

*Storey Drive
Community Development District*

Agenda

September 1, 2022

AGENDA

Storey Drive

Community Development District

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

August 25, 2022

Board of Supervisors
Storey Drive Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Drive Community Development District will be held **Thursday, September 1, 2022 at 10:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation and Appointment of Individual to Fulfill Board Vacancy
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2022-08 Electing an Assistant Secretary
4. Approval of Minutes of the July 7, 2022 Meeting
5. Consideration of Resolution 2022-09 Authorizing Use of Electronic Documents and Signatures
6. Discussion of Pending Plat Conveyances
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification Funding Requests #10 - #12
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Darin Lockwood, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Scott Schuhle, Trustee

Enclosures

SECTION III

SECTION C

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Storey Drive Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect an Assistant Secretary.

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

Section 1. _____ is elected Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of September, 2022.

ATTEST:

STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, July 7, 2022 at 10:00 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

| | |
|--------------|---------------------|
| Adam Morgan | Chairman |
| Ashley Baksh | Assistant Secretary |
| Brent Kewley | Assistant Secretary |
| Josh Jochims | Assistant Secretary |

Also present were:

| | |
|--------------------------------|-------------------|
| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Darin Lockwood <i>by phone</i> | District Engineer |
| Jeremy LeBrun <i>by phone</i> | District Engineer |

**The meeting recording started late; the recording starts under the fourth item of business. The minutes are summarized using meeting notes until item four.*

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were only members of staff and the Board present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 6, 2022 Meeting

Mr. Flint presented the June 6, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Minutes of the June 6, 2022 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Accepting the Conveyance of Real
Property and Improvements**

Mr. Trucco presented Resolution 2022-05 and asked for a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-05 Accepting the Conveyance of Real Property and Improvements, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

**The recording started at this time.*

Mr. Flint: You all adopted the proposed budget a couple of months ago, and you set today as the public hearing for its final adoption. Resolution 2022-06 adopts the Fiscal Year 2023 Budget. We will go ahead and open the public hearing and note for the record that there are no members of the public present. Exhibit ‘A’ to the resolution is the proposed budget and it contemplates that the platted lots would be on roll, the unplatted would be direct billed, and then there is a developer funding agreement component. This budget in your agenda is a buildout budget, and we are balancing it based on the developer contribution line. We are direct billing the developed portion of it and then balancing it based on developer contribution which may or may not come into play. We think that the assessment revenue will cover the expenses. If there are any questions, we can discuss those, otherwise we need a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-06 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

Mr. Flint: This is a little unusual because we have a combination of a developer funding agreement and you’re imposing assessments. So we would like to add another item under your public hearing, Resolution 2022-07. That would be your assessment resolution. There would be

two attachments, so the first resolution is the budget that was just approved, and the other would be the assessment roll.

Ms. Trucco: There is a copy of the assessment roll attached to the Funding Agreement.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Resolution 2022-07 Adopting the Assessment Roll, was approved.

Mr. Flint: The public hearing is now closed.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022-2023 Developer Funding Agreement

Mr. Flint: This is a standard form of Funding Agreement. You've seen these agreements in the past. The District entered into an agreement for the current year.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Fiscal Year 2022-2023 Developer Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2022 Requisition #1

Mr. Flint: This requisition is for Poulos & Bennett. These are costs related to preparing the first acquisition requisition.

Mr. Morgan: Has that been completed?

Mr. Flint: I talked to the District Engineer this morning and they are finalizing their inspections. Darin, do you want to give the Board the status?

Mr. Lockwood: I am just working with my construction guys to pull out of the estimate what we are transferring. It should be completed by the next meeting.

Ms. Trucco: Darin, as part of that, Adam had just said that Phase 1 has been substantially completed. I know you saw the stormwater tracts 1 and 2 from the Storey Drive plat, but if any other property tracts or improvements that need to be conveyed to the District as part of your requisition that you all are working on, please let us know so that we can get those moving.

Mr. Lockwood: From what I understand, the stormwater tracts are the only thing that are completed and that we could transfer at this time. The roads are not accepted by the county. We could transfer water that has been approved by the county.

Mr. Flint: This requisition is just for engineering services related to preparing the acquisition requisition. It’s been executed and conveyed to the trustee, and we are asking the Board to ratify that.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Series 2022 Requisition #1, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Ms. Trucco: We will stand by until other tracts are ready to be accepted by the District.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no other updates.

B. Engineer

Mr. Showe: Anything else Darin?

Mr. Lockwood: I can bring us up to speed on what is happening with the construction. The force main has had quite a delay in the tie in by the road, and that is really what is keeping it from progressing and being complete. The sewer lines in the entire Phase 1 are done. The pump station is under construction. All of Phase 1 is essentially done and Phase 2 is about 50% complete.

Mr. Morgan: Is the only thing remaining for the lift station power?

Mr. Lockwood: The power and the tie in yes.

Mr. Flint: If the water improvements are already complete, we can go ahead and acquire those.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through May 31. There is no action required by the Board. But if you have questions, we can discuss those.

ii. Ratification of Funding Request #9

Mr. Showe: This was transmitted to the developer under the Funding Agreement. It funds the audit and includes management fees, legal expenses, and Board compensation.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, Funding Request #9, was ratified.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we are required to announce the number of registered voters. As of April 15th, there were none.

iv. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint: Each year, the Board is required to approve an annual meeting schedule. We usually do that at your budget adoption meeting. Historically you have met on the first Thursday of the month at 10 a.m. in this location. We have prepared a meeting notice for next Fiscal Year reflecting those dates if that continues to work for the Board.

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Kewley: On the Storey Drive Developer funding agreement, it looks like on the second page, it references St. Cloud in Osceola County. I just wanted to make sure that was correct.

Mr. Flint: Yeah, that should be Orlando and Orange County. Thank you for catching that, Brent.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Drive Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Orlando, Orange County, Florida; and

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 1st day of September, 2022.

ATTEST:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

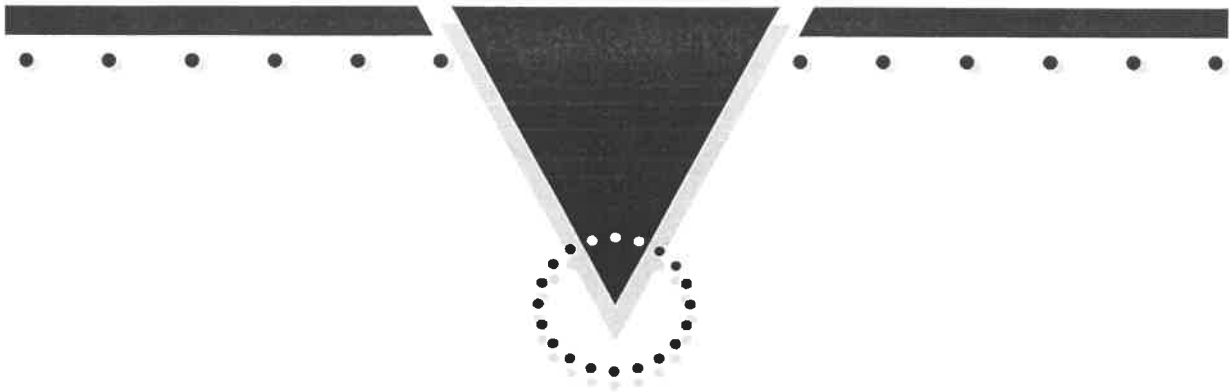
Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VII

SECTION C

SECTION 1



**Storey Drive
Community Development District**

**Unaudited Financial Reporting
July 31, 2022**



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Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2022

| | General Fund | Debt Service Fund | Capital Projects Fund | Totals 2022 |
|--|-----------------|----------------------|--------------------------|--------------------|
| ASSETS: | | | | |
| CASH | \$3,863 | -- | - | \$ 3,863 |
| DUE FROM DEVELOPER SERIES 2022 | \$7,617 | - | - | \$7,617 |
| RESERVE | - | \$ 268,106 | - | \$ 268,106 |
| REVENUE | - | \$ 30 | - | \$ 30 |
| CONSTRUCTION | - | - | \$ 9,118,268 | \$9,118,268 |
| TOTAL ASSETS | \$11,481 | \$268,136 | \$9,118,268 | \$9,397,885 |
| LIABILITIES: | | | | |
| ACCOUNTS PAYABLE | \$7,059 | - | - | \$ 7,059 |
| FICA PAYABLE | (\$31) | - | - | (\$ 31) |
| FUND EQUITY: | | | | |
| FUND BALANCES: | | | | |
| UNASSIGNED | \$4,452 | - | - | \$ 4,452 |
| RESTRICTED FOR DEBT SERVICE 2022 | - | \$ 268,136 | - | \$ 268,136 |
| RESTRICTED FOR CAPITAL PROJECTS 2022 | - | - | \$ 9,118,268 | \$9,118,268 |
| TOTAL LIABILITIES & FUND EQUITY | \$11,481 | \$268,136 | \$9,118,268 | \$9,397,885 |

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

| | ADOPTED BUDGET | PRORATED BUDGET THRU 7/31/22 | ACTUAL THRU 7/31/22 | VARIANCE |
|---------------------------------------|-------------------|---------------------------------|------------------------|-------------------|
| <u>REVENUES:</u> | | | | |
| DEVELOPER CONTRIBUTIONS | \$117,118 | \$97,598 | \$58,717 | (\$38,881) |
| TOTAL REVENUES | \$117,118 | \$97,598 | \$58,717 | (\$38,881) |
| <u>EXPENDITURES:</u> | | | | |
| <u>ADMINISTRATIVE:</u> | | | | |
| SUPERVISORS FEES | \$12,000 | \$10,000 | \$3,400 | \$6,600 |
| FICA EXPENSE | \$918 | \$765 | \$260 | \$505 |
| ENGINEERING | \$12,000 | \$10,000 | \$2,769 | \$7,231 |
| ATTORNEY | \$25,000 | \$20,833 | \$6,249 | \$14,584 |
| DISSEMINATION | \$3,500 | \$2,917 | \$1,750 | \$1,167 |
| ARBITRAGE | \$450 | \$450 | \$0 | \$450 |
| ANNUAL AUDIT | \$2,500 | \$2,500 | \$2,450 | \$50 |
| TRUSTEE FEES | \$5,000 | \$5,000 | \$0 | \$5,000 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$5,000 | \$5,000 | \$0 |
| MANAGEMENT FEES | \$35,000 | \$29,167 | \$29,167 | (\$0) |
| INFORMATION TECHNOLOGY | \$1,050 | \$875 | \$875 | \$0 |
| WEBSITE MAINTENANCE | \$600 | \$500 | \$500 | \$0 |
| TELEPHONE | \$300 | \$250 | \$0 | \$250 |
| POSTAGE | \$1,000 | \$833 | \$115 | \$718 |
| INSURANCE | \$5,000 | \$5,000 | \$5,000 | \$0 |
| PRINTING & BINDING | \$1,000 | \$833 | \$92 | \$741 |
| LEGAL ADVERTISING | \$5,000 | \$4,167 | \$1,168 | \$2,999 |
| OTHER CURRENT CHARGES | \$1,000 | \$833 | \$25 | \$808 |
| OFFICE SUPPLIES | \$625 | \$521 | \$2 | \$519 |
| DUES, LICENSES & SUBSCRIPTIONS | \$175 | \$175 | \$175 | \$0 |
| TOTAL EXPENDITURES | \$117,118 | \$100,619 | \$58,997 | \$41,623 |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | (\$279) | |
| FUND BALANCE - Beginning | \$0 | | \$4,732 | |
| FUND BALANCE - Ending | \$0 | | \$4,452 | |

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

| | PROPOSED BUDGET | PRORATED BUDGET THRU 7/31/22 | ACTUAL THRU 7/31/22 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|--------------|
| <u>REVENUES:</u> | | | | |
| BOND PROCEEDS | \$397,774 | \$397,774 | \$397,774 | \$0 |
| INTEREST | \$0 | \$0 | \$184 | \$184 |
| TOTAL REVENUES | \$397,774 | \$397,774 | \$397,957 | \$184 |
| <u>EXPENDITURES:</u> | | | | |
| INTEREST - 06/15 | \$129,667 | \$129,667 | \$129,667 | \$0 |
| TOTAL EXPENDITURES | \$129,667 | \$129,667 | \$129,667 | \$0 |
| <u>OTHER SOURCES/(USES):</u> | | | | |
| TRANSFER IN/OUT | \$0 | \$0 | (\$153) | \$153 |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | (\$153) | \$153 |
| EXCESS REVENUES (EXPENDITURES) | \$268,106 | | \$268,136 | |
| FUND BALANCE - Beginning | \$0 | | \$0 | |
| FUND BALANCE - Ending | \$0 | | \$268,136 | |

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

| | PROPOSED BUDGET | PRORATED BUDGET THRU 7/31/22 | ACTUAL THRU 7/31/22 | VARIANCE |
|---------------------------------------|--------------------|---------------------------------|------------------------|--------------------|
| REVENUES: | | | | |
| BOND PROCEEDS | \$0 | \$0 | \$9,312,226 | \$9,312,226 |
| PREMIUM | \$0 | \$0 | \$209,766 | \$209,766 |
| INTEREST | \$0 | \$0 | \$5,217 | \$5,217 |
| TOTAL REVENUES | \$0 | \$0 | \$9,527,210 | \$9,527,210 |
| EXPENDITURES: | | | | |
| CAPITAL OUTLAY - CONSTRUCTION | \$0 | \$0 | \$4,020 | (\$4,020) |
| CAPITAL OUTLAY - COST OF ISSUANCE | \$0 | \$0 | \$405,075 | (\$405,075) |
| TOTAL EXPENDITURES | \$0 | \$0 | \$409,095 | (\$409,095) |
| OTHER SOURCES/(USES): | | | | |
| TRANSFER IN/OUT | \$0 | \$0 | \$153 | (\$153) |
| TOTAL OTHER SOURCES/(USES) | \$0 | \$0 | \$153 | (\$153) |
| EXCESS REVENUES (EXPENDITURES) | \$0 | | \$9,118,268 | |
| FUND BALANCE - Beginning | \$0 | | \$0 | |
| FUND BALANCE - Ending | \$0 | | \$9,118,268 | |

STOREY DRIVE
Community Development District

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Total |
|---------------------------------------|-----------------|----------------|----------------|----------------|----------------|------------------|----------------|------------------|----------------|----------------|------------|------------|-----------------|
| REVENUES: | | | | | | | | | | | | | |
| DEVELOPER CONTRIBUTIONS | \$13,234 | \$4,287 | \$3,927 | \$3,919 | \$5,117 | \$3,864 | \$5,324 | \$4,436 | \$6,993 | \$7,617 | \$0 | \$0 | \$86,717 |
| TOTAL REVENUES | \$13,234 | \$4,287 | \$3,927 | \$3,919 | \$5,117 | \$3,864 | \$5,324 | \$4,436 | \$6,993 | \$7,617 | \$0 | \$0 | \$86,717 |
| EXPENDITURES: | | | | | | | | | | | | | |
| ADMINISTRATIVE: | | | | | | | | | | | | | |
| SUPERVISOR FEES | \$0 | \$400 | \$600 | \$0 | \$200 | \$600 | \$1,000 | \$0 | \$600 | \$0 | \$0 | \$0 | \$3,400 |
| FICA EXPENSE | \$0 | \$31 | \$46 | \$0 | \$15 | \$46 | \$77 | \$0 | \$46 | \$0 | \$0 | \$0 | \$260 |
| ENGINEERING | \$0 | \$0 | \$420 | \$630 | \$143 | \$450 | \$0 | \$225 | \$900 | \$0 | \$0 | \$0 | \$2,769 |
| ATTORNEY | \$354 | \$849 | \$459 | \$306 | \$383 | \$800 | \$551 | \$1,089 | \$1,458 | \$0 | \$0 | \$0 | \$6,249 |
| DISSEMINATION | \$0 | \$0 | \$0 | \$0 | \$292 | \$292 | \$292 | \$292 | \$292 | \$292 | \$0 | \$0 | \$1,750 |
| ARBITRAGE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ANNUAL AUDIT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,450 | \$0 | \$0 | \$0 | \$0 | \$2,450 |
| TRUSTEE FEES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ASSESSMENT ADMINISTRATION | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| MANAGEMENT FEES | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$2,917 | \$0 | \$0 | \$29,167 |
| INFORMATION TECHNOLOGY | \$88 | \$88 | \$88 | \$88 | \$88 | \$88 | \$88 | \$88 | \$88 | \$88 | \$0 | \$0 | \$875 |
| WEBSITE MAINTENANCE | \$50 | \$50 | \$50 | \$50 | \$50 | \$50 | \$50 | \$50 | \$50 | \$50 | \$0 | \$0 | \$500 |
| TELEPHONE | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| POSTAGE | \$3 | \$1 | \$5 | \$2 | \$29 | \$28 | \$3 | \$5 | \$0 | \$38 | \$0 | \$0 | \$115 |
| INSURANCE | \$5,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,000 |
| PRINTING & BINDING | \$1 | \$1 | \$52 | \$14 | \$1 | \$14 | \$3 | \$4 | \$0 | \$3 | \$0 | \$0 | \$92 |
| LEGAL ADVERTISING | \$170 | \$400 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$598 | \$0 | \$0 | \$0 | \$1,168 |
| OTHER CURRENT CHARGES | \$0 | \$0 | \$0 | \$0 | \$25 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25 |
| OFFICE SUPPLIES | \$0 | \$0 | \$0 | \$0 | \$1 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1 |
| DUES, LICENSES & SUBSCRIPTIONS | \$175 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$175 |
| TOTAL EXPENDITURES | \$13,758 | \$4,737 | \$4,656 | \$4,006 | \$4,142 | \$5,284 | \$4,980 | \$7,120 | \$6,947 | \$3,387 | \$0 | \$0 | \$86,997 |
| EXCESS REVENUES (EXPENDITURES) | (\$524) | (\$450) | (\$709) | (\$87) | \$975 | (\$1,420) | \$344 | (\$2,684) | \$46 | \$4,230 | \$0 | \$0 | (\$279) |

STOREY DRIVE
Community Development District
Developer Contributions/Due from Developer

| Funding Request # | Prepared Date | Payment Received Date | Check Amount | Total Funding Request | General Fund Portion (21) | General Fund Portion (22) | Due from Capital | Over and (short) Balance Due |
|---------------------------|---------------|-----------------------|--------------|-----------------------|---------------------------|---------------------------|------------------|------------------------------|
| 1 | 4/28/21 | 7/2/21 | \$ 13,775.00 | \$ 13,775.00 | \$ 13,775.00 | \$ - | \$ - | \$ - |
| 2 | 5/21/21 | 7/2/21 | \$ 2,661.64 | \$ 2,661.64 | \$ 2,661.64 | \$ - | \$ - | \$ - |
| 3 | 6/30/21 | 7/19/21 | \$ 7,022.14 | \$ 7,022.14 | \$ 7,022.14 | \$ - | \$ - | \$ - |
| 4 | 7/16/21 | 9/7/21 | \$ 6,202.71 | \$ 6,202.71 | \$ 6,202.71 | \$ - | \$ - | \$ - |
| 5 | 8/16/21 | 9/7/21 | \$ 4,795.87 | \$ 4,795.87 | \$ 4,795.87 | \$ - | \$ - | \$ - |
| 6 | 8/25/21 | 9/7/21 | \$ 5,933.75 | \$ 5,933.75 | \$ 933.75 | \$ 5,000.00 | \$ - | \$ - |
| 7 | 9/19/21 | 2/11/22 | \$ 3,716.35 | \$ 3,716.35 | \$ 3,716.35 | \$ - | \$ - | \$ - |
| 1 | 10/27/21 | 11/16/21 | \$ 9,187.23 | \$ 9,187.23 | \$ 953.50 | \$ 8,233.73 | \$ - | \$ - |
| 2 | 11/24/21 | 2/11/22 | \$ 4,286.96 | \$ 4,286.96 | \$ - | \$ 4,286.96 | \$ - | \$ - |
| 3 | 12/10/21 | 2/11/22 | \$ 3,927.08 | \$ 3,927.08 | \$ - | \$ 3,927.08 | \$ - | \$ - |
| 4 | 1/17/22 | 2/11/22 | \$ 3,919.36 | \$ 3,919.36 | \$ - | \$ 3,919.36 | \$ - | \$ - |
| 5 | 2/14/22 | 3/7/22 | \$ 5,116.94 | \$ 5,116.94 | \$ - | \$ 5,116.94 | \$ - | \$ - |
| 6 | 3/14/22 | 4/1/22 | \$ 3,863.87 | \$ 3,863.87 | \$ - | \$ 3,863.87 | \$ - | \$ - |
| 7 | 4/15/22 | 4/25/22 | \$ 5,323.60 | \$ 5,323.60 | \$ - | \$ 5,323.60 | \$ - | \$ - |
| 8 | 5/17/22 | 5/17/22 | \$ 4,435.57 | \$ 4,435.57 | \$ - | \$ 4,435.57 | \$ - | \$ - |
| 9 | 6/13/22 | 6/28/22 | \$ 6,992.90 | \$ 6,992.90 | \$ - | \$ 6,992.90 | \$ - | \$ - |
| 10 | 7/18/22 | 8/1/22 | \$ 7,617.41 | \$ 7,617.41 | \$ - | \$ 7,617.41 | \$ - | \$ - |
| Due from Developer | | | | \$ 98,778.38 | \$ 40,060.96 | \$ 58,717.42 | \$ - | \$ - |

Total Developer Contributions FY22

\$ 58,717.42

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

| SERIES 2022, SPECIAL ASSESSMENT BONDS | | |
|--|------------------------------------|--------------------|
| INTEREST RATES: | 2.550%, 3.000%, 3.250%, 4.000% | |
| MATURITY DATE: | 6/15/2052 | |
| RESERVE FUND DEFINITION | 50% OF MAXIMUM ANNUAL DEBT SERVICE | |
| RESERVE FUND REQUIREMENT | \$268,106 | |
| RESERVE FUND BALANCE | \$268,106 | |
| | | |
| BONDS OUTSTANDING - 1/27/22 | | \$9,710,000 |
| | | \$0 |
| CURRENT BONDS OUTSTANDING | | \$9,710,000 |

SECTION 2

Storey Drive

Community Development District

FY22 Funding Request #10
July 18, 2022

| Payee | | General Fund FY2022 |
|---------------|--|--|
| 1 | Governmental Management Service-CF, LLC Invoice #17 - Management Fees - July 2022 | \$ 3,387.21 |
| 2 | Latham, Luna, Eden & Beaudine, LLP Invoice #104129 - General Counsel - May 2022 Invoice #104804 - General Counsel - June 2022 | \$ 1,089.00 \$ 1,457.50 |
| 3 | Orlando Sentinel Invoice #056222651000 - Notice of Budget/BOS Meeting - June 2022 | \$ 597.50 |
| 4 | Poulos & Bennett, LLC Invoice #19-060(46) - Professional Services - May 2022 | \$ 225.00 |
| 5 | Supervisor Fees July 7, 2022 Ashley Baksh Brent Kewley Josh Jochims Adam Morgan | \$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30 |
| | | \$ 7,617.41 |
| Total: | | \$ 7,617.41 |

Please make check payable to:

Storey Drive Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 17
Invoice Date: 7/1/22
Due Date: 7/1/22
Case:
P.O. Number:

Bill To:
Storey Drive CDD
219 E Livingston
Orlando FL 32801

| Description | Hours/Qty | Rate | Amount |
|--|-----------|----------|-------------------|
| Management Fees - July 2022 | | 2,916.67 | 2,916.67 |
| Website Administration - July 2022 | | 50.00 | 50.00 |
| Information Technology - July 2022 | | 87.50 | 87.50 |
| Dissemination Agent Services - July 2022 | | 291.67 | 291.67 |
| Office Supplies | | 0.18 | 0.18 |
| Postage | | 38.34 | 38.34 |
| Copies | | 2.85 | 2.85 |
| Total | | | \$3,387.21 |
| Payments/Credits | | | \$0.00 |
| Balance Due | | | \$3,387.21 |



LATHAM, LUNA,
EDEN & BEAUDINE, P.A.
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

June 14, 2022

Invoice #: 104129
Federal ID #:59-3366512

Storey Drive Community Development District
219 E. Livingston Street
Orlando, FL 32801

#2
20-57-28

RECEIVED
JUN 14 2022
BY: _____

Matter ID: 7894-001

General

For Professional Services Rendered:

| | | | | |
|-------------------------------------|-----|---|-------------|-------------------|
| 5/23/2022 | JAC | Received and reviewed draft FY21 Audit Report and send comments to District's CPA | 0.50 | \$192.50 |
| 5/24/2022 | JAC | Emails regarding lift station conveyance | 0.20 | \$77.00 |
| 5/25/2022 | KET | Email correspondence with district manager and district engineer regarding conveyance of lift station tract to Orange County. | 0.30 | \$82.50 |
| 5/31/2022 | JAC | Emails with district manager regarding lift station conveyance and lien issue | 0.20 | \$77.00 |
| 5/31/2022 | KET | Preparation of documents for the conveyance of a lift station tract to Orange County. Telephone and email correspondence with district engineering firm regarding same. Preparation of Resolution for conveyance and email correspondence to district manager regarding same. | 1.90 | \$522.50 |
| 5/31/2022 | JEL | Review of Agenda/Minutes in preparation of BOS Meeting. | 0.50 | \$137.50 |
| Total Professional Services: | | | 3.60 | \$1,089.00 |

| | |
|------------------|-------------------|
| Total | <u>\$1,089.00</u> |
| Previous Balance | \$551.16 |
| Total Due | \$1,640.16 |

Invoice Details

Billed Account Name: Storey Drive Cdd
 Billed Account Number: CU80113500
 Invoice Number: 056222851000
 Invoice Amount: \$597.50
 Billing Period: 06/20/22 - 06/26/22
 Due Date: 07/26/22



INVOICE

Page 1 of 2

Invoice Details

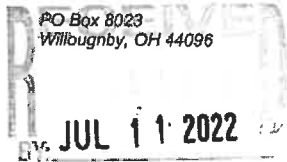
| Date | trunc Reference # | Description | Ad Size/ Units | Rate | Gross Amount | Total |
|------------|-------------------|--|----------------|------|--------------|--------|
| ✓ 06/17/22 | OSC56222851 | Classified Listings, Online | | | | 597.50 |
| ✓ 06/24/22 | | SD_070722_BOS_Budget Notice 7233483 | | | | |

Invoice Total: \$597.50

Account Summary

| Current | 1-30 | 31-60 | 61-90 | 91+ | Unapplied Amount |
|---------|------|-------|-------|------|------------------|
| 597.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

Please detach and return this portion with your payment.



Return Service Requested

2954000256 PRESORT 256 1 SP 0.530 P3C1



STOREY DRIVE CDD
STACIE VANDERBILT
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

Remittance Section

Billed Period: 06/20/22 - 06/26/22
 Billed Account Name: Storey Drive Cdd
 Billed Account Number: CU80113500
 Invoice Number: 056222851000

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

Storey Drive CDD - CU80113500
219 E Livingston St
Orlando, FL 32801

Bill To:

Storey Drive CDD - CU80113500
219 E Livingston St
Orlando, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jun 17, 2022; Jun 24, 2022.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

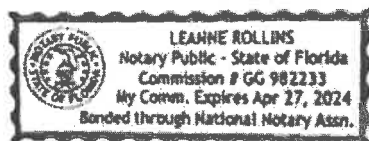
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of June, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7233483

**STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2022/2023 BUDGET;
AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Storey Drive Community Development District ("District") will hold a public hearing on July 7, 2022 at 10:00 a.m. at the offices of GM5-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://storeydriveccd.com>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services -
Central Florida, LLC

7233483

6/17, 6/24/2022

7233483

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

#7hd
 010-513-311



Storey Drive Community Development District
 Attn: Teresa Viscarra
 1408 Hamlin Avenue Unit E
 St. Cloud, FL 34771

Invoice number 19-060(46)
 Date 06/28/2022
 Project **19-060 STOREY DRIVE**

Professional services for the period ending: May 31, 2022

Invoice Summary

| Description | Contract Amount | Percent Complete | Prior Billed | Total Billed | Remaining Percent | Current Billed |
|-----------------------------------|-----------------|------------------|--------------|--------------|-------------------|----------------|
| .401 CDD ENGINEER'S REPORT (HRLY) | 0.00 | 0.00 | 420.00 | 420.00 | 0.00 | 0.00 |
| .402 CDD MEETINGS (HRLY) | 0.00 | 0.00 | 660.00 | 885.00 | 0.00 | 225.00 |
| .993 CDD REIMBURSABLE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | | 1,080.00 | 1,305.00 | | 225.00 |

Hourly Tasks:

.402 CDD Meetings (Hrly)

| | Hours | Rate | Billed Amount |
|----------------------|-------|--------|---------------|
| Practice Team Leader | 1.00 | 225.00 | 225.00 |

Invoice total 225.00

Storey Drive

Community Development District

FY22 Funding Request #11
August 24, 2022

| Payee | | General Fund FY2022 |
|---------------|--|------------------------|
| 1 | Governmental Management Service-CF, LLC Invoice #18 - Management Fees - August 2022 | \$ 3,366.32 |
| 2 | Latham, Luna, Eden & Beaudine, LLP Invoice #105374 - General Counsel - July 2022 | \$ 1,398.00 |
| 3 | Poulos & Bennett, LLC Invoice #19-060(49) - Professional Services - June 2022 | \$ 900.00 |
| | | \$ 5,664.32 |
| Total: | | \$ 5,664.32 |

Please make check payable to:

Storey Drive Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

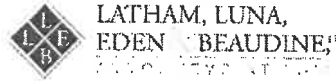
GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 18
Invoice Date: 8/1/22
Due Date: 8/1/22
Case:
P.O. Number:

Bill To:
 Storey Drive CDD
 219 E Livingston
 Orlando FL 32801

| Description | # | Hours/Qty | Rate | Amount |
|--|-----------|-----------|----------|-------------------|
| Management Fees - August 2022 | 210.51734 | | 2,916.67 | 2,916.67 |
| Website Administration - August 2022 | 382 | | 50.00 | 50.00 |
| Information Technology - August 2022 | 381 | | 87.50 | 87.50 |
| Dissemination Agent Services - August 2022 | 313 | | 291.67 | 291.67 |
| Office Supplies | 51 | | 0.06 | 0.06 |
| Postage | 42 | | 1.07 | 1.07 |
| Copies | 423 | | 19.35 | 19.35 |
| Total | | | | \$3,366.32 |
| Payments/Credits | | | | \$0.00 |
| Balance Due | | | | \$3,366.32 |



LATHAM, LUNA,
EDEN & BEAUDINE, P.A.
ATTORNEYS AT LAW

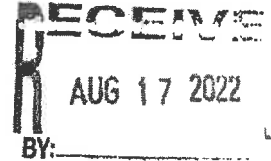
201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

August 15, 2022

Invoice #: 105374
Federal ID #: 59-3366512

Storey Drive Community Development District
219 E. Livingston Street
Orlando, FL 32801

#2
310-513 213



Matter ID: 7894-001

General

For Professional Services Rendered:

| Date | Initials | Description | Hours | Amount |
|-------------------------------------|----------|--|-------------|-------------------|
| 7/1/2022 | JEL | Reviewed task list for upcoming Board of Supervisors' meeting; Reviewed minutes of previous Board of Supervisors' meeting | 0.30 | \$82.50 |
| 7/1/2022 | jms | Emails regarding upcoming meeting agenda; update calendar | 0.10 | \$11.50 |
| 7/6/2022 | KET | Review of agenda items for upcoming Board of Supervisors' meeting. | 0.30 | \$82.50 |
| 7/7/2022 | KET | Review of agenda for Board of Supervisors' meeting and attended Board of Supervisors' meeting. | 1.70 | \$467.50 |
| 7/8/2022 | KET | Preparation of task list. Email correspondence with the District Engineer regarding the turnover of tracts SW-1, SW-2, the lift station and other systems to the District. Prepared conveyance documents for same. | 1.80 | \$495.00 |
| 7/8/2022 | jms | Emails regarding FY 2022-23 meeting dates | 0.10 | \$11.50 |
| 7/13/2022 | KET | Email correspondence with Developer and District Engineer regarding conveyance of lift station. | 0.90 | \$247.50 |
| Total Professional Services: | | | 5.20 | \$1,398.00 |

Total \$1,398.00
Previous Balance \$0.00

Payments & Credits

| Date | Type | Notes | Amount |
|------|------|--------------------|-------------------|
| | | Payments & Credits | \$0.00 |
| | | Total Due | \$1,398.00 |

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

Storey Drive Community Development District
 Attn: Teresa Viscarra
 1408 Hamlin Avenue Unit E
 St. Cloud, FL 34771

#7nd
26-917,311

Invoice number 19-060(49)
 Date 07/25/2022
 Project 19-060 STOREY DRIVE

Professional services for the period ending: June 30, 2022

Invoice Summary

| Description | Contract Amount | Percent Complete | Prior Billed | Total Billed | Remaining Percent | Current Billed |
|-----------------------------------|-----------------|------------------|--------------|--------------|-------------------|----------------|
| .401 CDD ENGINEER'S REPORT (HRLY) | 0.00 | 0.00 | 420.00 | 645.00 | 0.00 | 225.00 |
| .402 CDD MEETINGS (HRLY) GENERAL | 0.00 | 0.00 | 885.00 | 1,560.00 | 0.00 | 675.00 |
| .993 CDD REIMBURSABLE EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | | 1,305.00 | 2,205.00 | | 900.00 |

Hourly Tasks:

.401 CDD Engineer's Report (Hrly)

| | Hours | Rate | Billed Amount |
|----------------------|-------|--------|---------------|
| Practice Team Leader | 1.00 | 225.00 | 225.00 |

.402 CDD Meetings (Hrly) General

| | Hours | Rate | Billed Amount |
|----------------------|-------|--------|---------------|
| Practice Team Leader | 3.00 | 225.00 | 675.00 |

.401 CDD Engineer's Report - Correspondence regarding turning over ponds

Invoice total **900.00**

.402 CDD Meetings - Monthly Meeting

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 19-060(46) | 06/28/2022 | 225.00 | | 225.00 | | | |
| 19-060(49) | 07/25/2022 | 900.00 | 900.00 | | | | |
| Total | | 1,125.00 | 900.00 | 225.00 | 0.00 | 0.00 | 0.00 |

Storey Drive

Community Development District

FY22 Funding Request #12
August 26, 2022

| Payee | | General Fund FY2023 | |
|-------|---|------------------------|--------------------|
| 1 | Egis Insurance Advisors Invoice #16442 - FY2023 Insurance Premium | \$ | 5,375.00 |
| | | \$ | 5,375.00 |
| | | Total: | \$ 5,375.00 |

Please make check payable to:

Storey Drive Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

INVOICE



| | |
|-------------------------|---|
| Customer | Storey Drive Community Development District |
| Acct # | 1104 |
| Date | 08/25/2022 |
| Customer Service | Kristina Rudez |
| Page | 1 of 1 |

**Storey Drive Community Development District
c/o Government Management Services, LLC
219 E Livingston St
Orlando, FL 32801**

| Payment Information | |
|------------------------|---------------|
| Invoice Summary | \$ 5,375.00 |
| Payment Amount | |
| Payment for: | Invoice#16442 |
| 100122803 | |

Thank You

Please detach and return with payment



Customer: Storey Drive Community Development District

| Invoice | Effective | Transaction | Description | Amount |
|--|------------|--------------|---|------------------|
| 16442 | 10/01/2022 | Renew policy | Policy #100122803 10/01/2022-10/01/2023 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 8/25/2022 | 5,375.00 |
| | | | | Total |
| | | | | \$ 5,375.00 |
| | | | | Thank You |
| FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349 | | | | |

| | | |
|---|---|-------------|
| Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555 | (321)233-9939 sclimer@egisadvisors.com | Date |
| | | 08/25/2022 |