

*Storey Creek Community
Development District*

Agenda

February 19, 2024

AGENDA

Storey Creek Community Development District

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

February 12, 2024

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 19, 2024 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 December 18, 2023 Meeting
4. Ratification of Request for Transfer of Environmental Resource Permit
5. Consideration of Resolution 2024-03 Finalizing the Series 2024 Special Assessments
6. Ratification of Service License Agreement with Disclosure Technology Services for EMMA Filing Assistance Software – Series 2024 Bond Issuance
7. 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 Series 2019 Arbitrage Rebate Calculation Report
 - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. 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 18, 2023 at 10:00 a.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
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present and one joining via phone 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

Approval of Minutes of the November 20, 2023 Meeting

Mr. Flint presented the minutes of the November 20, 2023 Board of Supervisors meeting. He asked for any comments, corrections, or changes. Mr. Morgan stated they all look fine.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the November 20, 2023 board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Permanent Easement Agreement with Storey Creek Homeowners Association, Inc.

Mr. Flint stated this is a wall easement related to installation of a fence. Apparently, that tract had not been conveyed to the CDD so Lennar conveyed it to the HOA and we need to retain a permanent easement across that tract for some underdrains and other piping related to the stormwater system. Mr. Bonin asked if they are keeping it HOA and getting an easement to the District? Mr. Register stated that is correct because the homeowner’s side of the wall, the HOA can maintain so the CDD just has a drainage easement for the yard drains in that tract. He stated it allows them to take their fence 3-4 feet past the property line to tie it into the wall. The maintenance people would never go down the back. Mr. Flint stated it is already a full-service situation with HOA maintaining the yards. Mr. Register noted exhibit A legal description is correct but the exhibit that shows the cloudy area of pipes does not capture all of the pipes in that tract. Ms. Trucco stated this easement is broad enough that it will give the CDD an easement over that entire tract indefinitely.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Permanent Easement Agreement with Storey Creek Homeowners Association, Inc., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)

Mr. Flint stated this allows us to open an investment account with the local government surplus trust fund which is the investment pool operated by the State Board of Administration.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME), was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Ms. Trucco stated she has been working on the inventory of all of the plats that she has in her file. She noted she has gone through the plats and which tracts are designated to go to the CDD

or Lennar and its successor. She noted by next month, she will have notes on exactly what has already been transferred and will reach out to Lane on confirmation. She stated she has Phase 1 plat, Phase 2A, Phase 2B, Phase 3B, Phase 4 plat and Phase 5 plat. Mr. Morgan stated they will need 3A plat.

B. Engineer

Mr. Boyd was not present.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register from November 1, 2023 through November 30, 2023 totaling \$47,777.03. The detail is behind the summary. He asked for any questions on the check register? Hearing none.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$47,777.03, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through November 30th. If the Board has any questions, those can be discussed. Mr. Morgan noted \$11,000 is left in the construction fund.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2022 Bonds

Mr. Flint noted there is no action required on this. There is a negative net rebatable arbitrage of \$104,000.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2022 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business or supervisors requests. Mr. Bonin asked for the plan of pumping water for reuse. Mr. Register stated he spoke with Rodney and he would be in support of a reimbursement agreement to construct a pump similar to the temporary, probably two pumps, two separate ponds both tied into the irrigation mainline along the boulevard. In all likelihood it will have to be a complete air gap for that system so there will be other remote areas that are not

adjacent to that, that will have to remain overuse. He noted the other challenge is the HOA has the athletic amenity and clubhouse so would have to be metered or something like that. Mr. Bonin stressed his concern about getting the boulevard off because of dependability. He asked what needs to happen to get that ball rolling? Mr. Register stated he would talk to Mr. Fogarty and make sure he is in support of a reimbursement agreement for it and then get with Scott Glass who has some familiarity with doing those agreements. Mr. Morgan noted he was unaware of a supply issue of reuse. Mr. Bonin stated they want the ability for the District or the boulevard to just go on pond water from a pump that we can get them to pay for and not rely on water getting cut off.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the 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

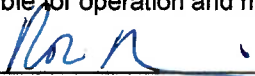
SECTION IV

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-104551-P Application No(s): 201217-4905
 Project Name: Storey Creek Phase (if applicable): Phase 3A

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: <u></u> Signature of Permittee Lennar Homes, LLC Company Name 407-586-4063 rob.bonin@lennar.com Phone/email address	Rob Bonin, Authorized Agent Name and Title 6675 Westwood Blvd., 5th Floor Company Address Orlando, FL 32821 City, State, Zip
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B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____ Signature of Representative of O&M Entity Adam Morgan, Chairman Name and Title Adam.Morgan@lennar.com Email Address 407-841-5524 Phone	Storey Creek Community Development District Name of Entity for O&M 219 East Livingston Street Address Orlando, Florida 32801 City, State, Zip 2-12-2024 Date
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Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)



SECTION V

*This item will be provided under
separate cover*

SECTION VI

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Storey Creek Community Development District** (the "**District**") on behalf of itself, and its Dissemination Agent as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of the last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:


The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of municipal bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at dtsmuni.com, both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee and all Obligated Persons, a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. Utilizing the Portal, DTS will provide annual and quarterly notices of reporting deadlines to each Obligated Person utilizing the Portal prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs. The Portal will also provide electronic links to each Obligated Person that will allow for the District and other Obligated Persons to input all the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). DTS warrants that the Portal and the Formatted Information will be fully compliant with the requirements of the CDA and be free from material defects. In the event the Portal or the collection of the Formatted Information fails to operate as represented, or is inoperable, the District shall be entitled to a full refund of any annual fees paid for the fiscal year in which the Portal is utilized by the District. Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one (1) year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty (30) days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable. The Licensor may request additional fees hereunder upon thirty (30) days written notice to Licensee prior to the annual renewal date. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Storey Creek Community Development District

By: 
Print: Adam Mottow
Title: Chairman
Date: 2/5/24

Disclosure Technology Services, LLC

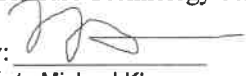
By: 
Print: Michael Klurman
Title: Vice President
Date: 11-30-2023

Exhibit A – Fee Schedule

Annual License Fee –

1. \$1,500 per annum. Year One paid form cost of issuance budget.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, At: Government Management Services Central Florida, LLC 219 E. Livingston St, Orlando, FL 32801; Attention: Mr. George S. Flint.

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SUB-CONTRACTORS: DTS is prohibited from sub-contracting its work without the consent of the District.

REPRESENTATION OF DTS: DTS hereby represents to the District that (i) it has the experience, qualifications and skills to perform the services set forth in this Agreement; and (ii) DTS has by careful examination satisfied itself as to: (a) the nature, extent and character of the services to be performed under the Agreement, and (b) all other matters or things which could in any manner affect its performance under this Agreement.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, DTS represents that no public employer has terminated a contract with DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

CONTROLLING LAW AND VENUE. The Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION VII

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

December 1, 2023 - January 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	12/7/23	357-359	\$ 32,895.20
	12/13/23	360-361	869,071.78
	12/19/23	362	575,000.00
	12/20/23	363-365	9,974.19
	1/4/24	366-369	39,944.96
	1/11/24	370-372	10,951.35
	1/25/24	373-374	3,215.53
			\$ 1,541,053.01
Payroll			
	<u>November 2023</u>		
	Adam Morgan	50067	\$ 184.70
	James Yawn	50068	\$ 184.70
	Patrick Bonin Jr.	50069	\$ 184.70
			\$ 554.10
TOTAL			\$ 1,541,607.11

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/07/23	00003	12/06/23	3853	202311	310-51300-31100			CDD MTG/RESPOND TRACT 5C	*	537.50		
								BOYD CIVIL ENGINEERING			537.50	000357
12/07/23	00013	12/05/23	18081	202312	320-53800-46200			MOWING SERV PHASE I DEC23	*	4,343.50		
		12/05/23	18081	202312	320-53800-46200			MOWING SERV PH 2A DEC23	*	1,610.00		
		12/05/23	18081	202312	320-53800-46200			STOREY CREEK PH2B DEC23	*	10,226.00		
		12/05/23	18081	202312	320-53800-46200			PARK, DOGPARK, ENTR DEC23	*	625.00		
		12/05/23	18081	202312	320-53800-47800			DOGGIE/GARBAGE CANS DEC23	*	250.00		
		12/05/23	18081	202312	320-53800-46200			MOWING SERV PHASE 5 DEC23	*	4,975.00		
		12/05/23	18081	202312	320-53800-46200			MOWING SERV PHASE 4 DEC23	*	5,850.00		
		12/05/23	18081	202312	320-53800-46200			NATURE PARK MOWING DEC23	*	3,475.00		
								FRANK POLLY SOD, INC			31,354.50	000358
12/07/23	00001	10/31/23	102	202310	320-53800-47100			PICK UP TRASH FROM POND	*	1,003.20		
								GOVERNMENTAL MANAGEMENT SERVICES			1,003.20	000359
12/13/23	00011	12/11/23	12112023	202312	300-20700-10000			FY24 DEBT SERVICE SER2019	*	472,781.26		
								STOREY CREEK CDD C/O USBANK			472,781.26	000360
12/13/23	00011	12/11/23	12112023	202312	300-20700-10100			FY24 DEBT SERVICE SER2022	*	396,290.52		
								STOREY CREEK CDD C/O USBANK			396,290.52	000361
12/19/23	00026	12/19/23	12192023	202312	300-15100-10000			SBA OPERATING RESERVE AMT	*	575,000.00		
								STOREY CREEK CDD C/O STATE BOARD OF			575,000.00	000362
12/20/23	00016	11/20/23	364645	202311	310-51300-32200			FY22 AUDIT FEES	*	3,500.00		
								BERGER, TOOMBS, ELAM, GAINES&FRANK			3,500.00	000363
12/20/23	00001	12/01/23	103	202312	310-51300-34000			MANAGEMENT FEES DEC23	*	3,333.33		
		12/01/23	103	202312	310-51300-35200			WEBSITE ADMIN DEC23	*	100.00		

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23		103		202312	310	51300	35100		INFORMATION TECH DEC23	*	150.00		
12/01/23		103		202312	310	51300	31300		DISSEMINATION FEE DEC23	*	583.33		
12/01/23		103		202312	310	51300	51000		OFFICE SUPPLIES	*	.36		
12/01/23		103		202312	310	51300	42000		POSTAGE	*	7.56		
12/01/23		103		202312	310	51300	42500		COPIES	*	24.45		
12/01/23		104		202312	320	53800	12000		FIELD MANAGEMENT DEC23	*	1,378.17		
12/01/23		104A		202310	310	51300	42000		USPS-3RD QTR 2023 941FORM	*	.46		
GOVERNMENTAL MANAGEMENT SERVICES											5,577.66	000364	
12/20/23	00002	12/13/23	122696	202311	310	51300	31500		TRACT 5F PH5 PLAT EASEMNT	*	896.53		
LATHAM, LUNA, EDEN & BEAUDINE, LLP											896.53	000365	
1/04/24	00012	12/31/23	216584	202312	320	53800	47000		AQUATIC PLANT MGMT DEC23	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC											1,353.00	000366	
1/04/24	00013	1/02/24	18098	202401	320	53800	46200		MOWING SERV PHASE I JAN24	*	4,343.50		
		1/02/24	18098	202401	320	53800	46200		MOWING SERV PH2A JAN24	*	1,610.00		
		1/02/24	18098	202401	320	53800	46200		STOREY CREEK PH2B JAN24	*	10,226.00		
		1/02/24	18098	202401	320	53800	46200		PARK, DOGPARK, ENTR JAN24	*	625.00		
		1/02/24	18098	202401	320	53800	47800		DOGGIE/GARBAGE CANS JAN24	*	250.00		
		1/02/24	18098	202401	320	53800	46200		MOWING SERV PHASE 5 JAN24	*	4,975.00		
		1/02/24	18098	202401	320	53800	46200		MOWING SERV PHASE 4 JAN24	*	5,850.00		
		1/02/24	18098	202401	320	53800	46200		NATURE PARK MOWING JAN24	*	3,475.00		
FRANK POLLY SOD, INC											31,354.50	000367	
1/04/24	00011	1/02/24	01022024	202401	300	20700	10000		FY24 DEBT SRVC SER2019	*	3,937.23		
STOREY CREEK CDD C/O USBANK											3,937.23	000368	
SCCD STOREY CREEK TVISCARRA													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/04/24	00011	1/02/24 01022024	202401 300-20700-10100 FY24 DEBT SRVC SER2022	STOREY CREEK CDD C/O USBANK	*	3,300.23	3,300.23 000369
1/11/24	00001	1/01/24 105	202401 310-51300-34000 MANAGEMENT FEES JAN24		*	3,333.33	
		1/01/24 105	202401 310-51300-35200 WEBSITE ADMIN JAN24		*	100.00	
		1/01/24 105	202401 310-51300-35100 INFORMATION TECH JAN24		*	150.00	
		1/01/24 105	202401 310-51300-31300 DISSEMINATION FEE JAN24		*	583.33	
		1/01/24 105	202401 310-51300-51000 OFFICE SUPPLIES		*	.24	
		1/01/24 105	202401 310-51300-42000 POSTAGE		*	16.26	
		1/01/24 105	202401 310-51300-42500 COPIES		*	4.35	
		1/01/24 106	202401 320-53800-12000 FIELD MANAGEMENT JAN24		*	1,378.17	
				GOVERNMENTAL MANAGEMENT SERVICES			5,565.68 000370
1/11/24	00011	1/10/24 01102024	202401 300-20700-10000 FY24 DEBT SRVC SER2019	STOREY CREEK CDD C/O USBANK	*	2,929.84	2,929.84 000371
1/11/24	00011	1/10/24 01102024	202401 300-20700-10100 FY24 DEBT SRVC SER2022	STOREY CREEK CDD C/O USBANK	*	2,455.83	2,455.83 000372
1/25/24	00013	1/17/24 18105	202401 320-53800-47800 FURN/INST DOG STATION/BAG	FRANK POLLY SOD, INC	*	3,000.00	3,000.00 000373
1/25/24	00002	1/22/24 123128	202312 310-51300-31500 PRP INVENTORY TRACT/AUDIT	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	215.53	215.53 000374
TOTAL FOR BANK A						1,541,053.01	
TOTAL FOR REGISTER						1,541,053.01	

SCCD STOREY CREEK TVISCARRA

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

January 31, 2024



Table of Contents

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
January 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 130,451	\$ -	\$ -	\$ 130,451
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 538,935	\$ -	\$ 538,935
Prepayment	\$ -	\$ 32	\$ -	\$ 32
Series 2022				
Reserve	\$ -	\$ 207,724	\$ -	\$ 207,724
Revenue	\$ -	\$ 419,468	\$ -	\$ 419,468
Construction	\$ -	\$ -	\$ 13,020	\$ 13,020
State Board of Administration	\$ 576,755	\$ -	\$ -	\$ 576,755
Due From General Fund	\$ -	\$ 767	\$ -	\$ 767
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
Total Assets	\$ 712,221	\$ 1,412,591	\$ 13,020	\$ 2,137,832
Liabilities:				
Accounts Payable	\$ 2,094	\$ -	\$ -	\$ 2,094
Due to Debt Service 2019	\$ 417	\$ -	\$ -	\$ 417
Due to Debt Service 2022	\$ 350	\$ -	\$ -	\$ 350
Due to Other	\$ 740	\$ -	\$ -	\$ 740
Total Liabilities	\$ 3,601	\$ -	\$ -	\$ 3,601
Fund Balances:				
Assigned For Debt Service 2019	\$ -	\$ 785,049	\$ -	\$ 785,049
Assigned For Debt Service 2022	\$ -	\$ 627,542	\$ -	\$ 627,542
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 13,020	\$ 13,020
Unassigned	\$ 708,620	\$ -	\$ -	\$ 708,620
Total Fund Balances	\$ 708,620	\$ 1,412,590.93	\$ 13,020	\$ 2,134,231
Total Liabilities & Fund Equity	\$ 712,221	\$ 1,412,591	\$ 13,020	\$ 2,137,832

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 715,592	\$ 699,308	\$ 699,308	\$ -
Special Assessments - Direct Billed	\$ 137,301	\$ 102,976	\$ 102,976	\$ -
Interest	\$ -	\$ -	\$ 1,755	\$ 1,755
Total Revenues	\$ 852,893	\$ 802,284	\$ 804,038	\$ 1,755
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
FICA Expense	\$ 918	\$ 306	\$ 153	\$ 153
Engineering Fees	\$ 12,000	\$ 4,000	\$ 1,493	\$ 2,507
Attorney	\$ 25,000	\$ 8,333	\$ 1,580	\$ 6,753
Dissemination	\$ 10,500	\$ 3,500	\$ 2,333	\$ 1,167
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Annual Audit	\$ 5,610	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 10,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 13,333	\$ 13,333	\$ 0
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 150	\$ 50	\$ -	\$ 50
Postage	\$ 500	\$ 167	\$ 57	\$ 110
Printing & Binding	\$ 600	\$ 600	\$ 44	\$ 556
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 667	\$ 662	\$ 5
Other Current Charges	\$ 500	\$ 167	\$ 196	\$ (29)
Office Supplies	\$ 100	\$ 33	\$ 1	\$ 32
Property Appraiser Fee	\$ 500	\$ -	\$ -	\$ -
Property Taxes	\$ 300	\$ 1	\$ 1	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 139,153	\$ 53,782	\$ 40,075	\$ 13,707
Operations & Maintenance				
Field Services	\$ 16,538	\$ 5,513	\$ 5,513	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,762	\$ 238
Electric	\$ 4,000	\$ 1,333	\$ 269	\$ 1,065
Streetlights	\$ 194,000	\$ 64,667	\$ 30,231	\$ 34,435
Water & Sewer	\$ 39,600	\$ 13,200	\$ 3,184	\$ 10,016
Landscape Maintenance	\$ 400,374	\$ 133,458	\$ 124,418	\$ 9,040
Landscape Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Lake Maintenance	\$ 26,700	\$ 8,900	\$ 5,412	\$ 3,488
Lake Contingency	\$ 1,500	\$ 500	\$ 1,003	\$ (503)
Doggie Station Maintenance	\$ 5,000	\$ 1,667	\$ 4,000	\$ (2,333)
Repairs & Maintenance	\$ 5,000	\$ 1,667	\$ 385	\$ 1,282
Walls, Entry & Monuments	\$ 2,500	\$ 833	\$ -	\$ 833
Contingency	\$ 2,028	\$ 676	\$ -	\$ 676
Total Operations & Maintenance:	\$ 713,740	\$ 240,580	\$ 178,177	\$ 62,403
Total Expenditures	\$ 852,893	\$ 294,362	\$ 218,252	\$ 76,110
Excess Revenues (Expenditures)	\$ -		\$ 585,786	
Fund Balance - Beginning	\$ -		\$ 122,834	
Fund Balance - Ending	\$ -		\$ 708,620	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Special Assessments	\$ 491,331	\$ 480,066	\$ 480,066	\$ -
Interest	\$ 7,500	\$ 2,500	\$ 11,230	\$ 8,730
Total Revenues	\$ 498,831	\$ 482,566	\$ 491,296	\$ 8,730
Expenditures:				
Series 2019				
Interest - 12/15	\$ 157,172	\$ 157,172	\$ 157,172	\$ -
Principal - 12/15	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest - 06/15	\$ 154,438	\$ -	\$ -	\$ -
Total Expenditures	\$ 486,609	\$ 332,172	\$ 332,172	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,222		\$ 159,124	
Fund Balance - Beginning	\$ 372,055		\$ 625,926	
Fund Balance - Ending	\$ 384,277		\$ 785,049	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Special Assessments	\$ 411,766	\$ 402,396	\$ 402,396	\$ -
Interest	\$ 5,000	\$ 1,667	\$ 7,111	\$ 5,445
Total Revenues	\$ 416,766	\$ 404,063	\$ 409,508	\$ 5,445
Expenditures:				
Series 2022				
Interest - 12/15	\$ 158,383	\$ 158,383	\$ 158,383	\$ -
Principal - 06/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 158,383	\$ -	\$ -	\$ -
Total Expenditures	\$ 411,766	\$ 158,383	\$ 158,383	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,845)	\$ 1,845
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,845)	\$ 1,845
Excess Revenues (Expenditures)	\$ 5,000		\$ 249,280	
Fund Balance - Beginning	\$ 170,174		\$ 378,262	
Fund Balance - Ending	\$ 175,174		\$ 627,542	

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 01/31/24	Thru 01/31/24	
Revenues:				
Interest	\$ -	\$ -	\$ 197	\$ 197
Total Revenues	\$ -	\$ -	\$ 197	\$ 197
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,845	\$ (1,845)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,845	\$ (1,845)
Excess Revenues (Expenditures)	\$ -		\$ 2,042	
Fund Balance - Beginning	\$ -		\$ 10,978	
Fund Balance - Ending	\$ -		\$ 13,020	

Storey Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 32,540	\$ 661,892	\$ 4,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 699,308
Special Assessments - Direct Billed	\$ 68,651	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,976
Interest	\$ -	\$ -	\$ -	\$ 1,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755
													\$ -
Total Revenues	\$ 68,651	\$ 32,540	\$ 661,892	\$ 40,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 804,038
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ 46	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering Fees	\$ 215	\$ 538	\$ -	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,493
Attorney	\$ 468	\$ 897	\$ 216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,580
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,333
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 6	\$ 8	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57
Printing & Binding	\$ 7	\$ 8	\$ 24	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 39	\$ 74	\$ 44	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 19,952	\$ 9,836	\$ 5,320	\$ 4,968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,075
Operations & Maintenance													
Field Services	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Property Insurance	\$ 3,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,762
Electric	\$ 60	\$ 60	\$ 65	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269
Streetlights	\$ 7,452	\$ 7,454	\$ 7,659	\$ 7,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,231
Water & Sewer	\$ 1,368	\$ 297	\$ 681	\$ 838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,184
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,418
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,412
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ 250	\$ 3,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 48,116	\$ 41,897	\$ 42,491	\$ 45,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,177
Total Expenditures	\$ 68,068	\$ 51,733	\$ 47,810	\$ 50,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,252
Excess Revenues (Expenditures)	\$ 583	\$ (19,193)	\$ 614,081	\$ (9,685)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585,786

Storey Creek
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT BONDS	
(ASSESSMENT AREA ONE PROJECT)	
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)
CURRENT BONDS OUTSTANDING	\$7,950,000

SERIES 2022, SPECIAL ASSESSMENT BONDS	
(ASSESSMENT AREA TWO PROJECT)	
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	\$207,724
BONDS OUTSTANDING - 07/14/22	\$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
CURRENT BONDS OUTSTANDING	\$6,080,000

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	O&M Portion	44.21%	30.35%	25.44%	100.00%
								2019 Debt Service Asmt	2022 Debt Service Asmt	Total	
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	
12/22/23	ACH	\$13,646.93	\$264.75	\$409.38	\$0.00	\$12,972.80	\$5,735.33	\$3,937.23	\$3,300.23	\$12,972.79	
01/10/24	ACH	\$9,241.07	\$178.84	\$299.26	\$0.00	\$8,762.97	\$3,874.15	\$2,659.55	\$2,229.27	\$8,762.97	
01/10/24	ACH	\$936.87	\$18.17	\$28.11	\$0.00	\$890.59	\$393.73	\$270.29	\$226.56	\$890.58	
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$1,374.77	\$1,374.77	\$607.79	\$417.24	\$349.74	\$1,374.77	
02/08/24	ACH	\$3,965.27	\$77.72	\$79.31	\$0.00	\$3,808.24	\$1,683.64	\$1,155.80	\$968.80	\$3,808.24	
						\$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	
TOTAL		\$ 1,683,613.28	\$ 32,330.67	\$ 67,079.60	\$ 1,374.77	\$ 1,585,577.78	\$ 700,991.27	\$ 481,221.37	\$ 403,365.12	\$ 1,585,577.76	

97.96%	Net Percent Collected
\$ 33,023.57	Balance Remaining to Collect

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
1/19/24	2/1/24	2164460	\$34,325.31	\$34,325.31	\$34,325.31
	5/1/24		\$34,325.31	\$0.00	\$0.00
			\$137,301.25	\$102,975.94	\$102,975.94

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2022

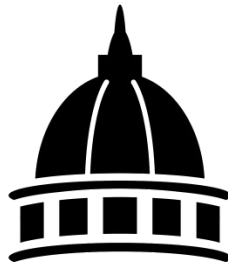
Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
TOTAL				\$ -
Fiscal Year 2024				
10/2/23		Interest		\$ 47.70
11/1/23		Interest		\$ 50.09
12/1/23		Interest		\$ 48.35
12/27/23		Transfer from Reserve		\$ 1,844.80
1/2/24		Interest		\$ 51.22
TOTAL				\$ 2,042.16
Project (Construction) Fund at 09/30/23				\$ 10,978.03
Interest Earned/Transferred Funds thru 1/31/24				\$ 2,042.16
Requisitions Paid thru 1/31/24				\$ -
Remaining Project (Construction) Fund				\$ 13,020.19

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, 2027
Reflecting Activity To
December 31, 2023



AMTEC

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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

February 5, 2024

Storey Creek Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

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 Rebtable 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 Rebtable 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 Rebtable Arbitrage.

We have scheduled our next Report as of December 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 December 16, 2027 Computation Date
Reflecting Activity from December 16, 2019 through December 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.302344%	3,258.82	(55,194.17)
Debt Service Reserve Fund	1.187971%	11,973.27	(36,552.15)
Costs of Issuance Account	0.083470%	3.50	(226.24)
Totals	0.725945%	\$15,235.59	\$(91,972.56)
Bond Yield	4.067639%		
Rebate Computation Credits			(9,140.27)
Net Rebatable Arbitrage			\$(101,112.83)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 16, 2019, the date of the closing, to December 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2027.
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 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 1/12th 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 Decemeber 16, 2022.

DEFINITIONS

7. Computation Date

December 16, 2027.

8. Computation Period

The period beginning on December 16, 2019, the date of the closing, and ending on December 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:

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 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 December 16, 2027. 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, 2027, 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	
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Par Amount	\$8,445,000.00
Net Original Issue Discount	-49,376.25
Total	\$8,395,623.75

Uses of Funds	
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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	@ 4.0676388471%	Present Value to 12/16/2019
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	-10,733,323.30
01/03/20		-16.15	-22.25
01/07/20		4,457,818.70	6,137,740.93
02/04/20		-31.21	-42.84
02/27/20		2,600,582.31	3,560,638.04
03/02/20		2,035.00	2,784.70
03/03/20		-25.84	-35.36
03/04/20		1,850.00	2,530.98
04/02/20		-11.65	-15.89
05/04/20		-2.01	-2.73
05/15/20		1,850.00	2,510.96
05/15/20		2,000.00	2,714.55
05/19/20		714,289.27	969,053.84
05/19/20		200.00	271.33
06/02/20		-2.08	-2.82
07/01/20		-1.21	-1.63
08/04/20		-1.14	-1.53
09/02/20		-1.04	-1.39
10/02/20		-1.01	-1.35
11/03/20		-1.04	-1.39
12/02/20		-1.01	-1.34
01/05/21		-1.04	-1.38
02/02/21		-1.04	-1.37
03/02/21		-0.94	-1.24
04/02/21		-1.04	-1.36
05/04/21		-1.01	-1.32
06/02/21		-1.04	-1.35
07/02/21		-1.01	-1.31
08/03/21		-1.04	-1.34
09/02/21		-1.04	-1.34
10/04/21		-1.01	-1.30
11/02/21		-1.04	-1.33
12/02/21		-1.01	-1.29
01/04/22		-1.04	-1.32
02/02/22		-1.04	-1.32
03/02/22		-0.94	-1.19
04/04/22		-1.04	-1.31
05/03/22		-1.01	-1.27
06/02/22		-1.04	-1.30
06/21/22		30.42	37.94

12/16/27	TOTALS:	3,258.82	-55,194.17

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -55,194.17
 COMP DATE: 12/16/27 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	-339,039.82
01/03/20		16.15	22.25
02/04/20		31.21	42.84
03/03/20		25.84	35.36
04/02/20		11.65	15.89
05/04/20		2.01	2.73
06/02/20		2.08	2.82
07/02/20		1.21	1.63
08/04/20		1.14	1.53
09/02/20		1.04	1.39
10/02/20		1.01	1.35
11/03/20		1.04	1.39
12/02/20		1.01	1.34
01/05/21		1.04	1.38
02/02/21		1.04	1.37
03/02/21		0.94	1.24
04/02/21		1.04	1.36
05/04/21		1.01	1.32
06/02/21		1.04	1.35
07/02/21		1.01	1.31
08/03/21		1.04	1.34
09/02/21		1.04	1.34
10/04/21		1.01	1.30
11/02/21		1.04	1.33
12/02/21		1.01	1.29
01/04/22		1.04	1.32
02/02/22		1.04	1.32
03/02/22		0.94	1.19
04/04/22		1.04	1.31
05/03/22		1.01	1.27
06/02/22		1.04	1.30
07/05/22		1.01	1.26
08/02/22		1.04	1.29
09/02/22		162.03	200.49
10/04/22		302.88	373.43
11/02/22		371.53	456.64
12/02/22		393.74	482.32
01/04/23		459.02	560.27
02/02/23		488.30	594.15
03/02/23		442.87	537.06
04/04/23		597.67	722.20
05/02/23		745.75	898.31
06/02/23		772.00	926.82
07/05/23		767.28	917.76
08/02/23		894.15	1,066.28
09/05/23		1,116.26	1,326.25
10/03/23		1,080.26	1,279.46

\$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%)
11/02/23		1,116.42	1,318.01
12/04/23		1,072.51	1,261.65
12/31/23	Bal	245,665.63	288,149.22
12/31/23	Acc	1,074.79	1,260.66

12/16/27	TOTALS:	11,973.27	-36,552.15

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-36,552.15
COMP DATE:	12/16/27	NET INCOME:	11,973.27
BOND YIELD:	4.067639%	TAX INV YIELD:	1.187971%

\$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	-281,227.12
12/16/19		30,000.00	41,402.59
12/16/19		6,000.00	8,280.52
12/16/19		45,000.00	62,103.89
12/16/19		40,000.00	55,203.46
12/16/19		8,050.00	11,109.70
12/16/19		740.00	1,021.26
12/18/19		60,500.00	83,476.56
12/26/19		5,675.00	7,823.24
03/10/20		1,250.00	1,708.98
06/23/20		6,563.50	8,870.69

12/16/27	TOTALS:	3.50	-226.24

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-226.24
COMP DATE:	12/16/27	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	-2,333.09
12/16/21		-1,780.00	-2,266.47
12/16/22		-1,830.00	-2,238.17
12/16/23		-1,960.00	-2,302.55

12/16/27	TOTALS:	-7,330.00	-9,140.27

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -9,140.27
 COMP DATE: 12/16/27
 BOND YIELD: 4.067639%