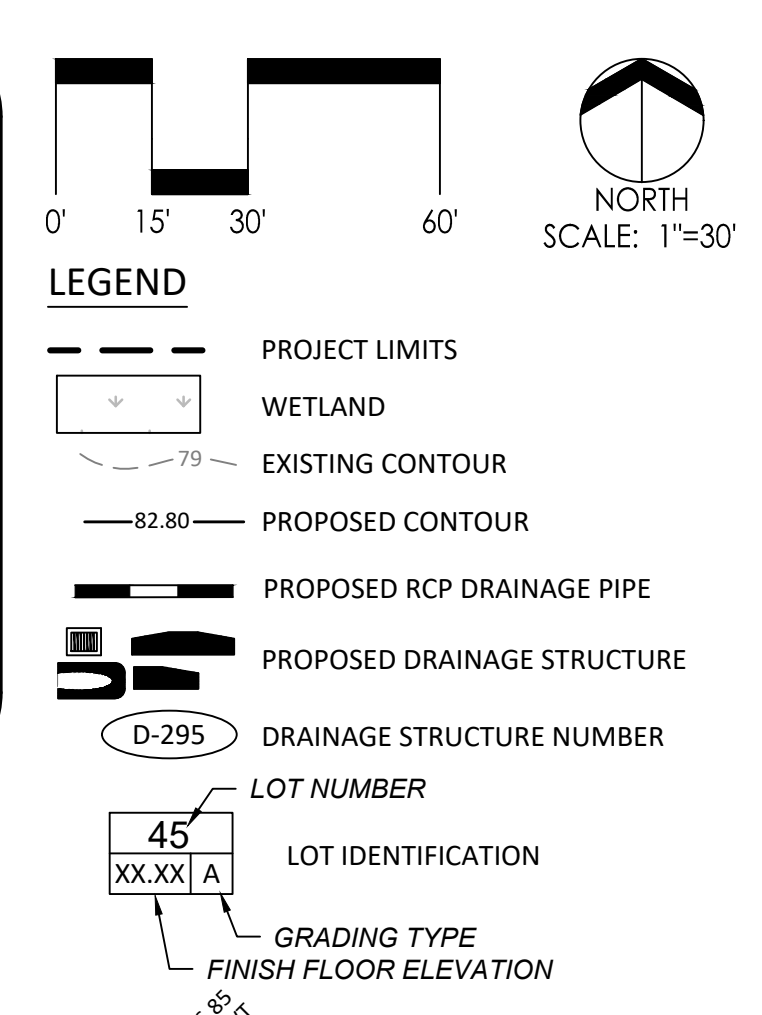
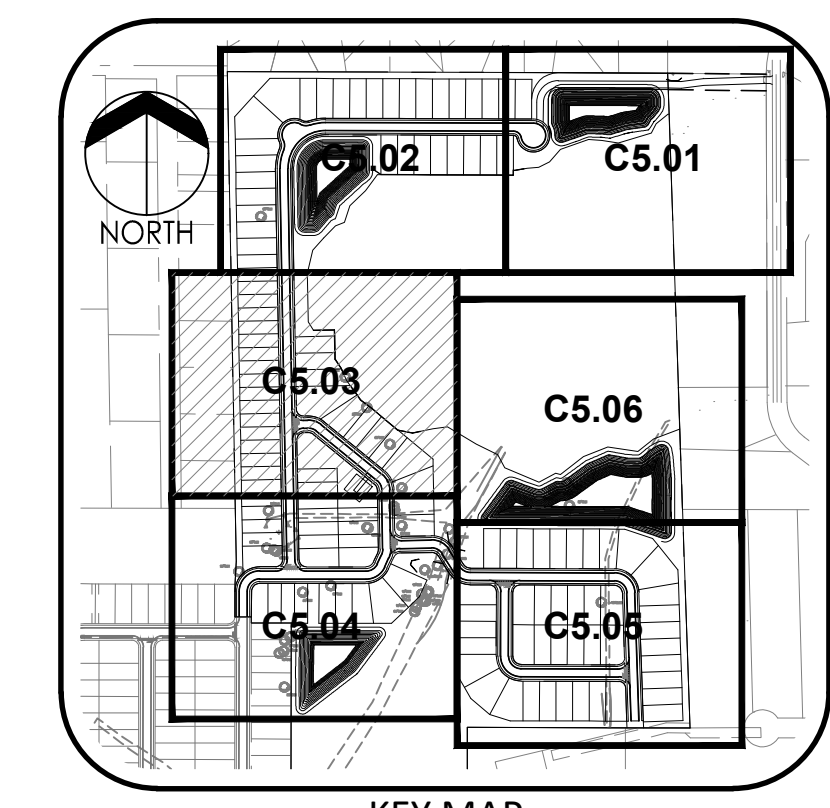
**CDD DRAINAGE PIPE AND STRUCTURES LOCATED IN TRACT 5F**

- NOTE:**
- ALL RETENTION / DETENTION BASINS AND ALL EXPOSED AREAS WITH SLOPE STEEPER THAN 4:1 SHALL BE SODDED.
  - ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 24" ABOVE THE ADJACENT ROAD CROWN.
  - STRIP OF SOD ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN THE SIDEWALK AND THE BACK OF CURB AND/OR EDGE OF PAVEMENT, SHALL BE SODDED.
  - ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
  - SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
  - MAXIMUM IMPERVIOUS: 40' LOTS = 2,500 SF  
 50' LOTS = 5,282 SF  
 60' LOTS = 6,632 SF  
 TOWNHOME LOTS = 2,689 SF
  - SEE SHEET C9.00 FOR FHA LOT GRADING TYPICAL DETAILS
  - ALL LOTS SHALL HAVE A 5' SIDE AND REAR DRAINAGE EASEMENT (EXCLUDING TOWNHOME LOTS, CORNER LOTS, AND LOTS ABUTTING ALLEYS, TREE PRESERVE AREAS, PONDS AND WETLANDS).
  - ENTIRE DITCH AREAS AND WETLAND AREAS WILL BE DEWATERED AND ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY AND/OR ROCK WILL BE EXCAVATED AND REMOVED BEFORE PLACING OF FILL FOR PORTIONS OF THE PROJECT THAT WILL BE CONSTRUCTED BY FILING WETLANDS AND/OR AREA UNDER WATER. ADDITIONALLY, ONLY SUITABLE MATERIALS SHALL BE USED AS APPROVED BY A PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE USED FOR THE WETLAND AND SURFACE WATER FILL AND SHALL BE DONE IN LAYERS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% MAX DENSITY PER AASTHO T-180.
  - ALL STORMWATER PIPE JOINTS AND BOX INLETS TO BE WRAPPED WITH APPROVED FILTER FABRIC PER FOOT INCH 280.

**LEGEND**

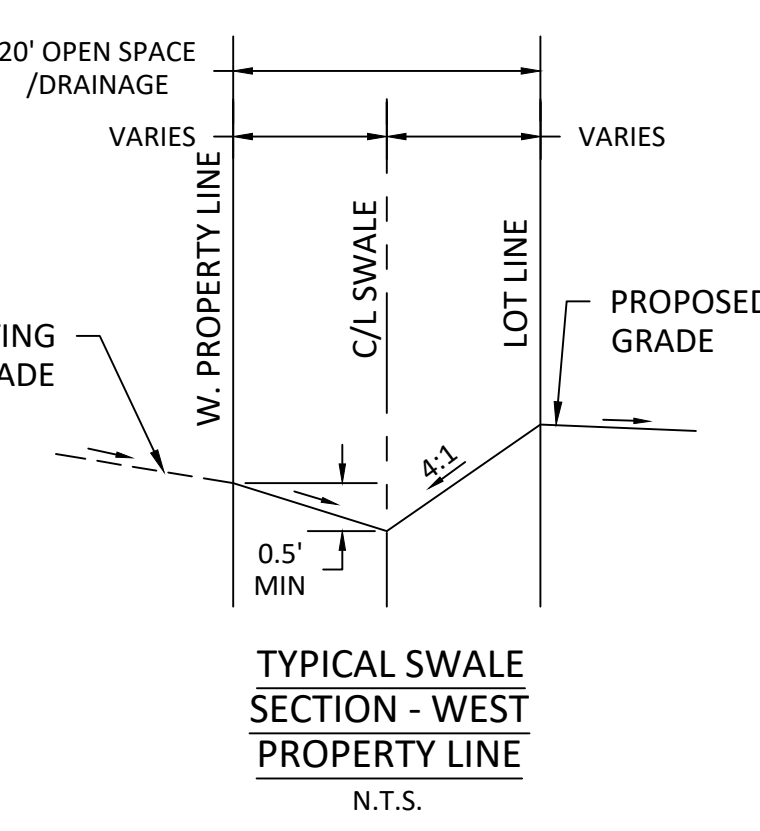
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[Symbol]	BENCHMARK





- NOTE:**
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  - ALL STORMWATER PIPE JOINTS AND BOX INLETS TO BE WRAPPED WITH APPROVED FILTER FABRIC PER FDOT INDEX 280.

**CDD DRAINAGE PIPE AND STRUCTURES LOCATED IN TRACT 5F**



15" OAK

**BOYD CIVIL ENGINEERING**  
6816 Hanging Moss Road  
Orlando, Florida 32807  
Office: (407) 494-2693  
Certificate of Auth. 29791

Professional Engineer  
No. 43225  
STATE OF FLORIDA  
Professional Engineer

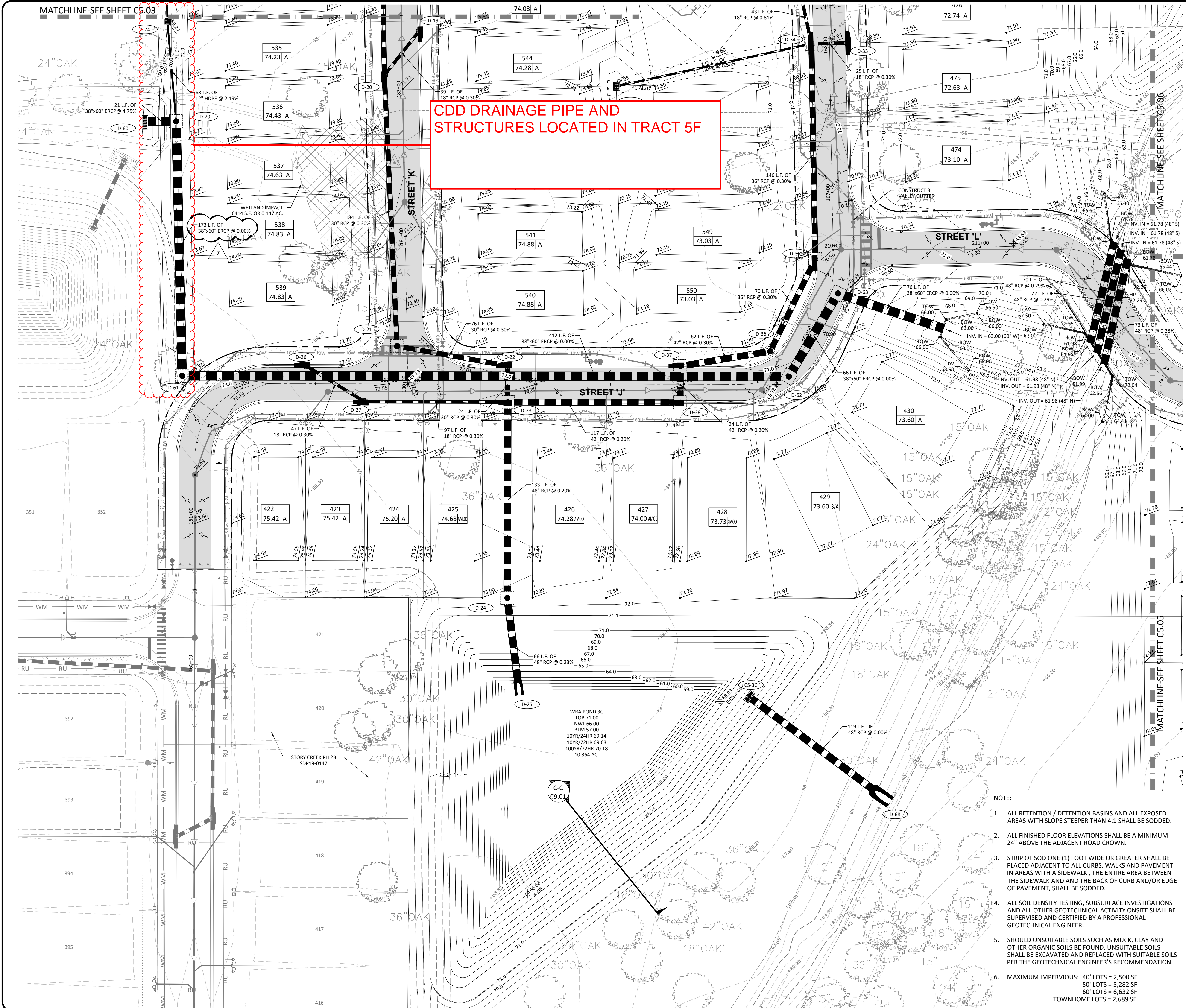
Rev.	Date	Description
1	10/13/2021	STORM STRUCTURE CORRECTIONS
2	07/16/2021	REVISIONS PER COUNTY, SHMAD & TWA
3	05/04/2021	REVISIONS PER COUNTY COMMENTS

**STORY CREEK PHASE 5**  
OSCEOLA COUNTY, FLORIDA  
PREPARED FOR: LENMAR HOMES, LLC

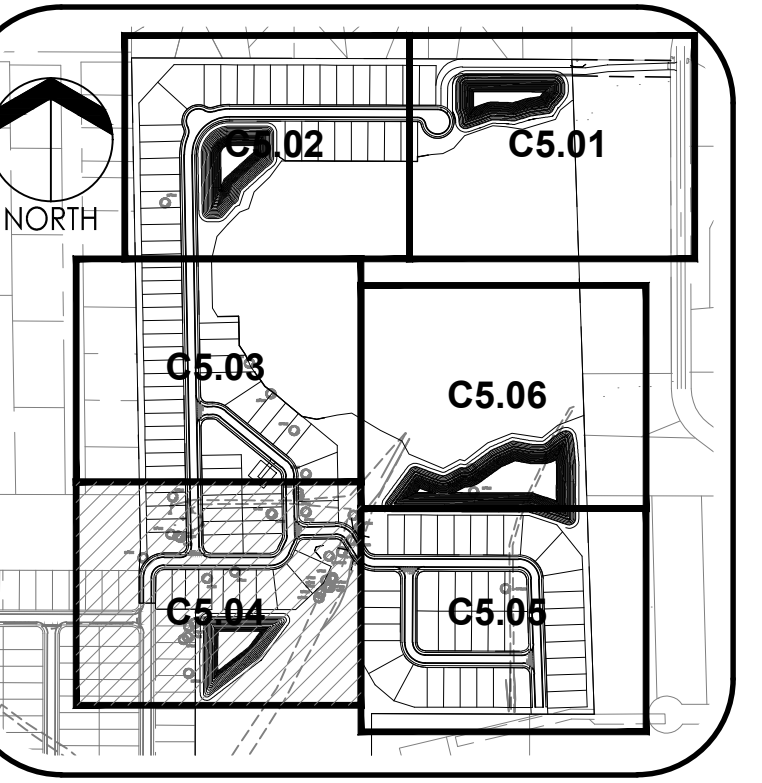
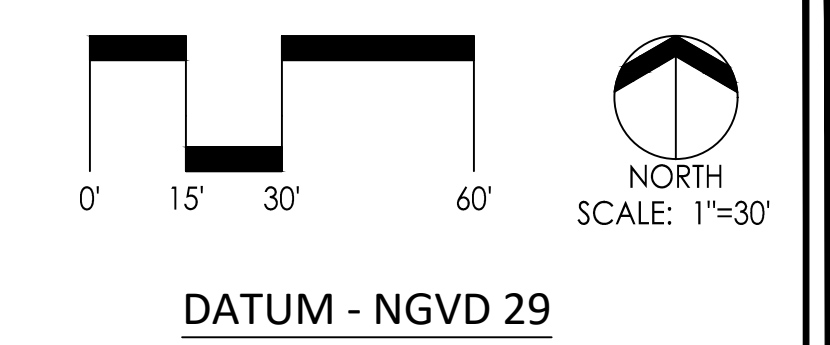
**PAVING GRADING & DRAINAGE PLAN**

Date: 10/13/2021  
Scale: AS SHOWN  
Project No.: 1070.009  
Drawn By: RAP  
Designed By: RAP  
Checked By: SNB

SHEET NO.  
**C5.03**

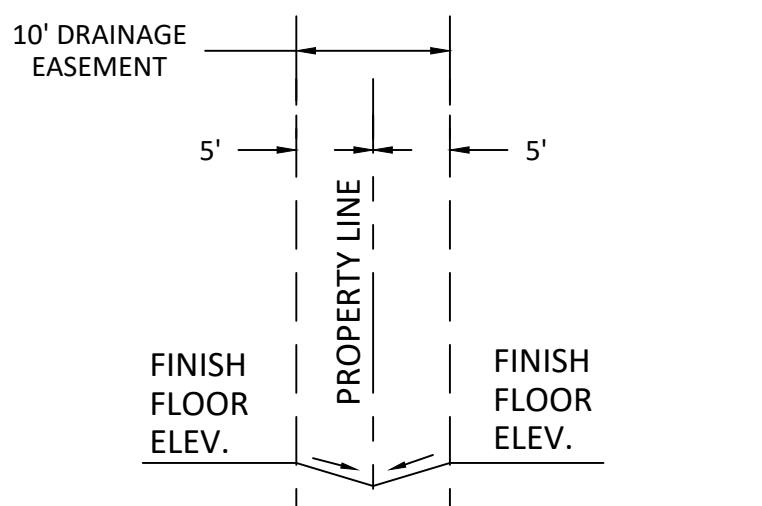


**CDD DRAINAGE PIPE AND STRUCTURES LOCATED IN TRACT 5F**



KEY MAP  
NTS

- LEGEND**
- PROJECT LIMITS
  - WETLAND
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED RCP DRAINAGE PIPE
  - PROPOSED DRAINAGE STRUCTURE
  - D-295 DRAINAGE STRUCTURE NUMBER
  - LOT NUMBER
  - LOT IDENTIFICATION
  - GRADING TYPE
  - FINISH FLOOR ELEVATION
  - SOIL BORING
  - BENCHMARK



TYPICAL DRAINAGE EASEMENT SECTION  
N.T.S.

- NOTE:**
1. ALL RETENTION / DETENTION BASINS AND ALL EXPOSED AREAS WITH SLOPE STEEPER THAN 4:1 SHALL BE SODDED.
  2. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM 24" ABOVE THE ADJACENT ROAD CROWN.
  3. STRIP OF SOD ONE (1) FOOT WIDE OR GREATER SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENT. IN AREAS WITH A SIDEWALK, THE ENTIRE AREA BETWEEN THE SIDEWALK AND THE BACK OF CURB AND/OR EDGE OF PAVEMENT, SHALL BE SODDED.
  4. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
  5. SHOULD UNSUITABLE SOILS SUCH AS MUCK, CLAY AND OTHER ORGANIC SOILS BE FOUND, UNSUITABLE SOILS SHALL BE EXCAVATED AND REPLACED WITH SUITABLE SOILS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
  6. MAXIMUM IMPERVIOUS: 40' LOTS = 2,500 SF  
50' LOTS = 5,282 SF  
60' LOTS = 6,632 SF  
TOWNHOME LOTS = 2,689 SF
  7. SEE SHEET C9.00 FOR FHA LOT GRADING TYPICAL DETAILS
  8. ALL LOTS SHALL HAVE A 5' SIDE AND REAR DRAINAGE EASEMENT (EXCLUDING TOWNHOME LOTS, CORNER LOTS, AND LOTS ABUTTING ALLEYS, TREE PRESERVE AREAS, PONDS AND WETLANDS).
  9. ENTIRE DITCH AREAS AND WETLAND AREAS WILL BE DEWATERED AND ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY AND/OR ROCK WILL BE EXCAVATED AND REMOVED BEFORE PLACING OF FILL FOR PORTIONS OF THE PROJECT THAT WILL BE CONSTRUCTED BY FILING WETLANDS AND/OR AREA UNDER WATER. ADDITIONALLY, ONLY SUITABLE MATERIALS SHALL BE USED AS APPROVED BY A PROFESSIONAL GEOTECHNICAL ENGINEER SHALL BE USED FOR THE WETLAND AND SURFACE WATER FILL AND SHALL BE DONE IN LAYERS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% MAX DENSITY PER AASTHO T-180.
  10. ALL STORMWATER PIPE JOINTS AND BOX INLETS TO BE WRAPPED WITH APPROVED FILTER FABRIC PER FDOT INDEXT 280.

**BOYD CIVIL ENGINEERING**  
6816 Hanging Moss Road  
Orlando, Florida 32807  
Office: (407) 944-2693  
Certificate of Auth. 29791

Civil Engineer  
STEVEN J. BOYD, P.E.  
No. 43225  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

Rev.	Date	Description	Chk By
1	10/13/2021	STORM STRUCTURE CORRECTIONS	SNB
2	07/16/2021	REVISIONS PER COUNTY, SHMAD & TWA	SNB
3	05/04/2021	REVISIONS PER COUNTY COMMENTS	SNB

**STORY CREEK PHASE 5**  
OSCEOLA COUNTY, FLORIDA  
PREPARED FOR: LEONAR FLOWERS, LLC

**PAVING GRADING & DRAINAGE PLAN**

Date:	10/13/2021
Scale:	AS SHOWN
Project No.:	1070.009
Drawn By:	RAP
Designed By:	RAP
Checked By:	SNB

SHEET NO.  
**C5.04**

# SECTION V



**Authorizing Resolution  
For Participation in the Local Government Surplus Funds Trust Fund  
(Florida PRIME)**

**WHEREAS**, Storey Creek Community Development District \_\_\_\_\_ (“Participant”) is (check one or more, as applicable)

a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

**WHEREAS**, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

**WHEREAS**, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

**NOW THEREFORE**, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is \_\_\_\_\_, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

**PARTICIPANT NAME:** Storey Creek Community Development District

**BY:**           Signature       \_\_\_\_\_

                          Printed Name   George S. Flint

                          Title             Secretary/District Manager

(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

**ATTEST:**       Signature       \_\_\_\_\_

                          Printed Name   Stacie Vanderbilt

                          Title             Recording Secretary

**SEAL:**



# SECTION VI

# SECTION A

*This item will be provided under  
separate cover*

# SECTION C

# SECTION 1

# Storey Creek Community Development District

## Summary of Invoices

November 01, 2023 - November 30, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	11/1/23	340-342	\$ 6,569.39
	11/9/23	343-347	-
	11/15/23	348	5,559.02
	11/21/23	349-353	32,611.52
	11/30/23	354-356	2,483.00
			<hr/>
			\$ 47,222.93
Payroll			
	<u>November 2023</u>		
	Adam Morgan	50067	\$ 184.70
	James Yawn	50068	\$ 184.70
	Patrick Bonin Jr.	50069	\$ 184.70
			<hr/>
			\$ 554.10
<b>TOTAL</b>			<b>\$ 47,777.03</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23	00012	10/31/23	215173	202310	320-53800-47000			AQUATIC PLANT MGMT OCT23	*	1,353.00		
								APPLIED AQUATIC MANAGEMENT INC			1,353.00	000340
11/01/23	00011	11/01/23	11012023	202311	300-20700-10000			FY23 DEBT SRVC SER2019	*	4,003.97		
								STOREY CREEK CDD C/O USBANK			4,003.97	000341
11/01/23	00011	11/01/23	11012023	202311	300-20700-10100			FY23 DEBT SRVC SER2022	*	1,212.42		
								STOREY CREEK CDD C/O USBANK			1,212.42	000342
11/09/23	00003	11/01/23	3829	202310	310-51300-31100			COMM.DEV.DISTRICT MEETING	*	215.00		
		11/01/23	3829	202310	310-51300-31100			COMM.DEV.DISTRICT MEETING	V	215.00-		
								BOYD CIVIL ENGINEERING			.00	000343
11/09/23	00021	11/01/23	R062629-	202311	310-51300-49100			PROPERTY TAXES 2023-0150	*	1.22		
		11/01/23	R062629-	202311	310-51300-49100			PROPERTY TAXES 2023-0150	V	1.22-		
								BRUCE VICKERS, TAX COLLECTOR			.00	000344
11/09/23	00013	11/06/23	18056	202311	320-53800-46200			MOWING SERV PHASE I NOV23	*	4,343.50		
		11/06/23	18056	202311	320-53800-46200			MOWING SERV PH2A NOV23	*	1,610.00		
		11/06/23	18056	202311	320-53800-46200			STOREY CREEK PH 2B NOV23	*	10,226.00		
		11/06/23	18056	202311	320-53800-46200			PARK,DOG PARK,ENTR NOV23	*	625.00		
		11/06/23	18056	202311	320-53800-47800			DOGGIE/GARBAGE CANS NOV23	*	250.00		
		11/06/23	18056	202311	320-53800-46200			MOWING SERV PHASE 5 NOV23	*	4,975.00		
		11/06/23	18056	202311	320-53800-46200			MOWING SERV PHASE 4 NOV23	*	5,850.00		
		11/06/23	18056	202311	320-53800-46200			NATURE PARK MOWING NOV23	*	3,475.00		
		11/06/23	18056	202311	320-53800-46200			MOWING SERV PHASE I NOV23	V	4,343.50-		
		11/06/23	18056	202311	320-53800-46200			MOWING SERV PH2A NOV23	V	1,610.00-		
		11/06/23	18056	202311	320-53800-46200			STOREY CREEK PH 2B NOV23	V	10,226.00-		

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/23		18056	202311 320-53800-46200						PARK, DOG PARK, ENTR NOV23	V	625.00-		
11/06/23		18056	202311 320-53800-47800						DOGGIE/GARBAGE CANS NOV23	V	250.00-		
11/06/23		18056	202311 320-53800-46200						MOWING SERV PHASE 5 NOV23	V	4,975.00-		
11/06/23		18056	202311 320-53800-46200						MOWING SERV PHASE 4 NOV23	V	5,850.00-		
11/06/23		18056	202311 320-53800-46200						NATURE PARK MOWING NOV23	V	3,475.00-		
FRANK POLLY SOD, INC												.00	000345
11/09/23	00024	11/08/23	11082023 202307 320-53800-43200						1900 EVEN CRICKET CRADEL	*	344.23		
		11/08/23	11082023 202307 320-53800-43200						4100 BABBLING BROOK WAY	*	24.13		
		11/08/23	11082023 202306 320-53800-43200						1900 EVEN CRICKET CRADEL	*	57.18		
		11/08/23	11082023 202306 320-53800-43200						4100 BABBLING BROOK WAY	*	26.59		
		11/08/23	11082023 202305 320-53800-43200						1900 EVEN CRICKET CRADEL	*	35.04		
		11/08/23	11082023 202305 320-53800-43200						4100 BABBLING BROOK WAY	*	24.13		
		11/08/23	11082023 202304 320-53800-43200						1900 EVEN CRICKET CRADEL	*	30.12		
		11/08/23	11082023 202304 320-53800-43200						4100 BABBLING BROOK WAY	*	24.13		
		11/08/23	11082023 202303 320-53800-43200						1900 EVEN CRICKET CRADEL	*	261.63		
		11/08/23	11082023 202303 320-53800-43200						4100 BABBLING BROOK WAY	*	24.13		
		11/08/23	11082023 202302 320-53800-43200						1900 EVEN CRICKET CRADEL	*	12.90		
		11/08/23	11082023 202302 320-53800-43200						4100 BABBLING BROOK WAY	*	26.59		
		11/08/23	11082023 202307 320-53800-43200						1900 EVEN CRICKET CRADEL	V	344.23-		
		11/08/23	11082023 202307 320-53800-43200						4100 BABBLING BROOK WAY	V	24.13-		
		11/08/23	11082023 202306 320-53800-43200						1900 EVEN CRICKET CRADEL	V	57.18-		
		11/08/23	11082023 202306 320-53800-43200						4100 BABBLING BROOK WAY	V	26.59-		
		11/08/23	11082023 202305 320-53800-43200						1900 EVEN CRICKET CRADEL	V	35.04-		

SCCD STOREY CREEK TVISCARRA



CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/23		11082023	202305	320	53800	43200			4100 BABBLING BROOK WAY	V	24.13-		
11/08/23		11082023	202304	320	53800	43200			1900 EVEN CRICKET CRADEL	V	30.12-		
11/08/23		11082023	202304	320	53800	43200			4100 BABBLING BROOK WAY	V	24.13-		
11/08/23		11082023	202303	320	53800	43200			1900 EVEN CRICKET CRADEL	V	261.63-		
11/08/23		11082023	202303	320	53800	43200			4100 BABBLING BROOK WAY	V	24.13-		
11/08/23		11082023	202302	320	53800	43200			1900 EVEN CRICKET CRADEL	V	12.90-		
11/08/23		11082023	202302	320	53800	43200			4100 BABBLING BROOK WAY	V	26.59-		
LENNAR HOMES LLC												.00	000346
11/09/23	00025	10/28/23	1884	202310	320	53800	48000		ATTEMPT TO RMV GRAFFITI	*	150.00		
		10/28/23	1884	202310	320	53800	48000		ATTEMPT TO RMV GRAFFITI	V	150.00-		
PRESSURE WASH THIS												.00	000347
11/15/23	00001	11/01/23	100	202311	310	51300	34000		MANAGEMENT FEES NOV23	*	3,333.33		
		11/01/23	100	202311	310	51300	35200		WEBSITE ADMIN NOV23	*	100.00		
		11/01/23	100	202311	310	51300	35100		INFORMATION TECH NOV23	*	150.00		
		11/01/23	100	202311	310	51300	31300		DISSEMINATION FEE NOV23	*	583.33		
		11/01/23	100	202311	310	51300	51000		OFFICE SUPPLIES	*	.27		
		11/01/23	100	202311	310	51300	42000		POSTAGE	*	5.67		
		11/01/23	100	202311	310	51300	42500		COPIES	*	8.25		
		11/01/23	101	202311	320	53800	12000		FIELD MANAGEMENT NOV23	*	1,378.17		
GOVERNMENTAL MANAGEMENT SERVICES												5,559.02	000348
11/21/23	00003	11/01/23	3829A	202310	310	51300	31100		CDD MEETING	*	215.00		
BOYD CIVIL ENGINEERING												215.00	000349
11/21/23	00021	11/01/23	R062629-	202311	310	51300	49100		PROPERTY TAXES 2023-10150	*	1.22		
BRUCE VICKERS, TAX COLLECTOR												1.22	000350
-----													
SCCD STOREY CREEK TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/21/23	00013	11/06/23 18056A	202311 320-53800-46200	MOWING SERV PHASE I NOV23	*	4,343.50	
		11/06/23 18056A	202311 320-53800-46200	MOWING SERV PH 2A NOV23	*	1,610.00	
		11/06/23 18056A	202311 320-53800-46200	STOREY CREEK PH 2B NOV23	*	10,226.00	
		11/06/23 18056A	202311 320-53800-46200	PARK,DOG PARK,ENTR NOV23	*	625.00	
		11/06/23 18056A	202311 320-53800-47800	DOGGIE/GARBAGE CANS NOV23	*	250.00	
		11/06/23 18056A	202311 320-53800-46200	MOWING SERV PHASE 5 NOV23	*	4,975.00	
		11/06/23 18056A	202311 320-53800-46200	MOWING SERV PHASE 4 NOV23	*	5,850.00	
		11/06/23 18056A	202311 320-53800-46200	NATURE PARK MOWING NOV23	*	3,475.00	
FRANK POLLY SOD,INC							31,354.50 000351
11/21/23	00024	11/08/23 11082023	202307 320-53800-43200	1900 EVEN CRICKET CRADEL	*	344.23	
		11/08/23 11082023	202307 320-53800-43200	4100 BABBLING BROOK WAY	*	24.13	
		11/08/23 11082023	202306 320-53800-43200	1900 EVEN CRICKET CRADLE	*	57.18	
		11/08/23 11082023	202306 320-53800-43200	4100 BABBLING BROOK WAY	*	26.59	
		11/08/23 11082023	202305 320-53800-43200	1900 EVEN CRICKET CRADLE	*	35.04	
		11/08/23 11082023	202305 320-53800-43200	4100 BABBLING BROOK WAY	*	24.13	
		11/08/23 11082023	202304 320-53800-43200	1900 EVEN CRICKET CRADLE	*	30.12	
		11/08/23 11082023	202304 320-53800-43200	4100 BABBLING BROOK WAY	*	24.13	
		11/08/23 11082023	202303 320-53800-43200	1900 EVEN CRICKET CRADLE	*	261.63	
		11/08/23 11082023	202303 320-53800-43200	4100 BABBLING BROOK WAY	*	24.13	
		11/08/23 11082023	202302 320-53800-43200	1900 EVEN CRICKET CRADLE	*	12.90	
		11/08/23 11082023	202302 320-53800-43200	4100 BABBLING BROOK WAY	*	26.59	
LENNAR HOMES LLC							890.80 000352
11/21/23	00025	10/28/23 1884A	202310 320-53800-48000	RMV ATTEMPT SDWK GRAFFITI	*	150.00	
PRESSURE WASH THIS							150.00 000353
-----							
SCCD STOREY CREEK TVISCARRA							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/23	00012	11/30/23	215911	202311	320	53800	47000		AQUATIC PLANT MGMT NOV23	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC												1,353.00	000354
11/30/23	00002	11/15/23	122219	202310	310	51300	31500		TRCT 5F/UTILITIES/MTG/PH5	*	468.00		
LATHAM,LUNA,EDEN & BEAUDINE,LLP												468.00	000355
11/30/23	00006	10/23/23	82057907	202310	310	51300	48000		NOT.LNDOWNER/ELECT 11/06	*	662.00		
ORLANDO SENTINEL												662.00	000356
TOTAL FOR BANK A											47,222.93		
TOTAL FOR REGISTER											47,222.93		

# SECTION 2

# ***Storey Creek***

***Community Development District***

***Unaudited Financial Reporting***

***November 30, 2023***



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1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund Income Statement</u>
3	<hr/> <u>Debt Service Fund Series 2019 Income Statement</u>
4	<hr/> <u>Debt Service Fund Series 2022 Income Statement</u>
5	<hr/> <u>Capital Projects Fund Series 2022 Income Statement</u>
6	<hr/> <u>Month to Month</u>
7	<hr/> <u>Long Term Debt Summary</u>
8	<hr/> <u>Assessment Receipt Schedule</u>
9	<hr/> <u>Construction Schedule Series 2022</u>

**Storey Creek**  
**Community Development District**  
**Balance Sheet**  
**November 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 146,950	\$ -	\$ -	\$ 146,950
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 385,799	\$ -	\$ 385,799
Prepayment	\$ -	\$ 32	\$ -	\$ 32
Series 2022				
Reserve	\$ -	\$ 207,728	\$ -	\$ 207,728
Revenue	\$ -	\$ 173,912	\$ -	\$ 173,912
Construction	\$ -	\$ -	\$ 11,076	\$ 11,076
Due From General Fund	\$ -	\$ 41,063	\$ -	\$ 41,063
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
<b>Total Assets</b>	<b>\$ 151,965</b>	<b>\$ 1,054,200</b>	<b>\$ 11,076</b>	<b>\$ 1,217,240</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,541	\$ -	\$ -	\$ 1,541
Due to Debt Service 2019	\$ 22,339	\$ -	\$ -	\$ 22,339
Due to Debt Service 2022	\$ 18,724	\$ -	\$ -	\$ 18,724
Due to Other	\$ 740	\$ -	\$ -	\$ 740
<b>Total Liabilities</b>	<b>\$ 43,344</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,344</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2019	\$ -	\$ 653,835	\$ -	\$ 653,835
Assigned For Debt Service 2022	\$ -	\$ 400,364	\$ -	\$ 400,364
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 11,076	\$ 11,076
Unassigned	\$ 108,621	\$ -	\$ -	\$ 108,621
<b>Total Fund Balances</b>	<b>\$ 108,621</b>	<b>\$ 1,054,199.71</b>	<b>\$ 11,076</b>	<b>\$ 1,173,897</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 151,965</b>	<b>\$ 1,054,200</b>	<b>\$ 11,076</b>	<b>\$ 1,217,240</b>

# Storey Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 715,592	\$ 32,540	\$ 32,540	\$ -
Special Assessments - Direct Billed	\$ 137,301	\$ 68,651	\$ 68,651	\$ -
<b>Total Revenues</b>	<b>\$ 852,893</b>	<b>\$ 101,191</b>	<b>\$ 101,191</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<i>Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,200	\$ 800
FICA Expense	\$ 918	\$ 153	\$ 92	\$ 61
Engineering Fees	\$ 12,000	\$ 2,000	\$ 753	\$ 1,248
Attorney	\$ 25,000	\$ 4,167	\$ 468	\$ 3,699
Dissemination	\$ 10,500	\$ 1,750	\$ 1,167	\$ 583
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Annual Audit	\$ 5,610	\$ -	\$ -	\$ -
Trustee Fees	\$ 10,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 6,667	\$ 6,667	\$ 0
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 150	\$ 25	\$ -	\$ 25
Postage	\$ 500	\$ 83	\$ 33	\$ 51
Printing & Binding	\$ 600	\$ 600	\$ 15	\$ 585
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 333	\$ 662	\$ (329)
Other Current Charges	\$ 500	\$ 83	\$ 113	\$ (29)
Office Supplies	\$ 100	\$ 17	\$ 1	\$ 16
Property Appraiser Fee	\$ 500	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 1	\$ 1	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 139,153</b>	<b>\$ 32,504</b>	<b>\$ 25,391</b>	<b>\$ 7,113</b>
<i>Operations &amp; Maintenance</i>				
Field Services	\$ 16,538	\$ 2,756	\$ 2,756	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,762	\$ 238
Electric	\$ 4,000	\$ 667	\$ 121	\$ 546
Streetlights	\$ 194,000	\$ 32,333	\$ 14,906	\$ 17,427
Water & Sewer	\$ 39,600	\$ 6,600	\$ 1,665	\$ 4,935
Landscape Maintenance	\$ 400,374	\$ 66,729	\$ 62,209	\$ 4,520
Landscape Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 5,000	\$ 833	\$ -	\$ 833
Lake Maintenance	\$ 26,700	\$ 4,450	\$ 2,706	\$ 1,744
Lake Contingency	\$ 1,500	\$ 250	\$ 1,003	\$ (753)
Doggie Station Maintenance	\$ 5,000	\$ 833	\$ 500	\$ 333
Repairs & Maintenance	\$ 5,000	\$ 833	\$ 385	\$ 448
Walls, Entry & Monuments	\$ 2,500	\$ 417	\$ -	\$ 417
Contingency	\$ 2,028	\$ 338	\$ -	\$ 338
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 713,740</b>	<b>\$ 122,290</b>	<b>\$ 90,013</b>	<b>\$ 32,277</b>
<b>Total Expenditures</b>	<b>\$ 852,893</b>	<b>\$ 154,794</b>	<b>\$ 115,404</b>	<b>\$ 39,390</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (14,213)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 122,834</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 108,621</b>	



# Storey Creek

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 491,331	\$ 22,339	\$ 22,339	\$ -
Interest	\$ 7,500	\$ 1,250	\$ 5,571	\$ 4,321
<b>Total Revenues</b>	<b>\$ 498,831</b>	<b>\$ 23,589</b>	<b>\$ 27,910</b>	<b>\$ 4,321</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 12/15	\$ 157,172	\$ -	\$ -	\$ -
Principal - 12/15	\$ 175,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 154,438	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 486,609</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 12,222</b>		<b>\$ 27,910</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 372,055</b>		<b>\$ 625,926</b>	
<b>Fund Balance - Ending</b>	<b>\$ 384,277</b>		<b>\$ 653,835</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 411,766	\$ 18,724	\$ 18,724	\$ -
Interest	\$ 5,000	\$ 833	\$ 3,378	\$ 2,545
<b>Total Revenues</b>	<b>\$ 416,766</b>	<b>\$ 19,558</b>	<b>\$ 22,102</b>	<b>\$ 2,545</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 158,383	\$ -	\$ -	\$ -
Principal - 06/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 158,383	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 411,766</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,000</b>		<b>\$ 22,102</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,174</b>		<b>\$ 378,262</b>	
<b>Fund Balance - Ending</b>	<b>\$ 175,174</b>		<b>\$ 400,364</b>	

# Storey Creek

## Community Development District

### Capital Projects Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 98	\$ 98
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 98</b>	<b>\$ 98</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 98</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10,978</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 11,076</b>	

**Storey Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 32,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,540
Special Assessments - Direct Billed	\$ 68,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,651
<b>Total Revenues</b>	<b>\$ 68,651</b>	<b>\$ 32,540</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 101,191</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineering Fees	\$ 215	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 753
Attorney	\$ 468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468
Dissemination	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,167
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,667
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 27	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33
Printing & Binding	\$ 7	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 39	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 19,952</b>	<b>\$ 5,439</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,391</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,756
Property Insurance	\$ 3,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,762
Electric	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Streetlights	\$ 7,452	\$ 7,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,906
Water & Sewer	\$ 1,368	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,665
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,209
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,353	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,706
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 48,116</b>	<b>\$ 41,897</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,013</b>
<b>Total Expenditures</b>	<b>\$ 68,068</b>	<b>\$ 47,336</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,404</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 583</b>	<b>\$ (14,796)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (14,213)</b>

**Storey Creek**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>	
<b>(ASSESSMENT AREA ONE PROJECT)</b>	
OPTIONAL REDEMPTION DATE:	12/15/2029
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,950,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>	
<b>(ASSESSMENT AREA TWO PROJECT)</b>	
OPTIONAL REDEMPTION DATE:	6/15/2032
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	\$207,728
BONDS OUTSTANDING - 07/14/22	\$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,080,000</b>

**Storey Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 761,267.18 \$ 522,600.00 \$ 438,049.15 \$ 1,721,916.33  
 Net Assessments \$ 715,591.15 \$ 491,244.00 \$ 411,766.20 \$ 1,618,601.35

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	44.21%      30.35%      25.44%			100.00%
							O&M Portion	2019 Debt Service Asmt	2022 Debt Service Asmt	
11/10/23	ACH	\$2,136.52	\$40.41	\$115.86	\$0.00	\$1,980.25	\$875.48	\$601.00	\$503.77	\$1,980.25
11/24/23	ACH	\$76,130.07	\$1,461.70	\$3,045.26	\$0.00	\$71,623.11	\$31,664.91	\$21,737.55	\$18,220.65	\$71,623.11
12/11/23	ACH	\$1,577,556.55	\$30,289.08	\$63,102.42	\$0.00	\$1,484,165.05	\$656,156.24	\$450,442.71	\$377,566.10	\$1,484,165.05
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 1,655,823.14</b>	<b>\$ 31,791.19</b>	<b>\$ 66,263.54</b>	<b>\$ -</b>	<b>\$ 1,557,768.41</b>	<b>\$ 688,696.63</b>	<b>\$ 472,781.26</b>	<b>\$ 396,290.52</b>	<b>\$ 1,557,768.41</b>

<b>96.24%</b>	<b>Net Percent Collected</b>
<b>\$ 60,832.94</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILLED ASSESSMENTS**

**DRP FL 6 LLC** **\$137,301.25** **\$137,301.25**

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	General Fund
10/24/23	11/1/23	2118939	\$68,650.63	\$68,650.63	\$68,650.63
	2/1/24		\$34,325.31	\$0.00	\$0.00
	5/1/24		\$34,325.31	\$0.00	\$0.00
			<b>\$137,301.25</b>	<b>\$68,650.63</b>	<b>\$68,650.63</b>

**Storey Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
		<b>TOTAL</b>		<b>\$ -</b>
<b>Fiscal Year 2024</b>				
10/2/23		Interest		\$ 47.70
11/1/23		Interest		\$ 50.09
		<b>TOTAL</b>		<b>\$ 97.79</b>
			Project (Construction) Fund at 09/30/23	\$ 10,978.03
			Interest Earned/Transferred Funds thru 11/30/23	\$ 97.79
			Requisitions Paid thru 11/30/23	\$ -
		<b>Remaining Project (Construction) Fund</b>		<b>\$ 11,075.82</b>

# SECTION 3



**REBATE REPORT**  
**\$6,170,000**  
**Storey Creek**  
**Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2022**  
**(Assessment Area Two Project)**

**Dated: July 14, 2022**  
**Delivered: July 14, 2022**

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**Rebate Report to the Computation Date**  
**July 14, 2025**  
**Reflecting Activity To**  
**July 31, 2023**



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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](http://www.amteccorp.com)

September 7, 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: \$6,170,000 Storey Creek Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2022 (Assessment Area Two 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 July 31, 2024. 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 July 14, 2025 Computation Date  
Reflecting Activity from July 14, 2022 through July 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.310382%	26,791.44	(92,558.00)
Debt Service Reserve Fund	2.452077%	5,276.94	(6,782.57)
Capitalized Interest Fund	1.398987%	787.73	(2,489.21)
Costs of Issuance Account	0.255117%	0.22	(4.98)
<b>Totals</b>	<b>1.418123%</b>	<b>\$32,856.33</b>	<b>\$(101,834.76)</b>
<b>Bond Yield</b>	<b>5.272336%</b>		
Rebate Computation Credit			(2,174.99)
<b>Net Rebatable Arbitrage</b>			<b>\$(104,009.75)</b>

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

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from July 14, 2022, the date of the closing, to July 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of July 14, 2025.
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 July 14, 2022 and July 31, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is July 14, 2025

## **DEFINITIONS**

### **7. Computation Date**

July 14, 2025.

**8. Computation Period**

The period beginning on July 14, 2022, the date of the closing, and ending on July 31, 2023.

**9. Bond Year**

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

**10. Bond Yield**

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

**11. Taxable Investment Yield**

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

**12. Issue Price**

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

**13. Rebtable Arbitrage**

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

**14. Funds and Accounts**

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

<b>Fund / Account</b>	<b>Account Number</b>
Revenue Fund	215772000
Interest Fund	215772001
Sinking Fund	215772002
Debt Service Reserve Fund	215772004
Prepayment Fund	215772003
Acquisition & Construction Fund	215772005
Costs of Issuance Account	215772006

## **METHODOLOGY**

### **Bond Yield**

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

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

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2023, 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 July 14, 2025. 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 July 14, 2025, is the Rebateable Arbitrage.

**\$6,170,000**  
**Storey Creek Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2022**  
**(Assessment Area Two Project)**  
**Delivered: July 14, 2022**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$6,170,000.00</b>
<b>Net Original Issue Premium</b>	<b>7,345.80</b>
<b>Total</b>	<b>\$6,177,345.80</b>

<b>Uses of Funds</b>	
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<b>Acquisition &amp; Construction Fund</b>	<b>\$5,487,323.58</b>
<b>Debt Service Reserve Fund</b>	<b>205,883.13</b>
<b>Capitalized Interest Fund</b>	<b>134,489.09</b>
<b>Cost of Issuance Fund</b>	<b>226,250.00</b>
<b>Underwriter's Discount</b>	<b>123,400.00</b>
<b>Total</b>	<b>\$6,177,345.80</b>



## PROOF OF ARBITRAGE YIELD

\$6,170,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)

Date	Debt Service	Present Value to 07/14/2022 @ 5.2723364903%
12/15/2022	134,489.09	131,585.26
06/15/2023	250,318.13	238,622.87
12/15/2023	158,383.13	147,105.28
06/15/2024	253,383.13	229,296.06
12/15/2024	156,340.63	137,844.78
06/15/2025	256,340.63	220,209.22
12/15/2025	154,190.63	129,055.23
06/15/2026	259,190.63	211,366.66
12/15/2026	151,933.13	120,717.22
06/15/2027	261,933.13	202,771.43
12/15/2027	149,568.13	112,811.91
06/15/2028	264,568.13	194,425.40
12/15/2028	146,693.13	105,032.77
06/15/2029	266,693.13	186,048.61
12/15/2029	143,693.13	97,667.52
06/15/2030	268,693.13	177,938.66
12/15/2030	140,568.13	90,698.52
06/15/2031	270,568.13	170,094.21
12/15/2031	137,318.13	84,108.59
06/15/2032	277,318.13	165,497.06
12/15/2032	133,818.13	77,808.41
06/15/2033	278,818.13	157,954.56
12/15/2033	130,048.13	71,781.88
06/15/2034	285,048.13	153,295.18
12/15/2034	126,018.13	66,030.24
06/15/2035	286,018.13	146,016.86
12/15/2035	121,858.13	60,612.69
06/15/2036	291,858.13	141,442.65
12/15/2036	117,438.13	55,452.01
06/15/2037	297,438.13	136,837.26
12/15/2037	112,758.13	50,542.32
06/15/2038	302,758.13	132,221.68
12/15/2038	107,818.13	45,877.34
06/15/2039	307,818.13	127,614.55
12/15/2039	102,618.13	41,450.49
06/15/2040	312,618.13	123,032.35
12/15/2040	97,158.13	37,254.94
06/15/2041	317,158.13	118,489.57
12/15/2041	91,438.13	33,283.67
06/15/2042	326,438.13	115,772.21
12/15/2042	85,328.13	29,484.60
06/15/2043	330,328.13	111,211.10
12/15/2043	78,743.75	25,829.63
06/15/2044	338,743.75	108,261.24
12/15/2044	71,756.25	22,344.00
06/15/2045	346,756.25	105,202.28
12/15/2045	64,365.63	19,026.30
06/15/2046	354,365.63	102,059.06
12/15/2046	56,571.88	15,874.50
06/15/2047	361,571.88	98,853.89
12/15/2047	48,375.00	12,886.05
06/15/2048	368,375.00	95,606.72
12/15/2048	39,775.00	10,057.92
06/15/2049	379,775.00	93,567.23
12/15/2049	30,637.50	7,354.45
06/15/2050	390,637.50	91,363.03

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PROOF OF ARBITRAGE YIELD

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)

Date	Debt Service	Present Value to 07/14/2022 @ 5.2723364903%
12/15/2050	20,962.50	4,776.82
06/15/2051	400,962.50	89,022.43
12/15/2051	10,750.00	2,325.43
06/15/2052	410,750.00	86,570.99
	12,438,657.44	6,177,345.80

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Proceeds Summary

Delivery date	07/14/2022
Par Value	6,170,000.00
Premium (Discount)	7,345.80
Target for yield calculation	6,177,345.80

## BOND DEBT SERVICE

\$6,170,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/14/2022					
12/15/2022			134,489.09	134,489.09	
06/15/2023	90,000	4.300%	160,318.13	250,318.13	384,807.22
12/15/2023			158,383.13	158,383.13	
06/15/2024	95,000	4.300%	158,383.13	253,383.13	411,766.26
12/15/2024			156,340.63	156,340.63	
06/15/2025	100,000	4.300%	156,340.63	256,340.63	412,681.26
12/15/2025			154,190.63	154,190.63	
06/15/2026	105,000	4.300%	154,190.63	259,190.63	413,381.26
12/15/2026			151,933.13	151,933.13	
06/15/2027	110,000	4.300%	151,933.13	261,933.13	413,866.26
12/15/2027			149,568.13	149,568.13	
06/15/2028	115,000	5.000%	149,568.13	264,568.13	414,136.26
12/15/2028			146,693.13	146,693.13	
06/15/2029	120,000	5.000%	146,693.13	266,693.13	413,386.26
12/15/2029			143,693.13	143,693.13	
06/15/2030	125,000	5.000%	143,693.13	268,693.13	412,386.26
12/15/2030			140,568.13	140,568.13	
06/15/2031	130,000	5.000%	140,568.13	270,568.13	411,136.26
12/15/2031			137,318.13	137,318.13	
06/15/2032	140,000	5.000%	137,318.13	277,318.13	414,636.26
12/15/2032			133,818.13	133,818.13	
06/15/2033	145,000	5.200%	133,818.13	278,818.13	412,636.26
12/15/2033			130,048.13	130,048.13	
06/15/2034	155,000	5.200%	130,048.13	285,048.13	415,096.26
12/15/2034			126,018.13	126,018.13	
06/15/2035	160,000	5.200%	126,018.13	286,018.13	412,036.26
12/15/2035			121,858.13	121,858.13	
06/15/2036	170,000	5.200%	121,858.13	291,858.13	413,716.26
12/15/2036			117,438.13	117,438.13	
06/15/2037	180,000	5.200%	117,438.13	297,438.13	414,876.26
12/15/2037			112,758.13	112,758.13	
06/15/2038	190,000	5.200%	112,758.13	302,758.13	415,516.26
12/15/2038			107,818.13	107,818.13	
06/15/2039	200,000	5.200%	107,818.13	307,818.13	415,636.26
12/15/2039			102,618.13	102,618.13	
06/15/2040	210,000	5.200%	102,618.13	312,618.13	415,236.26
12/15/2040			97,158.13	97,158.13	
06/15/2041	220,000	5.200%	97,158.13	317,158.13	414,316.26
12/15/2041			91,438.13	91,438.13	
06/15/2042	235,000	5.200%	91,438.13	326,438.13	417,876.26
12/15/2042			85,328.13	85,328.13	
06/15/2043	245,000	5.375%	85,328.13	330,328.13	415,656.26
12/15/2043			78,743.75	78,743.75	
06/15/2044	260,000	5.375%	78,743.75	338,743.75	417,487.50
12/15/2044			71,756.25	71,756.25	
06/15/2045	275,000	5.375%	71,756.25	346,756.25	418,512.50
12/15/2045			64,365.63	64,365.63	
06/15/2046	290,000	5.375%	64,365.63	354,365.63	418,731.26
12/15/2046			56,571.88	56,571.88	
06/15/2047	305,000	5.375%	56,571.88	361,571.88	418,143.76
12/15/2047			48,375.00	48,375.00	
06/15/2048	320,000	5.375%	48,375.00	368,375.00	416,750.00
12/15/2048			39,775.00	39,775.00	
06/15/2049	340,000	5.375%	39,775.00	379,775.00	419,550.00
12/15/2049			30,637.50	30,637.50	
06/15/2050	360,000	5.375%	30,637.50	390,637.50	421,275.00

## BOND DEBT SERVICE

\$6,170,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2050			20,962.50	20,962.50	
06/15/2051	380,000	5.375%	20,962.50	400,962.50	421,925.00
12/15/2051			10,750.00	10,750.00	
06/15/2052	400,000	5.375%	10,750.00	410,750.00	421,500.00
	6,170,000		6,268,657.44	12,438,657.44	12,438,657.44

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-5,487,323.58	-6,414,505.04
08/01/22		-0.51	-0.59
09/01/22		-135.38	-157.18
09/01/22		-0.42	-0.49
09/02/22		3,572.50	4,147.26
09/06/22		3,626.02	4,206.96
10/03/22		-253.83	-293.35
11/01/22		-311.36	-358.38
11/17/22		203.30	233.46
11/17/22		1,721.73	1,977.18
11/17/22		2,871.70	3,297.76
11/28/22		5,494,727.59	6,299,936.96
12/01/22		-329.98	-378.17
01/03/23		-384.69	-438.84
02/01/23		-409.23	-464.95
02/22/23		75.00	84.95
02/22/23		2,687.50	3,044.14
03/01/23		-371.15	-419.86
04/03/23		-243.68	-274.39
04/03/23		-257.21	-289.62
05/01/23		-624.98	-700.89
06/01/23		-646.98	-722.42
07/03/23		-643.03	-714.70
07/31/23	MMkt Bal	9,214.60	10,201.73
07/31/23	MMkt Acc	27.51	30.46
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07/14/25	TOTALS:	26,791.44	-92,558.00
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ISSUE DATE:	07/14/22	REBATABLE ARBITRAGE:	-92,558.00
COMP DATE:	07/14/25	NET INCOME:	26,791.44
BOND YIELD:	5.272336%	TAX INV YIELD:	1.310382%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-205,883.13	-240,670.77
08/01/22		0.51	0.59
09/01/22		135.38	157.18
09/01/22		0.42	0.49
10/03/22		253.83	293.35
11/01/22		311.34	358.36
12/01/22		329.98	378.17
01/03/23		384.69	438.84
02/01/23		409.23	464.95
03/01/23		371.15	419.86
04/03/23		243.68	274.39
04/03/23		257.21	289.62
05/01/23		624.98	700.89
06/01/23		646.98	722.42
07/03/23		643.06	714.73
07/31/23	MMkt Bal	205,883.13	227,938.66
07/31/23	MMkt Acc	664.50	735.69
-----			
07/14/25	TOTALS:	5,276.94	-6,782.57
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ISSUE DATE:	07/14/22	REBATABLE ARBITRAGE:	-6,782.57
COMP DATE:	07/14/25	NET INCOME:	5,276.94
BOND YIELD:	5.272336%	TAX INV YIELD:	2.452077%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-134,489.09	-157,213.43
08/01/22		0.33	0.38
09/01/22		88.43	102.67
09/01/22		0.28	0.33
10/03/22		165.81	191.63
11/01/22		203.39	234.11
12/01/22		215.55	247.03
12/15/22		-0.01	-0.01
12/15/22		134,489.10	153,818.96
01/03/23		113.49	129.46
01/11/23		-33.72	-38.42
02/01/23		0.05	0.06
03/01/23		0.06	0.07
04/03/23		0.04	0.05
04/03/23		0.04	0.05
05/01/23		0.10	0.11
06/01/23		0.11	0.12
06/15/23		-160,284.41	-178,613.23
06/15/23		160,318.13	178,650.81
07/03/23		0.05	0.06
-----			
07/14/25	TOTALS:	787.73	-2,489.21
-----			

ISSUE DATE: 07/14/22      REBATABLE ARBITRAGE: -2,489.21  
 COMP DATE: 07/14/25      NET INCOME: 787.73  
 BOND YIELD: 5.272336%      TAX INV YIELD: 1.398987%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-226,250.00	-264,478.98
07/14/22		55,000.00	64,293.23
07/14/22		56,500.00	66,046.69
07/14/22		52,500.00	61,370.81
07/14/22		13,566.50	15,858.80
07/14/22		33,500.00	39,160.42
07/14/22		6,000.00	7,013.81
07/14/22		1,750.00	2,045.69
07/15/22		1,500.00	1,753.20
07/18/22		5,900.00	6,892.92
01/11/23		33.72	38.42
-----			
07/14/25	TOTALS:	0.22	-4.98
-----			

ISSUE DATE:	07/14/22	REBATABLE ARBITRAGE:	-4.98
COMP DATE:	07/14/25	NET INCOME:	0.22
BOND YIELD:	5.272336%	TAX INV YIELD:	0.255117%



\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/23		-1,960.00	-2,174.99
-----			
07/14/25	TOTALS:	-1,960.00	-2,174.99
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ISSUE DATE: 07/14/22      REBATABLE ARBITRAGE: -2,174.99  
 COMP DATE: 07/14/25  
 BOND YIELD: 5.272336%