Storey Creek Community Development District

Agenda

February 17, 2025

AGENDA

Storey Creek
Community Development District

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

February 10, 2025

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 17, 2025 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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of December 16, 2024 Meeting
4. Review of Proposals and Tally of Audit Committee Members Rankings
    A. DiBartolomeo, McBee, Hartley & Barnes
    B. Grau & Associates
5. Adjournment

Board of Supervisors Meeting

2. Roll Call
3. Public Comment Period
4. Approval of Minutes of the December 16, 2024 Meeting
5. Consideration of Revised Right of Way Utilization Interlocal Agreement with Osceola County, Florida
6. Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2024 Bonds
7. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services
8. Staff Reports
    A. Attorney
    B. Engineer
        i. Discussion of Pending Plat Conveyances
        ii. Status of Permit Transfers
    C. District Manager's Report
        i. Approval of Check Registers
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. 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

George S. Flint
District Manager

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

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, December 16, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present were:

Adam Morgan
Rob Bonin *by phone*
Karly Chambers
Logan Lantrip
George Flint
Kristen Trucco *by phone*
Alan Scheerer

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated there were no members of the public to make any comments at this time.

THIRD ORDER OF BUSINESS **Audit Services**

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint stated the first item approval was the RFP and the selection criteria. He asked for a motion to approve if there were no changes requested by the Board.

> On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint stated he had the form of the notice that would be published in the newspaper.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Notice of Request for Proposals for Audit Services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint stated they would announce for any qualified independent auditing firms to respond to the RFP.

FOURTH ORDER OF BUSINESS Adjournment

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

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Storey Creek CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes, P.A.					FY2024 - $3,500 FY2025 - $3,650 FY2026 - $3,800 FY2027 - $3,950 FY2028 - $4,150		
Grau & Associates					FY2024 - $4,800 FY2025 - $4,900 FY2026 - $5,000 FY2027 - $5,100 FY2028 - $5,200		

SECTION A

Storey Creek Community Development District

Proposer

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants

2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833

591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952

Contact:

Jim Hartley, CPA
Principal

TABLE OF CONTENTS

DMHB

DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

Storey Creek
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Storey Creek Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA **Member AICPA Division for CPA Firms Private Company Practice Section** **Member AICPA**

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

- ***Professional Staff Resources***

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria

- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews

- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Professional Staff Resources (Continued)***

  - Audits of franchise fees received from outside franchisees
  - Preparation of annual reports to the State Department of Banking and Finance
  - Audits of Internal Controls – Governmental Special Project
  - Assistance with Implementation of current GASB pronouncements

- ***Current and Near Future Workload***

  In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

- ***Identification of Audit Team***

  The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

  The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

  A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

  Jim Hartley, CPA – Engagement Partner (resume attached)
  Will assist in the field as main contact

  Jay McBee, CPA – Technical Reviewer (resume attached)

  Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining "best practice" accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall's Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining "best practice" accounting policies and procedures.
Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall's Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

- ***Governmental Audit Experience***

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

- ***Procedures for Ensuring Quality Control & Confidentiality***

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

- ***Independence***

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

- ***Independence (Continued)***

  - Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
  - ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
  - Chapter 21A-21, Florida Administrative Code
  - Section 473.315, Florida Statutes
  - Government Auditing Standards, issued by the Comptroller General of the United States

- ***Computer Auditing Capabilities***

  DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

  We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

  - Understand the computer control environment's effect on internal controls
  - Conclude on whether aspects of the environment require special audit attention
  - Make preliminary determination of comments for inclusion in our management letter

  This evaluation includes:

  - System hardware and software
  - Organization and administration
  - Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	**Jim Hartley**			√	**250-300**
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	**Mark Barnes**		√	√	**800**
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	**Jim Hartley**	√	√	√	**600**
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	**Jim Hartley**			√	**100**
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	**Jay McBee**				**60**
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	**Jay McBee**				**60**
Tradition Community Development District 1-10 Alan Mishlove,District Finance Manager (407)382-3256	2002 - current	√	**Jim Hartley**			√	**350**
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	**Jim Hartley**				**50**

TECHNICAL APPROACH

a. ***An Express Agreement to Meet or Exceed the Performance Specifications.***

1. The audit will be conducted in compliance with the following requirements:

   a. Rules of the Auditor General for form and content of governmental audits

   b. Regulations of the State Department of Banking and Finance

   c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.

2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. A Tentative Schedule for Performing the Key phases of the Audit

Audit Phase and Tasks	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
I. Planning Phase:							
Meetings and discussions with Storey Creek Community Development District personnel regarding operating, accounting and reporting matters							
Discuss management expectations, strategies and objectives							
Review operations							
Develop engagement plan							
Study and evaluate internal controls							
Conduct preliminary analytical review							
II. Detailed Audit Phase:							
Conduct final risk assessment							
Finalize audit approach plan							
Perform substantive tests of account balances							
Perform single audit procedures (if applicable)							
Perform statutory compliance testing							
III. Closing Phase:							
Review subsequent events, contingencies and commitments							
Complete audit work and obtain management representations							
Review proposed audit adjustments with client							
IV. Reporting Phase:							
Review or assist in preparation of financial statement for Storey Creek Community Development District							
Prepare management letter and other special reports							
Exit conference with Storey Creek Community Development District officials and management							
Delivery of final reports							

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Storey Creek Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Storey Creek Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Storey Creek Community Development District as follows:

September 2024	$ 3,500
September 2025	$ 3,650
September 2026	$ 3,800
September 2027	$ 3,950
September 2028	$ 4,150

In years of new debt issuance fees may be adjusted as mutually agreed upon.

SECTION B

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: January 13, 2025
2:00PM

Submitted to:
Storey Creek
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

Page

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

January 13, 2025

Storey Creek Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Storey Creek Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team
Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs
Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships
We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation
We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team

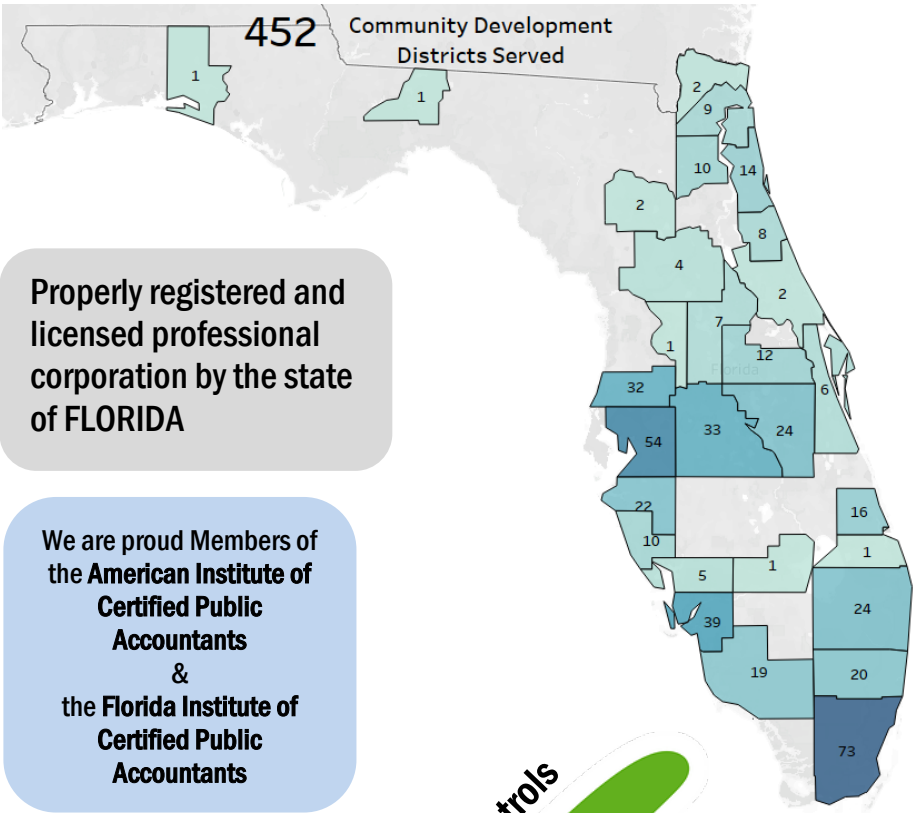
3 Partners

11 Professional Staff

2 Administrative Professionals

2005

Year founded

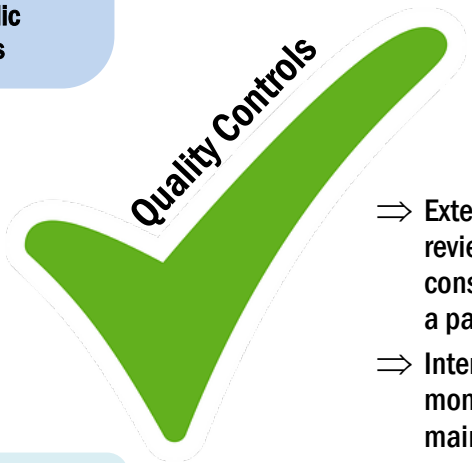


Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting



⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

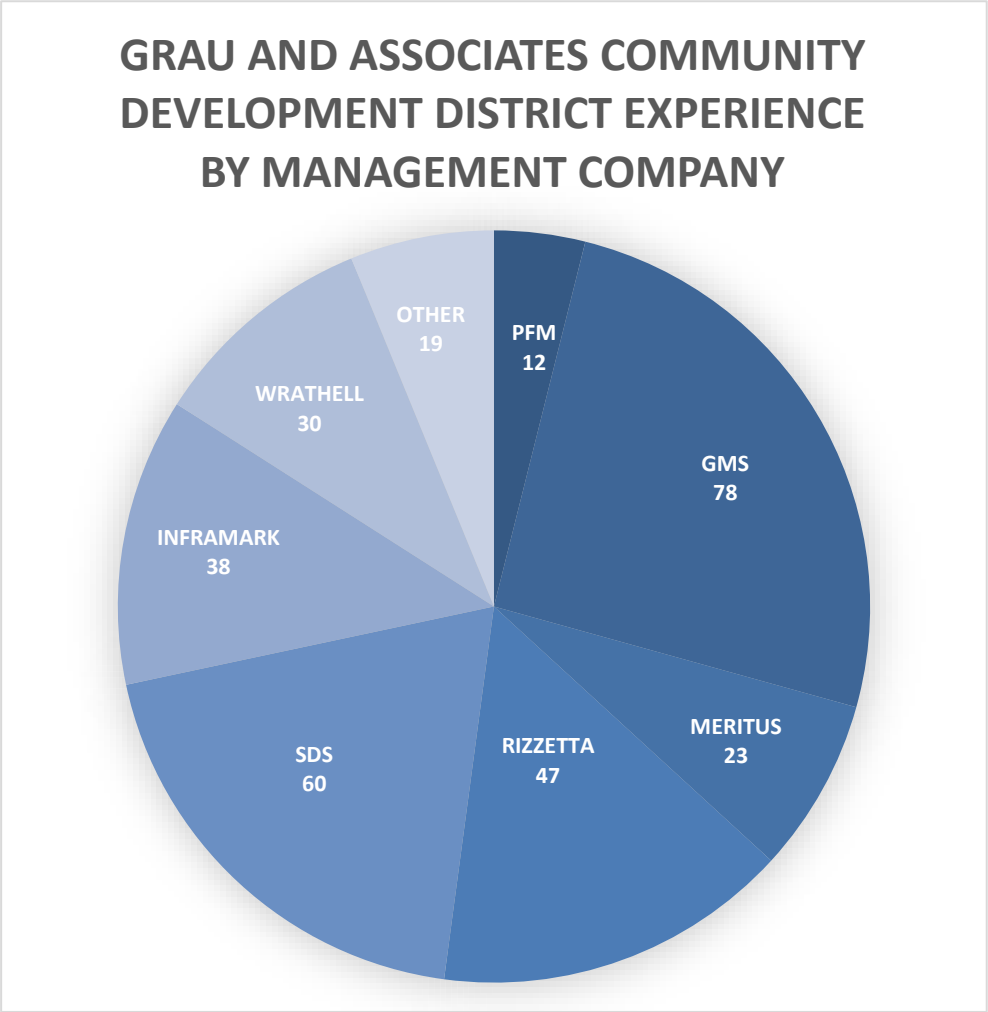
850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)
Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony ' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
Florida Government Finance Officers Association
Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

David Caplivski, CPA/CITP, Partner

Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
Master of Accounting
Nova Southeastern University (2002)
Bachelor of Science
Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
AICPA Certified Information Technology Professional (2018)
AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served *(partial list)*

(>300) Various Special Districts
Aid to Victims of Domestic Abuse
Boca Raton Airport Authority
Broward Education Foundation
CareerSource Brevard
CareerSource Central Florida 403 (b) Plan
City of Lauderhill GERS
City of Parkland Police Pension Fund
City of Sunrise GERS
Coquina Water Control District
Central County Water Control District
City of Miami (program specific audits)
City of West Park
Coquina Water Control District
East Central Regional Wastewater Treatment Facl.
East Naples Fire Control & Rescue District
Hispanic Human Resource Council
Loxahatchee Groves Water Control District
Old Plantation Water Control District
Pinetree Water Control District
San Carlos Park Fire & Rescue Retirement Plan
South Indian River Water Control District
South Trail Fire Protection & Rescue District
Town of Haverhill
Town of Hypoluxo
Town of Hillsboro Beach
Town of Lantana
Town of Lauderdale By-The–Sea Volunteer Fire Pension
Town of Pembroke Park
Village of Wellington
Village of Golf

Professional Education (over the last two years)

Course	Hours
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (*includes 4 hours of Ethics CPE)*

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

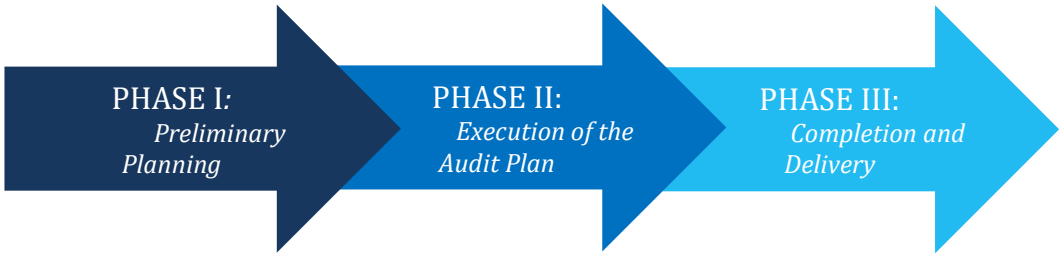
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***exceed those expectations***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- Perform final analytical procedures;
- Review information and make inquiries for subsequent events; and
- Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- Significant audit adjustments;
- Significant deficiencies or material weaknesses;
- Disagreements with management; and
- Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

Year Ended September 30,	Fee
2024	$4,800
2025	$4,900
2026	$5,000
2027	$5,100
2028	$5,200
TOTAL (2024-2028)	**$25,000**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Storey Creek Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

BOARD OF SUPERVISORS

MEETING

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 16, 2024, 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
Rob Bonin *by phone*	Assistant Secretary
Karly Chambers	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco *by phone*	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three supervisors were present in person and one joined by phone constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated that only the Board and staff were present. Since there were no public comments at this time, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the November 18, 2024, Meeting**

Mr. Flint presented the November 18, 2024, Board of Supervisors meeting minutes and asked for any comments or corrections. The Board had no changes to the minutes, and there was a motion of approval.

> On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the November 18, 2024 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2023 Audit Report**

Mr. Flint stated that the audit was completed. He noted that the management letter started on page 33. He added that it was a clean audit with no findings or recommendations to report.

> On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Acceptance of the Fiscal Year 2023 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Agreement with Property Appraiser Regarding Data Sharing and Usage**

Mr. Flint stated that this is a standard agreement as seen in the past. He offered to answer any questions on the agreement.

> On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Agreement with Property Appraiser Regarding Data Sharing and Usage, was approved.

SIXTH ORDER OF BUSINESS **Appointment of Audit Committee and Chairman**

Mr. Flint stated that they needed to bid out the audit. The statutes require an appointed Audit Committee and a designated Chair. Mr. Flint noted that the Board had previously appointed themselves as the Audit Committee. Mr. Morgan stated that he would be the Chair.

> On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Appointment of the Board of Supervisors as the Audit Committee and Adam Morgan as the Chairman, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco stated that she had heard from Osceola County, and they had asked her for her availability for a call in January to discuss the Interlocal Agreement for Story Creek Blvd. Ms. Trucco indicated that she had responded that she would continue to follow up with them so they could schedule that, and then she would report back to the Board on the subject point forward.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint stated that there was no Engineer's report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for November which totaled $131,370.83 for the General Fund and Board compensation.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of November 30th and asked for any comments or questions on the financial statements. No action is required on this item.

D. Field Manager's Report

Mr. Scheerer presented the Field Manager's Report to the Board. He stated that he had received an email from a homeowner concerning an accident on Story Creek Blvd. A vehicle had taken out a pole and three of their trees and had some sod damage. Mr. Scheerer indicated that they were cleaning up the debris from the car and would be trying to get a case number accident report to go after the driver and owner of the vehicle. Mr. Scheerer noted that the resident who sent the email would like to see some additional signage. They would request speed limit signs and some additional pedestrian crosswalk signs. He added they had reached out to the DOT for Osceola County, and they said it was the CDD's responsibility.

Mr. Morgan added that Story Creek Blvd was not a CDD road. Mr. Scheerer added that Osceola County had approved the Engineers' plans with the crosswalk signage they wanted. Mr. Scheerer noted that he would start tracking down an accident report. Mr. Scheerer pointed out that the responsibility for the roads should fall on the county. Ms. Trucco added that the County had still not accepted all streets. She said that Lennar had multiple bonds. Mr. Scheerer stated that he would be out of the office for Christmas but would have his phone and be available for anything and everything.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

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

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Shannon M. Charles
Assistant County Attorney
Osceola County Attorney's Office
1 Courthouse Square, Suite 4700
Kissimmee, Florida 34741

RIGHT OF WAY UTILIZATION INTERLOCAL AGREEMENT FOR LANDSCAPE, HARDSCAPE, SPECIALTY STREET SIGNS AND IRRIGATION

This Agreement made and entered into this _____ day of _____, 20 ____, by and between OSCEOLA COUNTY, 1 Courthouse Square Suite 3100 Kissimmee, Florida 34741, hereinafter referred to as the "COUNTY" and the Storey Creek Community Development District, hereinafter referred to as the "LICENSEE".

The COUNTY'S issuance of a right of way utilization permit to the LICENSEE is subject to the terms and conditions of this Agreement and the right of way utilization regulations adopted by the COUNTY in the Land Development Code for the following described limits and as graphically shown on Exhibit "A":

Name of Roadway: Storey Creek Blvd. from Ham Brown Rd. to Pleasant Hill Rd. (the "ROADWAY")

Limits of Works: Landscaping, Trees, Sod and Irrigation on the ROADWAY (as such are depicted on SDP16-0064, SDP19-0043, SDP19-0147, SDP19-0174 and SDP21-0009). This does not include hardscaping.

The LICENSEE is a Community Development District within the boundaries of real property described in Ordinance Number 19-56. This Agreement runs with the LICENSEE's real property boundary described in Exhibit "B" attached hereto.

CONDITIONS OF PERMIT

To the extent specified in the "Limits of Works" above, LICENSEE and COUNTY agree to the following:

1. The LICENSEE shall be responsible to maintain all sod, landscaping, hardscaping (sidewalks and pathways), specialty street signs and irrigation improvements within in the limits of works in the entire right of way regardless if the LICENSEE installed the improvements. The LICENSEE shall not be responsible to maintain, utilities, drainage systems, curbs and curb ramps, travel lane pavement, standard regulatory signage and striping, or traffic control devices and traffic signals. Specialty street signs, if proposed shall be regulatory signs which comply with the MUTCD, latest edition and FDOT Standards, latest edition with the exception of the sign post and decorative panels behind or backing the sign face.

2. The LICENSEE shall not, while installing or maintaining the landscaping, hardscape (sidewalks and pathways), specialty street signs and/or irrigation, damage or disturb any portion of the COUNTY right of way without prior written approval by the COUNTY and the COUNTY's prior written approval of a plan to restore the disturbed area.

3. Nothing contained herein or by virtue of the installation and/or maintenance of the landscaping, hardscape (sidewalks and pathways), specialty street signs and/or irrigation shall give or grant the LICENSEE any prescriptive or adverse right, title or interest in the COUNTY right of way. Neither this Agreement, nor any other permits issued by the COUNTY to the LICENSEE shall create any property right in the COUNTY's right of way.

4. The improvements and associated service area governed by this agreement shall be identified on a Building Permit reviewed and approved in accordance with the County Land Development Code. The improvements shall be constructed as shown on permits P24-004101 and P24-004104, in compliance with current sign codes and regulations.

5. The installation shall be constructed and maintained in such a manner as it will not interfere with the intended use of the COUNTY right of way or create a safety hazard for the use of the COUNTY right of way by the Public.

6. If any of the LICENSEE'S landscape, hardscape (sidewalks and pathways), specialty street signs, and/or irrigation improvements cause a safety hazard, cause damage to any other improvements within the COUNTY right of way, or interfere with any construction, reconstruction, alteration, modification or improvement by the COUNTY, the hazard or interference shall be removed or relocated by LICENSEE within 24 hours of receipt of notification from the COUNTY at LICENSEE's expense. Failure to remove or relocate the hazard or interference within the said 24 hour period shall entitle the COUNTY to remove the specific hazard or interference and the LICENSEE shall reimburse any costs incurred by the COUNTY for such removal or relocation. Failure to remove or relocate the hazard or interference within 24 hours of receipt of notice from the COUNTY, and failure to reimburse the COUNTY for the cost incurred by the COUNTY to remove or relocate the hazard or

interference, shall each be cause for the following actions by the COUNTY: immediate termination of this Agreement and the permit by the COUNTY; enforcement of the terms of this agreement through the Osceola County Code Enforcement Board; or enforcement of this agreement in accordance with the laws of the State of Florida.

7. If the hazard that is created by the installation or maintenance of the permitted landscaping, hardscaping (sidewalks and pathways), specialty street signs, and/or irrigation improvements is determined by the COUNTY, in its sole and absolute discretion, to be of such significance that it is creating an immediate danger to users of the right of way or any improvements within the right of way, the COUNTY may immediately, and without prior notice to the LICENSEE, remove or eliminate said hazard and require the LICENSEE to reimburse the COUNTY for all cost associated with the removal or elimination of that hazard. Failure to reimburse the COUNTY for the cost incurred by the COUNTY to remove or eliminate the hazard shall be cause for the following actions by the COUNTY: immediate termination of this Agreement and the permit by the COUNTY; enforcement of the terms of this agreement through the Osceola County Code Enforcement Board; or enforcement of this agreement in accordance with the laws of the State of Florida.

8. The landscaping, hardscape (sidewalks and pathways), specialty street signs, and/or irrigation improvements within the COUNTY right of way shall be located and maintained in such a manner as to not create a sight distance problem for existing or future driveway or road connections. Sight distance standards shall be those set forth in the latest edition of the FDOT Design Standards or County Land Development Code. Upon receipt of notice from the COUNTY that landscaping, hardscape (sidewalks and pathways), specialty street signs, and/or irrigation improvements installed by the LICENSEE creates a sight distance safety hazard, LICENSEE shall remove and relocate LICENSEE's improvements at LICENSEE's sole cost and expense, to the extent necessary to comply with the latest edition of the FDOT Design Standards and/or Land Development Code sight distance regulations. Removal and relocation shall be completed within 24 hours of the LICENSEE's receipt of the COUNTY's notice. Failure to remove and relocate non-compliant improvements within 24 hours shall be cause for the following actions by the COUNTY: immediate termination of this Agreement and the permit by the COUNTY; enforcement of the terms of this agreement through the Osceola

County Code Enforcement Board; or enforcement of this agreement in accordance with the laws of the State of Florida.

9. Irrigation systems installed by the LICENSEE in the COUNTY right of way are not listed with utility relocation companies and as such may be damaged by other right of way users, licensees and/or easement holders. The COUNTY will not be responsible for any damage to the LICENSEE's irrigation systems installed in conjunction with this Agreement resulting from the issuance by the COUNTY of a right of way utilization permit and/or Site Development Plan Approval to any such user or resulting from any other user's activities within the COUNTY right of way. The LICENSEE agrees that before installation of any improvements within the right of way, LICENSEE will contact "Sunshine State One Call" and withhold commencement of work until all underground utilities have been properly located and marked.

10. The LICENSEE agrees to be liable for any and all damages, losses, and expenses incurred, by the COUNTY, caused by the acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. To the extent permitted by law, the LICENSEE agrees to indemnify, defend and hold the COUNTY harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. Said indemnification, defense, and hold harmless actions shall not be limited by any insurance amounts required hereunder.

11. INSURANCE

    A. The LICENSEE shall not commence any installation and/or maintenance work in connection with this Agreement until it has obtained all of the following types of insurance and has provided proof of same to the COUNTY, in the form of a certificate prior to the start of any work, nor shall the LICENSEE allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers qualified and doing business in Florida.

    B. The LICENSEE shall maintain the following types of insurance, with the respective minimum limits:

1. AUTOMOBILE LIABILITY: Combined Property Damage and Bodily Injury Single Limit, One Million Dollars ($1,000,000.00) – Any Auto:

2. GENERAL LIABILITY: One Million Dollars ($1,000,000.00) each occurrence:

3. DAMAGE TO RENTED PREMISES – Fifty Thousand Dollars ($50,000.00) Any single occurrence:

4. MEDICAL EXPENSES: Five Thousand Dollars ($5,000.00), any one person;

5. PERSONAL & ADVERTISING INJURY: One Million Dollars ($1,000,000.00);

6. GENERAL AGGREGATE: Twe Million Dollars ($2,000,000.00);

7. PRODUCTS – COMPLETED OPERATIONS AGGREGATE; One Million Dollars ($1,000,000.00)

8. EXCESS/UMBRELLA COVERAGE: Ten Million Dollars ($10,000,000.00); and,

To the extent LICENSEE hires employees for the services provided in this Agreement,

9. WORKERS' COMPENSATION: Employers liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than $1,000,000.00 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. The LICENSEE understands and acknowledges that it shall be solely responsible for any and all medical and liability costs associated with an injury to itself and/or to its employees, subcontractors, volunteers, and the like, including the costs to defend the COUNTY in the event of litigation against same.

C. The LICENSEE shall name the "Osceola County Board of County Commissioners" as additional insured, to the extent of the services to be provided hereunder, on all required insurance policies, and provide the COUNTY with proof of same.

D. The LICENSEE shall provide the COUNTY's Procurement Services with a Certificate of Insurance evidencing such coverage for the duration of this Agreement. Said Certificate of Insurance shall be dated and show:

1. The name of the insured LICENSEE,
2. The specified job by name and job number,
3. The name of the insurer,
4. The number of the policy,
5. The effective date,

6. The termination date,
7. A statement that the insurer will mail notice to the COUNTY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.
8. The Certificate Holders Box must read as follows. Any other wording in the Certificate Holders Box shall not be acceptable.

Osceola County Board of County Commissioners **c/o Director of Human Resources** **1 Courthouse Square, Suite 4200** **Kissimmee, Florida 34741**

E. Receipt of certificates or other documentation of insurance or policies or copies of policies by the COUNTY, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of the LICENSEE's obligation to fulfill the insurance requirements specified herein.

F. The LICENSEE shall ensure that any sub-contractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the LICENSEE shall maintain proof of same on file and made readily available upon request by the COUNTY.

G. The COUNTY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the LICENSEE and/or subcontractor providing such insurance.

H. All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of Osceola County. The liability policies shall be Primary/Non-Contributory.

12. This Agreement shall become effective upon its execution by both parties and shall continue in full force and effect until terminated by the COUNTY pursuant to Sections 6, 7 and 8.

13. Should the LICENSEE be declared in default of this Agreement by the COUNTY pursuant to Sections 6, 7 & 8, the COUNTY reserves the right to create a funding mechanism to impose non-ad valorem assessments to provide for the installation and maintenance of the improvements.

14. Provisions, restrictions and conditions of this Agreement shall not be modified or amended except in a written instrument which has been executed and acknowledged by authorized representatives of the LICENSEE and the COUNTY.

15. All notices required or desired pursuant to this Agreement shall be made in writing and shall be delivered through the United States Postal Services, first class mail, postage prepaid and addressed to the following addresses:

To the COUNTY: Osceola County
Public Works Director
1 Courthouse Square, Suite 3100
Kissimmee, Florida 34741

To the LICENSEE: Storey Creek Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Telephone: 407-841-5524
Attention: District Manager, George Flint
Email: gflint@gmscfl.com

Copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Ste. 1400
Orlando, Florida 32801
Telephone: 407-481-5800
Attention: District Counsel, Kristen Trucco or Jan Carpenter
Email: ktrucco@lathamluna.com or jcarpenter@lathamluna.com

15. EMPLOYEMENT ELIGIBILITY VERIFICATION (E-VERIFY).
Pursuant to Florida Statutes, Section 448.095, the all employees of LICENSEE shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the LICENSEE shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the LICENSEE stating that the subcontractor does not employee, contract with or subcontract with any ineligible individuals and LICENSEE must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement without regard to any notice otherwise required herein. In the event the COUNTY incurs costs as a result of LICENSEE breach of this provision, any and all such costs shall be paid by the LICENSEE immediately upon receipt of notice of the same from the COUNTY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the day, month and year last executed below.

WITNESSES:

_____

Printed _____

Date:_____

_____

Printed _____

Date: _____

LICENSEE:
(Insert Name)

BY: _____

Printed: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was executed before me by means of [ ] physical presence or [ ] online notarization this _____ day of_____ 20__, by _____, who has personally swore or affirmed that he/she is authorized to execute this Agreement and who is personally known to me OR has produced _____ as identification.

(SEAL)

_____
Notary Public

OSCEOLA COUNTY

_____ _____
County Manager/Designee Date
Printed Name_____
Title_____

Witnessed
_____
Printed Name_____

EXHIBIT "A"

[Attached]

SKETCH OF DESCRIPTION
SIGN EASEMENTS

LEGAL DESCRIPTION
SIGN EASEMENT #1

A parcel of land lying in a portion of Section 8, Township 26 South, Range 29 East, Osceola County, Florida.

Being more particularly described as follows:

Beginning at the Southeast corner of Lot 43, SYLVAN LAKE ESTATES, as filed and recorded in Plat Book 5, Page 183 of the public records of Osceola County, Florida, thence run S89°51'43"W, along the South line of said Lot 43, a distance of 46.46 feet; thence run N00°08'17"W, a distance of 34.15 feet; thence run N89°38'50"E, a distance of 65.42 feet; thence run S00°08'17"E, a distance of 34.39 feet; thence run S89°51'43"W, a distance of 18.95 feet to the POINT OF BEGINNING.

Containing 2,241.71 square feet, 0.05 acres, more or less.

LEGAL DESCRIPTION
SIGN EASEMENT #2

A parcel of land lying in a portion of Section 8, Township 26 South, Range 29 East, Osceola County, Florida.

Being more particularly described as follows:

Commencing at the Southeast corner of Lot 43, SYLVAN LAKE ESTATES, as filed and recorded in Plat Book 5, Page 183 of the public records of Osceola County, Florida, thence run N00°27'49"W, along the East line of said Lot 43, a distance of 114.65 feet to the POINT OF BEGINNING; thence run N89°53'10"W, a distance of 33.43 feet; thence run N00°06'50"E, a distance of 28.91 feet; thence run N45°06'50"E, a distance of 32.58 feet; thence run N89°32'11"E, a distance of 29.01 feet; thence run S00°06'50"W, a distance of 52.24 feet; thence run N89°53'10"W, a distance of 18.61 feet to the POINT OF BEGINNING.

Containing 2,442.09 square feet, 0.06 acres, more or less.

LEGEND

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

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

REQUESTED BY: TRAMELL WEBB PARTNERS, INC.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

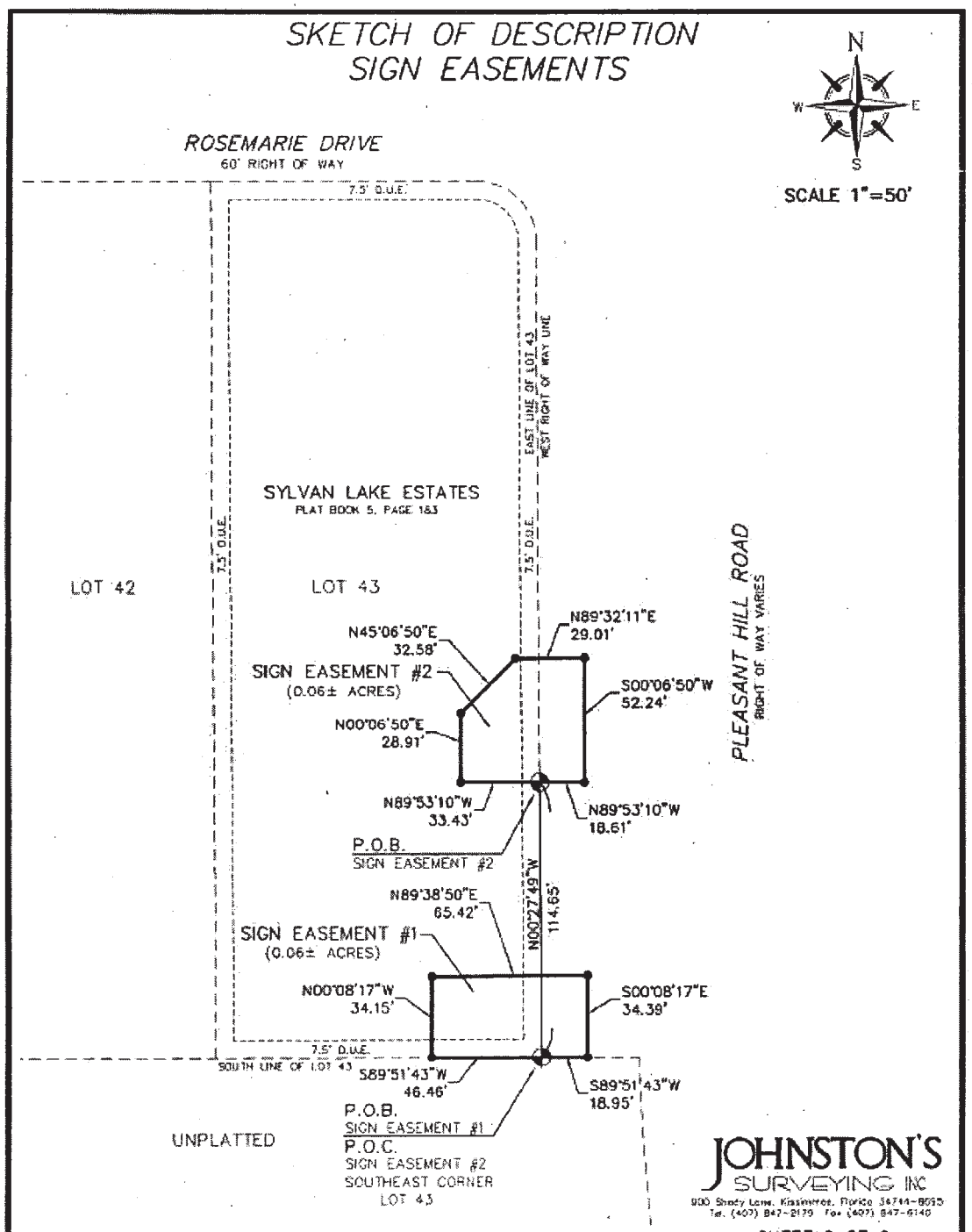
DATE OF SKETCH	1/05/17	REVISIONS
SCALE	1" = 50'	
F.B.	PAGE	
SECTION	8	
TWP. 26 S.	RNG. 29 E.	
JOB NO.	15-026	SHEET 1 OF 2

JOHNSTON'S SURVEYING INC
800 Study Loop, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

1-05-17
RICHARD D. BROWN, P.S.M. #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

4815-8563-0531.5
51432/0002

SKETCH OF DESCRIPTION
SIGN EASEMENTS



JOHNSTON'S SURVEYING INC
930 Shady Lane, Kissimmee, Florida 34744-8093
Tel. (407) 847-2179 Fax (407) 847-6140

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

SHEET 2 OF 2

4815-8563-0531.5
51432/0002

EXHIBIT "B"

[Attached]

A Parcel of land lying in a portion of Sections 1 and 12, Township 26 South, Range 28 East, and Sections 6 and 7, Township 26 South, Range 29 East, Osceola County, Florida.

Being more particularly described as follows:

Beginning at the Northeast corner of Section 7, Township 26 South, Range 29 East, Osceola County, Florida thence run S00°08'13"E, along the East line of said Section 7, a distance of 1,318.72 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run N89°41'56"W, a distance of 659.41 feet; thence run N89°44'32"W, a distance of 660.30 feet to the Southeast corner of the Northwest ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run N89°41'58"W, a distance of 1,319.78 feet to the Southwest corner of the Northwest ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S00°06'31"E, a distance of 1,320.59 feet to the Southeast corner of the East ½ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°51'07"W, a distance of 1,367.56 feet to the Southwest corner of the East ½ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run N00°12'05"W, a distance of 1,323.47 feet to the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida thence run S89°58'21"W, a distance of 1,367.73 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S00°14'19"E, a distance of 217.42 feet; thence run N89°38'29"W, a distance of 1,708.25 feet to a point on the Easterly right of way line of Horn Brown Road; thence run N00°07'53"E, along said Easterly right of way line, a distance of 1,323.37 feet; thence run S89°48'45"E, a distance of 1,177.74 feet; thence run N00°35'57"W, a distance of 679.82 feet; thence run N89°59'16"W, a distance of 6.77 feet; thence run N00°08'14"W, a distance of 643.05 feet; thence run S89°50'15"E, a distance of 531.24 feet; thence run N00°08'37"W, a distance of 211.85 feet to the Northwest corner of the South ½ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°52'32"E, a distance of 1,350.04 feet to the Southwest corner of the Northeast ¼ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run N01°01'33"W, a distance of 1,319.42 feet to the Northwest corner of the Northeast ¼ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°47'57"E, a distance of 1,329.90 feet to the Northeast corner of the Northeast ¼ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run S01°56'37"E, a distance of 1,979.34 feet; thence run N89°47'57"W, a distance of 672.40 feet; thence run S00°10'00"W, a distance of 394.78 feet; thence run S89°49'11"E, a distance of 686.94 feet; thence run S01°56'37"E, a distance of 262.84 feet to the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°39'54"E, a distance of 2,639.29 feet to the POINT OF BEGINNING.

Containing 389.39 acres, more or less.

LEGEND

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

NOTES
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF N 00°08'37" W ALONG THE WEST LINE OF THE SW 1/4 OF SEC. 6-26-29.
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: TRAMELL WEBB PARTNERS, INC.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	8/09/16	REVISIONS
SCALE	1" = 1000'	
F.B.	PAGE	
SECTION	1,12-6,7	
TWP. 26	S., RNG. 28-29 E.	
JOB NO.	15-026	SHEET 1 OF 2

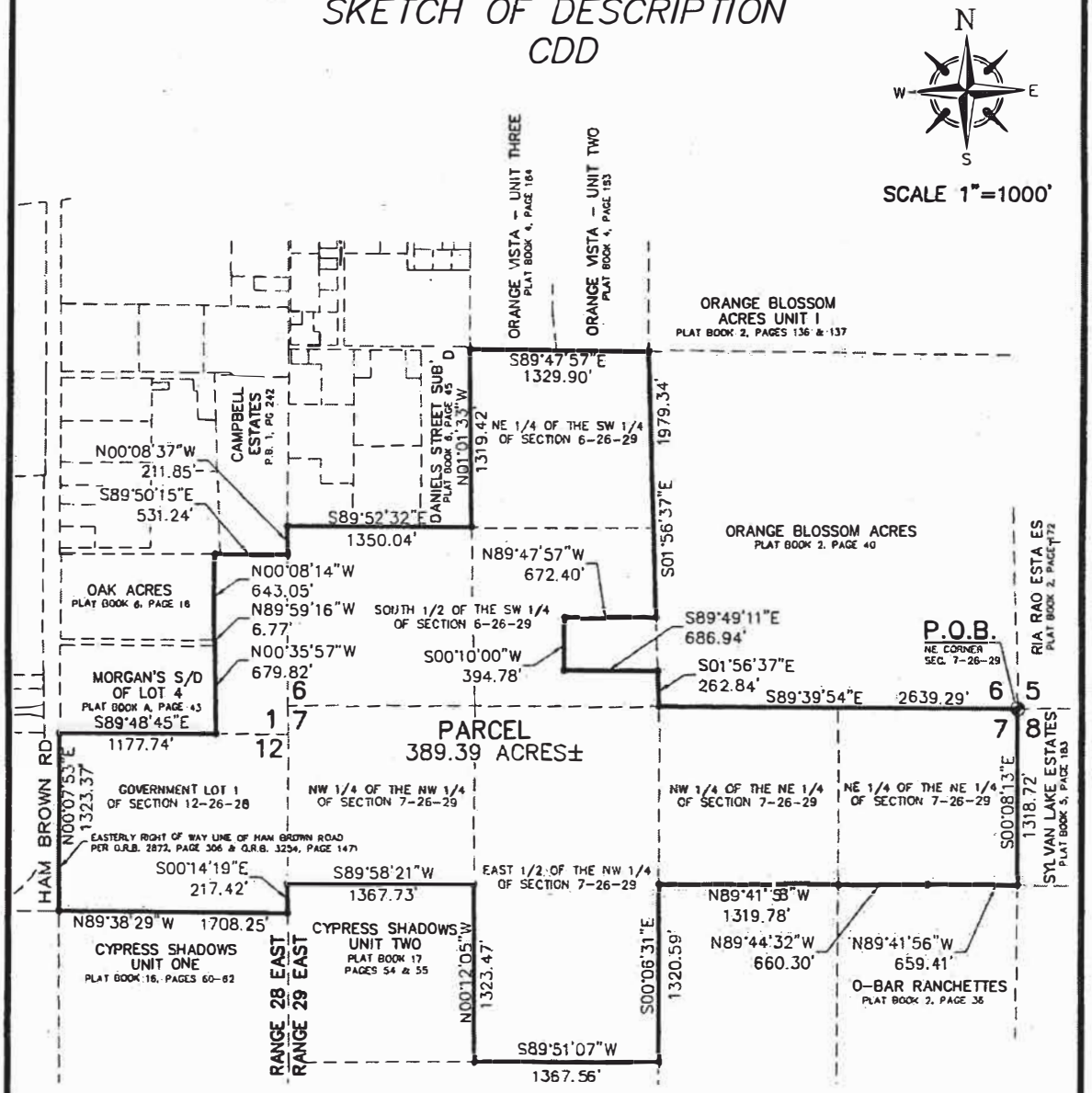
JOHNSTON'S SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

8/9/16

RICHARD D. BROWN, P.S.M. #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

4815-8563-0531 5
51432/0002

SKETCH OF DESCRIPTION
CDD



JOHNSTON'S SURVEYING INC
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

4815-8563-0531.5
51432/0002

SECTION VI

Arbitrage Rebate Computation
Proposal For

Storey Creek
Community Development District

(Osceola County, Florida)

$4,805,000 Special Assessment Bonds, Series 2024
(Assessment Area Three Project)

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

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

December 19, 2024

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

Re: $4,805,000 Storey Creek Community Development District, (Osceola County, Florida), Special Assessment Bonds, Series 2024 (Assessment Area Three Project)

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Storey Creek Community Development District (the "District") Series 2024 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,500 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than $9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Cities of Cape Coral and Palm Beach in Florida. Nationally, we are rebate consultants for the County of Orange (CA), the City of Tulsa (OK), the City of Corpus Christi (TX) and the States of Connecticut, New Jersey, Montana, Mississippi and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of February 13th, based upon the anniversary of the closing date of the Bonds in February 2024.

Proposal

We are proposing rebate computation services based on the following:

- $4,805,000 Series 2024 Bonds
- Fixed Rate Debt
- Acquisition and Construction, Debt Service Reserve and Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2024 Bonds is $450 per year and will encompass all activity from February 13, 2024, the date of the closing, through February 13, 2029, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – $4,805,000 Series 2024 Bonds

Report Date	Type of Report	Period Covered	Fee
February 28, 2025	Rebate and Opinion	Closing – February 28, 2025	$ 450
February 28, 2026	Rebate and Opinion	Closing – February 28, 2026	$ 450
February 28, 2027	Rebate and Opinion	Closing – February 28, 2027	$ 450
February 28, 2028	Rebate and Opinion	Closing – February 28, 2028	$ 450
February 13, 2029	Rebate and Opinion	Closing – February 13, 2029	$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from February 13, 2024, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 202__.

Storey Creek Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
By: _____	By: _____ Michael J. Scarfo Senior Vice President

SECTION VIII

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

December 01, 2024 - December 31, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	12/5/24	470-472	$	39,966.37
	12/14/24	473-476		1,637,326.63
			$	1,677,293.00
Payroll				
	December 2024			
	Adam Morgan	50113	$	184.70
	Karly Chambers	50114	$	184.70
	Logan Lantrip	50115	$	184.70
	Patrick Bonin Jr.	50116	$	184.70
			$	738.80
TOTAL				**$1,678,031.80**

*** CHECK DATES 12/01/2024 - 12/31/2024 *** STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/05/24	00013	11/27/24	18428	202412	320-53800-46200		*	33,104.50		
			MTHLY MOW SRVCS DEC24							
		11/27/24	18428	202412	320-53800-47800		*	250.00		
			DOGGIE/GARBAGE CANS DEC24							
						FRANK POLLY SOD,INC			33,354.50	000470
12/12/24	00003	12/06/24	4221	202411	310-51300-31100		*	440.00		
			CDD MTG/SCK MTG VIA CALL							
						BOYD CIVIL ENGINEERING			440.00	000471
12/12/24	00001	12/01/24	131	202412	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES DEC24							
		12/01/24	131	202412	310-51300-35200		*	105.00		
			WEBSITE ADMIN DEC24							
		12/01/24	131	202412	310-51300-35100		*	157.50		
			INFORMATION TECH DEC24							
		12/01/24	131	202412	310-51300-31300		*	904.17		
			DISSEMINATION FEE DEC24							
		12/01/24	131	202412	310-51300-51000		*	.18		
			OFFICE SUPPLIES							
		12/01/24	131	202412	310-51300-42000		*	15.41		
			POSTAGE							
		12/01/24	132	202412	320-53800-12000		*	1,447.08		
			FIELD MANAGEMENT DEC24							
		12/01/24	132A	202410	310-51300-42000		*	.86		
			USPS-MAIL 941 FORMS							
						GOVERNMENTAL MANAGEMENT SERVICES			6,171.87	000472
12/14/24	00011	12/11/24	12112024	202412	300-20700-10000		*	425,362.58		
			FY25 DEBT SERV SER2019							
						STOREY CREEK CDD C/O USBANK			425,362.58	000473
12/14/24	00011	12/11/24	12112024	202412	300-20700-10100		*	356,543.66		
			FY25 DEBT SERV SER2022							
						STOREY CREEK CDD C/O USBANK			356,543.66	000474
12/14/24	00011	12/11/24	12112024	202412	300-20700-10300		*	280,420.39		
			FY25 DEBT SERV SER2024							
						STOREY CREEK CDD C/O USBANK			280,420.39	000475
12/14/24	00026	12/11/24	12112024	202412	300-15100-10000		*	575,000.00		
			TRANSFER FUNDS-OPER. RES.							
						STOREY CREEK CDD C/O STATE BOARD OF			575,000.00	000476

TOTAL FOR BANK A 1,677,293.00

*** CHECK DATES 12/01/2024 - 12/31/2024 ***
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		1,677,293.00		

Storey Creek

Community Development District

Summary of Invoices

January 01, 2025 - January 31, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	1/9/25	477-482	$	57,904.29
	1/16/25	483-487		9,892.89
	1/23/25	488-489		2,095.00
			$	69,892.18
Payroll				
	January 2025			
	Logan Lantrip	50117*	$	184.70
			$	184.70
TOTAL			**$**	**70,076.88**

*Replacement check for check #50107 lost in the mail.

*** CHECK DATES 01/01/2025 - 01/31/2025 *** STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/09/25	00012	12/31/24	225114	202412	320-53800-47000		*	2,443.00		
			AQUATIC PLANT MGMT DEC24							
						APPLIED AQUATIC MANAGEMENT INC			2,443.00	000477
1/09/25	00013	1/02/25	18464	202501	320-53800-46200		*	33,104.50		
			MTHLY MOW SRVCS JAN25							
		1/02/25	18464	202501	320-53800-47800		*	250.00		
			DOGGIE/GARBAGE CANS JAN25							
						FRANK POLLY SOD,INC			33,354.50	000478
1/09/25	00001	1/01/25	133	202501	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES JAN25							
		1/01/25	133	202501	310-51300-35200		*	105.00		
			WEBSITE ADMIN JAN25							
		1/01/25	133	202501	310-51300-35100		*	157.50		
			INFORMATION TECH JAN25							
		1/01/25	133	202501	310-51300-31300		*	904.17		
			DISSEMINATION FEE JAN25							
		1/01/25	133	202501	310-51300-51000		*	.03		
			OFFICE SUPPLIES							
		1/01/25	133	202501	310-51300-42000		*	15.54		
			POSTAGE							
		1/01/25	134	202501	320-53800-12000		*	1,447.08		
			FIELD MANAGEMENT JAN25							
						GOVERNMENTAL MANAGEMENT SERVICES			6,170.99	000479
1/09/25	00011	1/01/25	01012025	202501	300-20700-10000		*	6,380.80		
			FT25 DEBT SRVC SER2019							
						STOREY CREEK CDD C/O USBANK			6,380.80	000480
1/09/25	00011	1/01/25	01012025	202501	300-20700-10100		*	5,348.46		
			FT25 DEBT SRVC SER2022							
						STOREY CREEK CDD C/O USBANK			5,348.46	000481
1/09/25	00011	1/01/25	01012025	202501	300-20700-10300		*	4,206.54		
			FY25 DEBT SRVC SER2024							
						STOREY CREEK CDD C/O USBANK			4,206.54	000482
1/16/25	00002	12/04/24	133029	202411	310-51300-31500		*	606.99		
			MTG/EXT.AGR/JLAC CRRSPD							
		1/14/25	134269	202412	310-51300-31500		*	275.00		
			MTG/MAINT/INTERLOC/ILA							
						LATHAM LUNA EDEN & BEAUDINE LLP			881.99	000483
1/16/25	00006	12/20/24	10733505	202412	310-51300-48000		*	174.50		
			NOT.OF MEETING 12/16/24							

*** CHECK DATES 01/01/2025 - 01/31/2025 ***
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/20/24	10733505	202412	310-51300-48000			*	230.75		
			RFP.ANNUAL AUDIT SVC 1/13								
							ORLANDO SENTINEL			405.25	000484
1/16/25	00011	1/10/25	01102025	202501	300-20700-10000			*	3,445.76		
			FY25 DEBT SRVC SER2019								
							STOREY CREEK CDD C/O USBANK			3,445.76	000485
1/16/25	00011	1/10/25	01102025	202501	300-20700-10100			*	2,888.27		
			FY25 DEBT SRVC SER2022								
							STOREY CREEK CDD C/O USBANK			2,888.27	000486
1/16/25	00011	1/10/25	01102025	202501	300-20700-10300			*	2,271.62		
			FY25 DEBT SRVC SER2024								
							STOREY CREEK CDD C/O USBANK			2,271.62	000487
1/23/25	00013	12/17/24	18453	202412	320-53800-47300			*	2,040.00		
			RPLC 4 DECODER/TIME CLOCK								
							FRANK POLLY SOD,INC			2,040.00	000488
1/23/25	00002	1/14/25	134270	202412	310-51300-31500			*	55.00		
			CONVEY DOC FOR PLAT INV.								
							LATHAM LUNA EDEN & BEAUDINE LLP			55.00	000489

TOTAL FOR BANK A 69,892.18

TOTAL FOR REGISTER 69,892.18

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

January 31, 2025

Table of Contents

Storey Creek

Community Development District

Balance Sheet

January 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash - Truist Bank	$ 181,061	$ -	$ -	$ 181,061
Investments:				
Series 2019				
Reserve	-	245,666	-	245,666
Revenue	-	570,273	-	570,273
Prepayment	-	34	-	34
Series 2022				
Reserve	-	207,442	-	207,442
Revenue	-	430,368	-	430,368
Construction	-	-	24,735	24,735
Series 2024				
Reserve	-	162,906	-	162,906
Revenue	-	310,016	-	310,016
Interest	-	110	-	110
Prepayment	-	148	-	148
Construction	-	-	3,306	3,306
State Board of Administration	706,388	-	-	706,388
Due From General Fund	-	6,412	-	6,412
Deposits	5,015	-	-	5,015
Prepaid Expenses	-	-	-	-
Total Assets	**$ 892,464**	**$ 1,933,375**	**$ 28,041**	**$ 2,853,880**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Accrued Expenses	-	-	-	-
Due to Debt Service 2019	407	-	-	407
Due to Debt Service 2022	341	-	-	341
Due to Debt Service 2024	269	-	-	269
Due to Other	740	-	-	740
Total Liabilities	**$ 1,757**	**$ -**	**$ -**	**$ 1,757**
Fund Balances:				
Assigned For Debt Service 2019	$ -	$ 819,314	$ -	$ 819,314
Assigned For Debt Service 2022	-	640,611	-	640,611
Assigned For Debt Service 2024	-	473,450	-	473,450
Assigned For Capital Projects 2022	-	-	24,735	24,735
Assigned For Capital Projects 2024	-	-	3,306	3,306
Unassigned	890,706	-	-	890,706
Total Fund Balances	**$ 890,706**	**$ 1,933,375**	**$ 28,041**	**$ 2,852,123**
Total Liabilities & Fund Equity	$ 892,464	$ 1,933,375	$ 28,041	$ 2,853,880

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 852,893	$ 809,413	$ 809,413	$ -
Interest	12,000	4,000	5,175	1,175
Total Revenues	**$ 864,893**	**$ 813,413**	**$ 814,588**	**$ 1,175**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 4,000	$ 2,600	$ 1,400
FICA Expense	918	306	199	107
Engineering Fees	12,000	4,000	635	3,365
Attorney	25,000	8,333	1,359	6,974
Arbitrage	1,350	-	-	-
Dissemination	10,850	3,617	3,867	(250)
Annual Audit	5,610	-	-	-
Trustee Fees	12,150	-	-	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	42,500	14,167	14,167	(0)
Information Technology	1,890	630	630	-
Website Maintenance	1,260	420	420	-
Telephone	150	50	-	50
Postage	500	167	95	72
Printing & Binding	600	200	2	198
Insurance	6,651	6,651	6,469	182
Legal Advertising	2,000	667	405	261
Other Current Charges	600	200	229	(29)
Office Supplies	100	33	1	33
Property Appraiser Fee	500	167	-	167
Property Taxes	100	33	1	32
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 144,779**	**$ 51,690**	**$ 39,128**	**$ 12,562**
Operations & Maintenance				
Field Services	$ 17,365	$ 5,788	$ 5,788	$ 0
Property Insurance	4,251	4,251	4,273	(22)
Electric	4,000	1,333	550	783
Streetlights	194,000	64,667	35,251	29,416
Water & Sewer	39,600	13,200	13,664	(464)
Landscape Maintenance	418,374	139,458	132,418	7,040
Landscape Contingency	15,000	5,000	-	5,000
Lake Maintenance	29,316	9,772	7,329	2,443
Lake Contingency	1,500	500	-	500
Irrigation Repairs	5,000	1,667	3,025	(1,358)
Doggie Station Maintenance	5,000	1,667	1,575	92
Repairs & Maintenance	5,000	1,667	385	1,282
Walls, Entry & Monuments	2,500	833	-	833
Contingency	2,028	676	-	676
Hurricane Expenses	-	-	17,360	(17,360)
Total Operations & Maintenance:	**$ 742,934**	**$ 250,479**	**$ 221,618**	**$ 28,861**
Total Expenditures	**$ 887,713**	**$ 302,169**	**$ 260,746**	**$ 41,423**
Excess Revenues (Expenditures)	$ (22,820)		$ 553,842	
Fund Balance - Beginning	$ 22,820		$ 336,865	
Fund Balance - Ending	$ -		$ 890,706	

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, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 491,331	$ 469,136	$ 469,136	$ -
Interest	29,750	9,917	10,733	816
Total Revenues	**$ 521,081**	**$ 479,053**	**$ 479,869**	**$ 816**
Expenditures:				
Series 2019				
Interest - 12/15	$ 154,438	$ 154,438	$ 154,438	$ -
Principal - 12/15	180,000	180,000	180,000	-
Interest - 06/15	151,625	-	-	-
Total Expenditures	**$ 486,063**	**$ 334,438**	**$ 334,438**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 35,019		$ 145,431	
Fund Balance - Beginning	$ 423,701		$ 673,883	
Fund Balance - Ending	$ 458,720		$ 819,314	

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, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 411,766	$ 393,235	$ 393,235	$ -
Interest	21,000	7,000	6,660	(340)
Total Revenues	**$ 432,766**	**$ 400,235**	**$ 399,896**	**$ (340)**
Expenditures:				
Series 2022				
Interest - 12/15	$ 156,341	$ 156,341	$ 156,341	$ -
Principal - 06/15	100,000	-	-	-
Interest - 06/15	156,341	-	-	-
Total Expenditures	**$ 412,681**	**$ 156,341**	**$ 156,341**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (5,378)	$ 5,378
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (5,378)**	**$ 5,378**
Excess Revenues (Expenditures)	$ 20,085		$ 238,177	
Fund Balance - Beginning	$ 200,403		$ 402,434	
Fund Balance - Ending	$ 220,488		$ 640,611	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	$ 325,812	$ 307,343	$ 307,343	$ -
Interest	8,000	2,667	4,792	2,126
Total Revenues	**$ 333,812**	**$ 310,010**	**$ 312,136**	**$ 2,126**
Expenditures:				
Series 2024				
Interest - 12/15	$ 126,978	$ 126,978	$ 126,978	$ -
Special Call - 12/15	-	-	30,000	(30,000)
Principal - 06/15	70,000	-	-	-
Interest - 06/15	126,978	-	-	-
Total Expenditures	**$ 323,955**	**$ 126,978**	**$ 156,978**	**$ (30,000)**
Other Sources/(Uses)				
Transfer In/(Out)	$ (7,500)	$ (2,500)	$ (2,313)	$ (187)
Total Other Financing Sources (Uses)	**$ (7,500)**	**$ (2,500)**	**$ (2,313)**	**$ (187)**
Excess Revenues (Expenditures)	$ 2,357		$ 152,845	
Fund Balance - Beginning	$ 130,320		$ 320,604	
Fund Balance - Ending	$ 132,677		$ 473,450	

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, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 318	$ 318
Total Revenues	**$ -**	**$ -**	**$ 318**	**$ 318**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 5,378	$ (5,378)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 5,378**	**$ (5,378)**
Excess Revenues (Expenditures)	$ -		$ 5,695	
Fund Balance - Beginning	$ -		$ 19,039	
Fund Balance - Ending	$ -		$ 24,735	

Storey Creek

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 140	$ 140
Total Revenues	**$ -**	**$ -**	**$ 140**	**$ 140**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 2,313	$ (2,313)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 2,313**	**$ (2,313)**
Excess Revenues (Expenditures)	$ -		$ 2,453	
Fund Balance - Beginning	$ -		$ 853	
Fund Balance - Ending	$ -		$ 3,306	

Storey Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	$ -	$ 53,136	$ 749,588	$ 6,690	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 809,413
Interest	540	507	1,397	2,730	-	-	-	-	-	-	-	-	5,175
Total Revenues	**$ 540**	**$ 53,643**	**$ 750,985**	**$ 9,420**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 814,588**
Expenditures:													
Administrative:													
Supervisor Fees	$ 800	$ 800	$ 800	$ 200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,600
FICA Expense	61	61	61	15	-	-	-	-	-	-	-	-	199
Engineering Fees	195	440	-	-	-	-	-	-	-	-	-	-	635
Attorney	422	607	330	-	-	-	-	-	-	-	-	-	1,359
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	904	1,154	904	904	-	-	-	-	-	-	-	-	3,867
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,542	3,542	3,542	3,542	-	-	-	-	-	-	-	-	14,167
Information Technology	158	158	158	158	-	-	-	-	-	-	-	-	630
Website Maintenance	105	105	105	105	-	-	-	-	-	-	-	-	420
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	4	15	16	-	-	-	-	-	-	-	-	95
Printing & Binding	2	-	-	-	-	-	-	-	-	-	-	-	2
Insurance	6,469	-	-	-	-	-	-	-	-	-	-	-	6,469
Legal Advertising	-	-	405	-	-	-	-	-	-	-	-	-	405
Other Current Charges	56	41	56	76	-	-	-	-	-	-	-	-	229
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 20,824**	**$ 6,912**	**$ 6,377**	**$ 5,015**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 39,128**
Operations & Maintenance													
Field Services	$ 1,447	$ 1,447	$ 1,447	$ 1,447	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,788
Property Insurance	4,273	-	-	-	-	-	-	-	-	-	-	-	4,273
Electric	48	49	48	405	-	-	-	-	-	-	-	-	550
Streetlights	8,720	8,720	8,720	9,090	-	-	-	-	-	-	-	-	35,251
Water & Sewer	3,580	3,800	2,736	3,548	-	-	-	-	-	-	-	-	13,664
Landscape Maintenance	33,105	33,105	33,105	33,105	-	-	-	-	-	-	-	-	132,418
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	2,443	2,443	2,443	-	-	-	-	-	-	-	-	-	7,329
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	985	2,040	-	-	-	-	-	-	-	-	-	3,025
Doggie Station Maintenance	250	825	250	250	-	-	-	-	-	-	-	-	1,575
Repairs & Maintenance	385	-	-	-	-	-	-	-	-	-	-	-	385
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	17,360	-	-	-	-	-	-	-	-	-	-	-	17,360
Total Operations & Maintenance:	**$ 71,611**	**$ 51,374**	**$ 50,789**	**$ 47,845**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 221,618**
Total Expenditures	**$ 92,435**	**$ 58,286**	**$ 57,165**	**$ 52,860**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 260,746**
Excess Revenues (Expenditures)	$ (91,895)	$ (4,643)	$ 693,819	$ (43,440)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 553,842

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)
LESS: PRINCIPAL PAYMENT - 12/15/23		($175,000)
LESS: PRINCIPAL PAYMENT - 12/15/24		($180,000)
CURRENT BONDS OUTSTANDING		**$7,595,000**

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	$207,442	
BONDS OUTSTANDING - 07/14/22		$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23		($90,000)
LESS: PRINCIPAL PAYMENT - 06/15/24		($95,000)
CURRENT BONDS OUTSTANDING		**$5,985,000**

SERIES 2024, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
OPTIONAL REDEMPTION DATE:	6/15/2034	
INTEREST RATES:	4.450%, 5.250%, 5.500%	
MATURITY DATE:	6/15/2054	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$162,906	
RESERVE FUND BALANCE	$162,906	
BONDS OUTSTANDING - 2/13/24		$4,805,000
LESS: SPECIAL CALL - 12/15/24		($30,000)
CURRENT BONDS OUTSTANDING		**$4,775,000**

Storey Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

	O&M Portion	2019 Debt Service Asmt	2022 Debt Service Asmt	2024 Debt Service Asmt	Total
Gross Assessments	$ 907,332.34	$ 522,600.00	$ 438,049.15	$ 344,524.18	$ 2,212,505.67
Net Assessments	$ 852,892.40	$ 491,244.00	$ 411,766.20	$ 323,852.73	$ 2,079,755.33
	41.01%	23.62%	19.80%	15.57%	100.00%

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2019 Debt Service Asmt	2022 Debt Service Asmt	2024 Debt Service Asmt	Total
11/18/24	ACH	$5,407.00	$102.63	$275.59	$0.00	$5,028.78	$2,062.27	$1,187.81	$995.64	$783.07	$5,028.79
11/22/24	ACH	$132,377.85	$2,541.64	$5,295.14	$0.00	$124,541.07	$51,073.38	$29,416.95	$24,657.61	$19,393.13	$124,541.07
12/10/24	ACH	$1,321.39	$26.17	$13.25	$0.00	$1,281.97	$525.73	$302.80	$253.81	$199.62	$1,281.96
12/11/24	ACH	$1,912,792.01	$36,725.61	$76,511.90	$0.00	$1,799,554.50	$737,984.10	$425,059.78	$356,289.85	$280,220.77	$1,799,554.50
12/20/24	ACH	$28,617.64	$551.31	$1,052.26	$0.00	$27,014.07	$11,078.27	$6,380.80	$5,348.46	$4,206.54	$27,014.07
01/09/25	ACH	$2,577.74	$50.00	$77.33	$0.00	$2,450.41	$1,004.90	$578.79	$485.15	$381.57	$2,450.41
01/09/25	ACH	$12,768.50	$247.71	$383.06	$0.00	$12,137.73	$4,977.59	$2,866.97	$2,403.12	$1,890.05	$12,137.73
01/28/25	ACH	$0.00	$0.00	$0.00	$1,724.39	$1,724.39	$707.16	$407.31	$341.41	$268.52	$1,724.40
02/10/25	ACH	$860.52	$17.21	$0.00	$0.00	$843.31	$345.84	$199.19	$166.97	$131.32	$843.32
02/10/25	ACH	$22,015.32	$431.06	$462.35	$0.00	$21,121.91	$8,661.94	$4,989.05	$4,181.88	$3,289.04	$21,121.91
						$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	$0.00
	TOTAL	**$ 2,118,737.97**	**$ 40,693.34**	**$ 84,070.88**	**$ 1,724.39**	**$ 1,995,698.14**	**$ 818,421.18**	**$ 471,389.45**	**$ 395,123.90**	**$ 310,763.63**	**$ 1,995,698.16**

95.96%	**Net Percent Collected**
$ 84,057.19	**Balance Remaining to Collect**

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
		TOTAL		**$ -**
Fiscal Year 2025				
10/1/24		Interest		$ 78.72
11/1/24		Interest		76.85
12/2/24		Interest		71.66
12/3/24		Transfer from Reserve		5,377.67
1/2/25		Interest		90.33
		TOTAL		**$ 5,695.23**
			Project (Construction) Fund at 09/30/24	**$ 19,039.37**
			Interest Earned/Transferred Funds thru 1/31/25	**$ 5,695.23**
			Requisitions Paid thru 1/31/25	**$ -**
			Remaining Project (Construction) Fund	**$ 24,734.60**

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description		Requisition
Fiscal Year 2025					
		TOTAL		**$**	**-**
Fiscal Year 2025					
10/1/24		Interest		$	118.19
10/2/24		Transfer from Reserve			610.28
11/1/24		Interest			5.70
11/4/24		Transfer from Reserve			594.24
12/2/24		Interest			7.21
12/3/24		Transfer from Reserve			554.17
1/2/25		Interest			9.21
1/3/25		Transfer from Reserve			554.21
		TOTAL		**$**	**2,453.21**
			Project (Construction) Fund at 09/30/24	**$**	**853.17**
			Interest Earned/Transferred Funds thru 1/31/25	**$**	**2,453.21**
			Requisitions Paid thru 1/31/25	**$**	**-**
			Remaining Project (Construction) Fund	**$**	**3,306.38**