

*Storey Drive
Community Development District*

Agenda

October 6, 2022

AGENDA

Storey Drive

Community Development District

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

September 29, 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, October 6, 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. Approval of Minutes of the September 1, 2022 Meeting
4. Consideration of License and Maintenance Agreement with Storey Drive Community Association, Inc. for Landscape Maintenance
5. Consideration of Access and Maintenance Easement with Storey Drive Community Association, Inc. Regarding Guardhouse and Related Improvements
6. Consideration of Landscape Maintenance Agreement
7. Discussion of Pending Plat Conveyances
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification Funding Requests #13
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
Stephen Saha, District Engineer

Enclosures

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, September 1, 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 (Resigned during meeting)
Brent Kewley	Assistant Secretary
Josh Jochims	Assistant Secretary
Teresa Diaz	Assistant Secretary (Appointed)

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steven Saha <i>by phone</i>	District Engineer

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

Mr. Flint: There are only members of staff and the Board present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation and Appointment of Individual to Fulfill Board Vacancy

Mr. Flint: I understand, Ashley, that you intend to resign from the Board?

Ms. Baksh: Yes.

Mr. Flint: Is there a motion to accept Ashley's resignation?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Accepting Ashley Baksh's Resignation, was approved.
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Mr. Flint: Any time a vacancy is created on the Board during the term of office, the remaining Board members appoint the replacement. Are there any nominations at this time to fill the vacancy?

Mr. Morgan: I will make a motion to nominate Teresa Diaz please.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Appointing Teresa Diaz to Fulfill the Board Vacancy, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: Here is the oath of office form for Storey Drive. As a citizen of the State of Florida and of the United States of America, and as an officer of the Storey Drive Community Development District, do you hereby solemnly swear of affirm that you will support the Constitution of the United States and of the State of Florida?

Ms. Diaz: Yes.

Mr. Flint: If you could sign where it says to print your name at the top and sign where it's says Board Supervisors.

Ms. Trucco: I will just note for the record that you already know this because you sit on Storey Park CDD as a Board of Supervisor, but you are a locally elected government official under Florida law, so you are subject to the public records law and the Sunshine law. Our office will still send you an informational packet regarding Storey Drive with all the information about that, the Public Records Law, Sunshine Law, which it sounds like you are already familiar with because you're on a different Board as a Supervisor. If you have any questions, always feel free to reach out.

Mr. Flint: Ashley was an Assistant Secretary, does the Board want to just designate Teresa as an Assistant Secretary at this point?

Mr. Morgan: Yes.

C. Consideration of Resolution 2022-08 Electing an Assistant Secretary

Mr. Flint: Ok. There is a resolution in your agenda 2022-08 that would elect Teresa as Assistant Secretary. Is there a motion to approve it?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2022-08 Electing an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 7, 2022 Meeting

Mr. Flint: Next is approval of the minutes from July 7, 2022. Did the Board have any comments or corrections to the minutes.

Mr. Morgan: They all look correct. I will make a motion to accept.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-09 Authorizing Use of Electronic Documents and Signatures

Mr. Flint: Next is Resolution 2022-09 authorizing the use of electronic documents and signatures.

Ms. Trucco: Yes, the Florida legislature passed a law that states that when a contract provision or a provision of law requires a signature and a document that electronic signatures will suffice to meet that requirement. Based on that law and the fact that other CDDs in this industry are utilizing electronic signature documents, we brought this resolution forward to the Board and we recommend approval just to save on time and expenses as well. Again, this is going to authorize electronic signature and certain documents that will exclude things like deeds, certain conveyance documents, and bond documents that would be excluded from this resolution. If you have any questions, feel free to ask them now. Otherwise, we would just recommend approval of 2022-09.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Resolution 2022-09 Authorizing Use of Electronic Documents and Signatures, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Discussion of pending plats and conveyances. Kristen, I know you were working with Steve on this.

Ms. Trucco: Right. I had emailed Steve this morning, but Darrin was working on confirming what real property tracts and improvements in Phase 1 are ready to be conveyed to the CDD. I think he had said that he was waiting for as-builts for those two stormwater tracts that the Board had approved at the last meeting for Phase 1. I had followed up with Steven to see if there are any other tracts in the Phase 1 that are ready to be conveyed to the District? I am just waiting for confirmation from him, but we will keep the Board updated and know that the developers are also looking to process a requisition. Usually it is part of that, we have a set of conveyance documents, so we are trying to wrap it all into one and get it processed as quick as we can. I have tried to pick off where Darrin and I left off with Steven this morning and sent a summary of where we were at. We are just waiting for confirmation, but if you all know of any tracts that are finished in Phase 1, just let Steven and I know. From my understanding, we were waiting for as-builts for Stormwater 1 and Stormwater 2.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Attorney's report?

Ms. Trucco: I've got nothing else, thank you.

B. Engineer

Mr. Flint: Steve, anything from engineer?

Mr. Saha: No, not yet. I got the email regarding the tracts and the requisitions. I will take a look at that. It is possible that the other stormwater tracts are ready or close to being ready. Also, water has been cleared, so the portion of water that was cleared, we can certify and do a requisition for that.

Ms. Trucco: That will transfer by bill of sale too, the improvements related to the water.

Mr. Morgan: I know that ponds three and four have been final graded and sodded. I know that the ponds are complete, and I am pretty sure the rest of the storm was completed, Phase 2, right?

Ms. Trucco: Phase 1?

Mr. Morgan: Phase 1 and Phase 2. All storms should be complete.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through June. There is no action required by the Board. If you have questions, we can discuss those. We do have \$9,000,000 in the construction account, so it would be good to be able to pay out those requisitions as soon as possible.

ii. Ratification of Funding Request #10 - #12

Mr. Flint: We have ratification of funding request #10, #11, and #12. These were submitted to the developer under the Developer Funding Agreement. We are asking the Board to ratify those. Any questions on the funding requests?

Mr. Morgan: No questions. I will make a motion

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Funding Request #10 - #12, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

LICENSE AND MAINTENANCE AGREEMENT
BETWEEN STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT AND
STOREY DRIVE COMMUNITY ASSOCIATION, INC.

THIS LICENSE AND MAINTENANCE AGREEMENT BETWEEN STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT AND STOREY DRIVE COMMUNITY ASSOCIATION, INC. (the “Agreement”) is made on this ____ day of _____, 2022 (the “Effective Date”), by and between the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”), and **STOREY DRIVE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is c/o Lennar Homes, LLC, 6675 Westwood Boulevard, 5th Floor, Orlando, Florida 32821 (the “Licensor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the Licensor is the owner of certain real property identified in **Exhibit “A”** attached hereto (the “License Area”);

WHEREAS, the Licensor is a community association who owns and maintains common areas for the community referred to as Storey Drive, as further described in that certain Declaration of Covenants, Restrictions and Easements for Storey Drive, dated _____, _____, recorded in Official Records Book _____, Page _____, of the Public Records of Orange County, Florida, as amended from time to time (the “Declaration”);

WHEREAS, the District seeks access to the License Area in order to perform routine landscaping maintenance to the License Area; and

WHEREAS, the District and Licensor agree that it is in their mutual best interest to enter into this Agreement regarding access to the License Area and the maintenance of landscaping in the License Area by the District.

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

1. **Recitals.** The recitals above are true and correct and are hereby incorporated by this reference.

2. Description and Use of License Area.

A. As used in this Agreement, the term “License Area” shall mean and refer to the parcels of land described in **Exhibit “A”** attached hereto. In the event of any alteration, modification and/or relocation of the License Area (or portions thereof), the District and the Licensor shall execute an amendment to this Agreement which sets forth the new location of the License Area.

B. Subject to the terms and conditions of this Agreement, the Licensor hereby grants to the District the exclusive right and license to use the License Area during the Term (as defined herein) for the purpose of the District maintaining the landscaping within the License Area.

3. Term of Use of the License Area. The District shall be entitled to use of the License Area in accordance with the terms and conditions of this Agreement for a period of ten (10) years beginning on the Effective Date and shall be automatically renewed for additional ten (10) year periods, unless either party provides the other party at least one hundred eighty (180) days written notice of its intent not to renew.

4. Indemnification. Licensor agrees to defend, indemnify, and save harmless the District from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by District arising from, growing out of, or resulting from the maintenance of the License Area, or its agents’, use of the License Area, including costs, attorney’s fees, and other expenses incurred by District in defending any such claim unless such loss, damage, or injury is due to the negligence of District, its employees, agents, or invitees.

5. Waiver. Licensor waives and releases all claims against the District, its officers, directors, agents, employees, contractors and servants, and agrees that the District shall not be liable for injury to persons or damage to property sustained by Licensor or by an occupant of the License Area, resulting directly or indirectly from any existing or future condition, defect, matter, or thing on the License Area, or from any occurrence, act, negligence or omission of any of the District’s officers, directors, agents, employees, contractors and servants or of any other person.

6. Governing Law and Construction of Agreement.

A. This Agreement and all matters related hereto shall be governed by and construed in conformity with the laws of the State of Florida.

B. If this Agreement contains any provisions construed to be unenforceable or unlawful by a court of competent jurisdiction, the same shall be deemed modified to conform to applicable law, or if this would cause an illogical or unreasonable result, such provision shall be stricken from this Agreement without affecting the binding force and effect of the Agreement or any of its other provisions.

C. Licensor shall at all times comply with all laws, ordinances, rules and regulations, if any, of municipal, state, and federal governmental authorities relating to the License Area.

7. Sovereign Immunity and Public Records.

A. Nothing contained herein, or in the Agreement, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

B. Licensor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Licensor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

8. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. The signatures to this Agreement need not all be on a single copy of this Agreement and may be facsimiles rather than originals, and shall be fully as effective as though all signatures were originals to the same copy.

9. Notice.

A. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

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

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

If to Licensor: Storey Drive Community Association, Inc.
c/o Lennar Homes, LLC,
6675 Westwood Boulevard, 5th Floor
Orlando, Florida 32821
Attention: Michelle Barr
Email: michelle.barr@lennar.com
Telephone: (407) 285-7321

(A) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

10. Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

11. Severability. If any provision of this Agreement is held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired.

12. Interpretation. This Agreement shall be interpreted and enforced under the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN ORANGE COUNTY, FLORIDA.**

[Signatures provided on following page.]

**CO-SIGNATURE PAGE TO THE LICENSE AND MAINTENANCE AGREEMENT
BETWEEN STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT AND
STOREY DRIVE COMMUNITY ASSOCIATION, INC.**

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

Witnesses:

District:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district.

Signature: _____

Sign: _____

Print Name: _____

Print: _____

Signature: _____

Title: _____

Print Name: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as Chairman of the Board of Supervisors, of the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida. He is ☐ personally known to me, or ☐ has produced a valid driver's license as identification.

Notary Public
My Commission Expires: _____

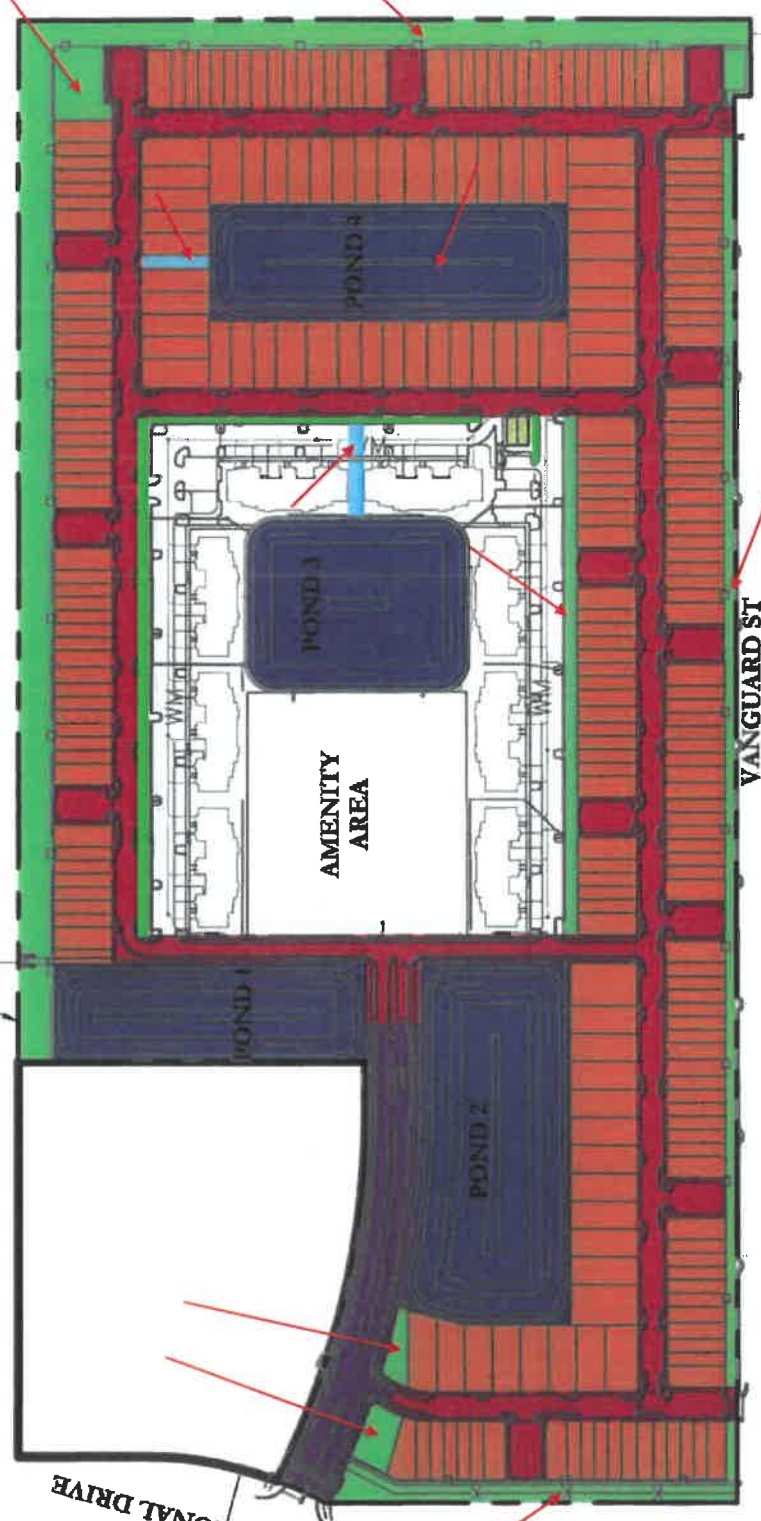
EXHIBIT “A”

“License Area”

[See attached.]

Key	
License Area (CDD Maintained)	CDD-Entrance Road
CDD Boundary	CDD Utilizing Under Private Road
Public Access to CDD Land	Public-Pond
	Private
	Private-Other

CDD BOUNDARY



Future Public and Private Uses Within CDD
Storey Drive CDD



Exhibit 6

2402 E. Livingston & Poulos & Bennett
 Orlando, Florida 32817-4074
 www.poulosandbennett.com
 Certificate of Authorization No. 28571

October 13, 2020
 P & B Job No.: 19-009

SECTION V

**THIS INSTRUMENT PREPARED
BY AND RETURN TO:**

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

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

MAINTENANCE AND ACCESS EASEMENT AGREEMENT

THIS MAINTENANCE AND ACCESS EASEMENT AGREEMENT (this "Easement Agreement"), made and executed the ____ day of _____, 2022, by the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (hereinafter the "**GRANTOR**"), to and in favor of the **STOREY DRIVE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is c/o Lennar Homes, LLC, 6675 Westwood Boulevard, 5th Floor, Orlando, Florida 32821 (hereinafter the "**GRANTEE**").

WITNESSETH:

WHEREAS, Grantor is the fee owner of certain real property described in "**Exhibit A**" attached hereto and made a part hereof (the "**Easement Area**"); and

WHEREAS, Grantee desires to obtain a non-exclusive maintenance and access easement on, over, under and across the Easement Area (the "**Easement**") for the purpose of accessing, operating and maintaining the Guard House and related improvements (collectively, the "**Guard House**") located within the Easement Area; and

WHEREAS, Grantor has agreed to grant such Easement for the aforesaid purposes, including, (i) maintaining and operating the Guard House, provided that such maintenance does not unreasonably interfere with Grantor's use of the Easement Area; (ii) accessing the Easement Area, including through necessary portions of Grantor's land in and around the Easement Area at reasonable times and upon reasonable notice, in order to accomplish the foregoing, provided that such access does not interfere with the Grantor's use of said lands, as determined by the Grantor in its sole and absolute discretion; (iii) maintaining the Guard House and Easement Area in good order and repair (collectively, the "**Permitted Uses**"), subject to the terms and conditions herein provided; and

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual agreements of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

2. **Grant and Use of Easement Area.** Grantor does hereby give, grant and conveys unto the Grantee the non-exclusive Easement in perpetuity, or until such earlier date as the use thereof as set forth herein is: (i) abandoned; (ii) Grantor conveys in fee simple title to the Easement Area to Grantee, or (iii) upon the desire of the Grantor and Grantee to terminate this Easement, in accordance with the terms herein, as evidenced in writing by the parties. The Easement shall be used by the Grantee solely for the Permitted Uses.

3. **Grantor's Reservation of Rights.** Subject to the rights created herein, Grantor expressly reserves to itself, its successors and assigns, the right to use, or to grant to others the right to use by virtue of additional licenses, rights-of-way, reservations or easements, any and all portions of the area upon, above, or under the Easement Area, in Grantor's reasonable discretion, for any purpose whatsoever not inconsistent with the rights herein granted, including, but not limited to, the right of ingress and egress over and across the Easement Area; provided, exercise of such rights shall not materially and adversely interfere with the Grantees' Permitted Uses of the Easement Area pursuant to the terms hereof and subject to such uses being in compliance with all applicable laws, rules and regulations.

4. **Obligations of Grantee.** Grantee shall be solely responsible for the maintenance, operation and repair of the Guard House and Easement Area. This does not impact Grantee's rights under this Easement and Grantor can elect to operate and maintain the Guard House and Easement Area if Grantee does not.

5. **Insurance.** Grantee shall maintain comprehensive general liability insurance, at the Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry. The policy shall include the Grantor as an additional insured. Grantee shall ensure that any contractors installing or performing maintenance on the Easement Area shall be properly licensed and insured, sufficient to protect the interests of the Grantor, and Grantee shall ensure all such contractors include the Grantor as an additional insured. Grantee shall provide the Grantor with proof of insurance upon request.

6. **Indemnification.** Grantee agrees to defend, indemnify, and save harmless the Grantor from and against any and all liability for death or injury to any persons, and from and against any and all liability for loss, damage or injury to any property, incurred or sustained by Grantor arising from, growing out of, or resulting from this Easement Agreement, or its agents', use of the Easement Area, or any other adjacent areas where Grantee's equipment may be located, including costs, attorney's fees, and other expenses incurred by Grantor in defending any such claim unless such loss, damage, or injury is due to the negligence of Grantor, its employees, agents, or invitees.

7. **Limitation of Rights.** The Easement granted herein creates a non-exclusive easement, and the Grantee does not and shall not, at any time, claim any other interest or estate of any kind or extent whatsoever in the Easement Area by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant hereto, except as expressly set forth herein.

8. **Entire Agreement.** This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto, in the same manner as executed herein.

9. **Counterparts.** This Easement Agreement may be executed in counterparts; each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

10. **Termination of Agreement.** The Grantor or Grantee may terminate this Easement Agreement at any time by providing thirty (30) days advance written notice to the other party of its intent to so terminate this Easement Agreement. Grantee shall vacate the Easement Area upon such termination or cessation of this Easement Agreement and Grantee shall restore the Easement Area to its original condition at Grantee's sole expense.

11. **Notice.** Notices required or permitted to be given under this Easement Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

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

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

If to Grantee: Storey Drive Community Association, Inc.
c/o Lennar Homes, LLC,
6675 Westwood Boulevard, 5th Floor
Orlando, Florida 32821
Attention: Michelle Barr
Email: michelle.barr@lennar.com

Telephone: (407) 285-7321

12. **Governing Law.** This Easement Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

13. **Waiver of Jury Trial; Jurisdiction.** Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement, shall be submitted for trial, without jury, before the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida. If the Circuit Court does not have jurisdiction, the matter shall be submitted to the United States District Court for the Middle District of Florida (Orlando Division). If neither of such courts shall have jurisdiction, then submittal shall be before any other court sitting in Osceola County, Florida, having subject matter jurisdiction. The parties consent and submit to the exclusive jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto, and expressly waive all rights to trial by jury regarding any such matter.

14. **Binding Obligations.** This Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective permitted legal representatives, successors and assigns.

15. **Construction of Agreement.** This Easement Agreement has been fully reviewed and approved by the parties hereto and their respective counsel. Accordingly, in interpreting this Easement Agreement, no weight shall be placed upon which party hereto or its counsel drafted the provisions being interpreted. Section headings are for convenience only and shall not be deemed a part of this Easement Agreement or considered in construing this Easement Agreement.

16. **No Implied Waiver.** No course of dealing between the parties and no delay in exercising any right, power or remedy conferred hereby or now or hereafter existing at Law, in equity, by statute or otherwise shall operate as a waiver of, or otherwise prejudice, any such right, power or remedy. All waivers, if any, of any and all of the foregoing rights, powers or remedies must be in writing.

17. **Sovereign Immunity and Public Records Law.** Nothing herein shall cause or be construed as a waiver of the Grantor's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Easement Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. Grantee understands and agrees that all documents of any kind relating to this Easement Agreement may be public records and, accordingly, Grantee agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in their names by their undersigned officers thereunto duly authorized by due and lawful authority, as of the day and year first above written.

WITNESSES:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

GRANTOR:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Signature: _____

Print Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2022, by _____, as Chairman of the Board of Supervisors, of the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under the laws of the State of Florida. He is ☐ personally known to me, or ☐ has produced a valid driver's license as identification.

Notary Public
My Commission Expires: _____

COUNTER SIGNATURE PAGE TO THE
MAINTENANCE AND ACCESS EASEMENT AGREEMENT

WITNESSES:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

GRANTEE:

**STOREY DRIVE COMMUNITY
ASSOCIATION, INC.**

Signature: _____

Print Name: _____

Title: _____

STATE OF FLORIDA)
COUNTY OF OSCEOLA)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2022, by _____, as Chairman of the Board of Supervisors, of the **STOREY DRIVE COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation. He is ☐ personally known to me, or ☐ has produced a valid driver's license as identification.

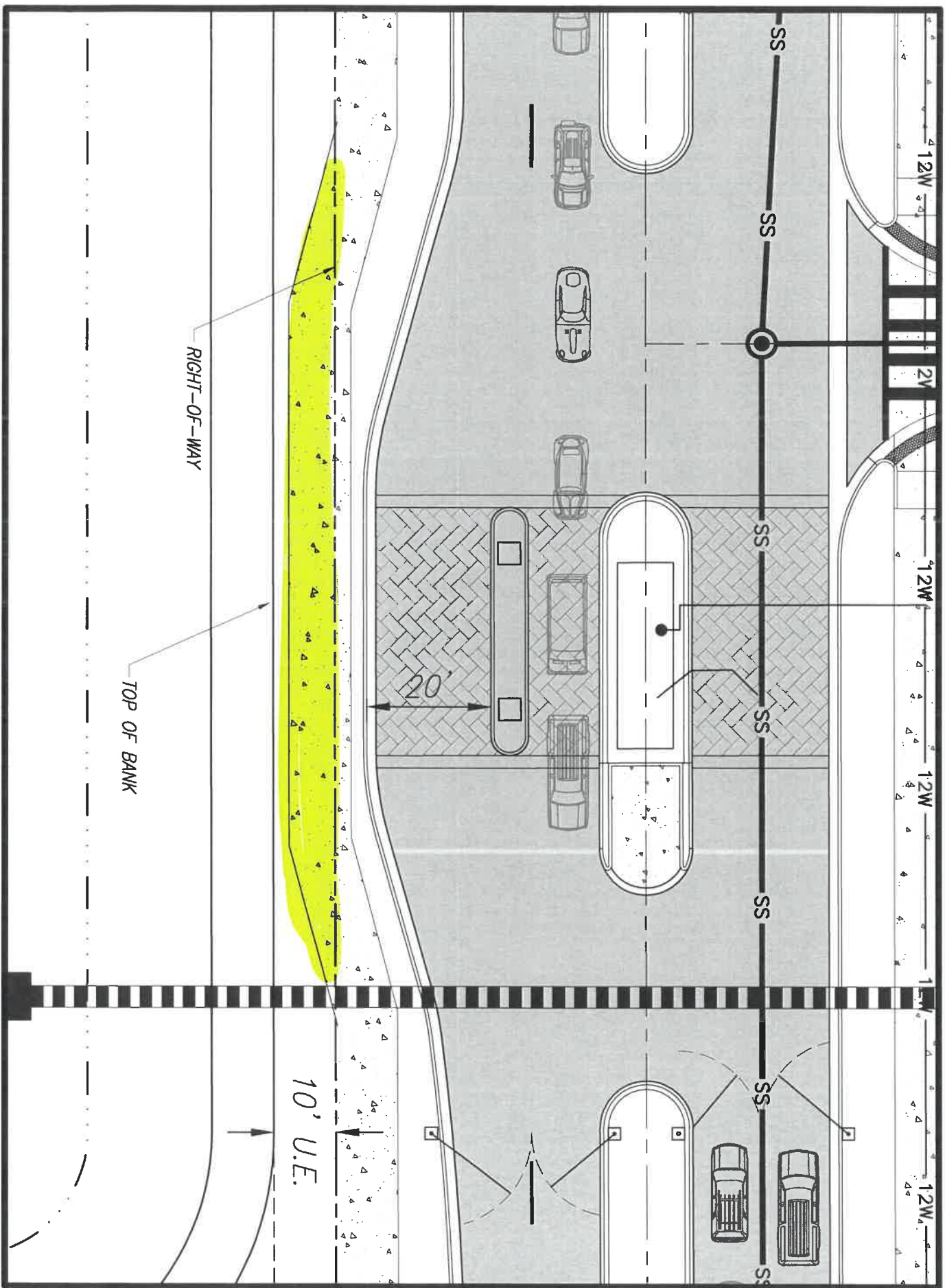
Notary Public
My Commission Expires: _____

EXHIBIT “A”

Easement Area

[See attached.]

1"=20'



SECTION VI



Storey Drive CDD Phase 1 & 2 Partial

Prepared for:
GMS Central Florida
Landscape Maintenance Bid



10/5/2022



GMS Central Florida
Alan Scheerer

Dear Alan Scheerer,

We are pleased to present our proposal for the landscape maintenance of Storey Drive CDD Phase 1 & 2 Partial. We encourage any questions, comments or concerns that you may have and look forward to working with you.

Summary of Base Proposal:

	Monthly		Annually	
General Services (Mow and Detail)	\$	5,498	\$	65,976
Turf/Shrub/Tree Care	\$	305	\$	3,660
Irrigation Maintenance 21 Valves	\$	265	\$	3,180
BASE SERVICES	\$	6,068	\$	72,816

***ADDITIONAL SERVICES**

Mulch 142 Cubic Yards 1x Per Year	\$	562	\$	6,744
Palm Pruning 1 Prune(s) Annually 341 Palms	\$	1,436	\$	17,232
FULL SERVICE TOTAL	\$	8,066	\$	96,792

*Additional Services prices not guaranteed if not part of the contract

** Bid good for 30 days

Thank you kindly for the opportunity,

Luis Juliao
Landscape Maintenance Business Developer
(407) 866-7000

PROPOSAL BREAKDOWN - Storey Drive CDD Phase 1 & 2 Partial

General Services	DESCRIPTION	VISITS	PER MONTH	PER YEAR
General Services			\$ 4,805	\$ 57,660
	St. Augustine	42		
	Bahia	27		
	Bed Detail/ Weed Control Visits	12		
Tree Pruning	340 Tree(s) Pruned up to 1 time(s) per year, depending on tree		\$ 693	\$8,316
<i>Included in Base Services</i>			Subtotal	\$ 65,976
Turf Care	DESCRIPTION		PER MONTH	PER YEAR
Includes:	Granular Fertilization, Liquid Fertilizer + Insecticide / Weed Control		\$ 218	\$ 2,616
St. Augustine	6 Applications Annually, 1.53 Acres per Application			
<i>Included in Base Services</i>			Subtotal	\$2,616.00
Tree / Shrub Care	DESCRIPTION		PER MONTH	PER YEAR
Tree / Shrub Care	Granular Fertilization, Liquid Fert, Insect Control, Fungicide		\$ 83	\$ 996
	4 applications per year or more as needed			
<i>Included in Base Services</i>			Subtotal	\$ 996
Ant Control			PER MONTH	PER YEAR
Ant Control	Mounds Treated when observed	All Turf	\$ 4	\$ 48
<i>Included in Base Services</i>			Subtotal	\$ 48
Irrigation Maintenance	DESCRIPTION		PER MONTH	PER YEAR
Irrigation Inspections	12 Inspection(s) Per Year		\$ 265	\$ 3,180
	21 Zones			
<i>Included in Base Services</i>			Subtotal	\$ 3,180
Mulch	DESCRIPTION		PER MONTH	PER YEAR
Mulch	142 Cubic Yards 1x Per Year		\$ 562	\$ 6,744
<i>Included in Additional Services</i>			Subtotal	\$ 6,744
Palm Pruning	DESCRIPTION		PER MONTH	PER YEAR
Palm Pruning	341 Pruned 1 time(s) per year		\$ 1,436	\$ 17,232
<i>Included in Additional Services</i>			Subtotal	\$ 17,232.00
GRAND TOTAL			PER MONTH	PER YEAR
			\$ 8,066	\$ 96,792

Key			
Green	← CDD-Park	Purple	← CDD-Entrance Road
Red	← CDD Utilities Under Private Road	Yellow	← OCU-LIR Station
Blue	← Public-Pond	Orange	← Private
Light Blue	← Public Access to CDD Land	White	← Private-Other

Canal embankment not included

CDD BOUNDARY

INTERNATIONAL DRIVE

POND 1

POND 2

AMENITY AREA

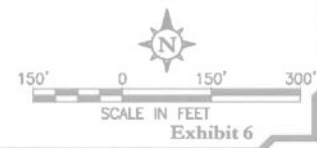
POND 3

POND 4

VANGUARD ST

Future Public and Private Uses Within CDD

Storey Drive CDD



October 13, 2020
P & B Job No.: 19-060

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

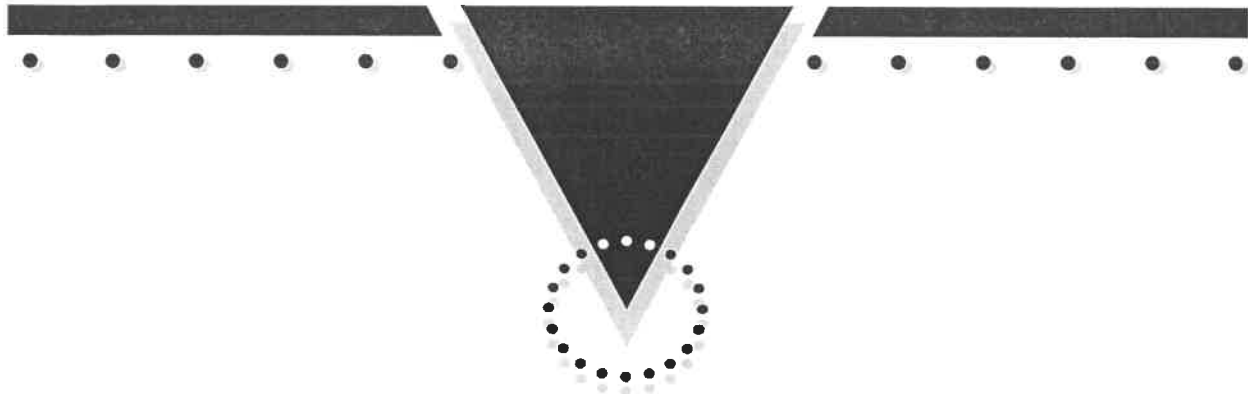
www.poulosandbenett.com
Certificate of Authorization No. 28567

2/10/19, 10-000 LEVER - INTERNATIONAL DEVELOPMENT & FUTURE DEVELOPMENT - FUTURE PUBLIC AND PRIVATE USES

SECTION VIII

SECTION C

SECTION 1



**Storey Drive
Community Development District**

Unaudited Financial Reporting

August 31, 2022



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1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
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4	<u>CAPITAL PROJECTS FUND SERIES 2022</u>
5	<u>MONTH TO MONTH</u>
6	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY22 ASSESSMENT RECEIPT SCHEDULE</u>
9	<u>CONSTRUCTION SCHEDULE SERIES 2022</u>

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
August 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$4,461	---	---	\$4,461
DUE FROM DEVELOPER SERIES 2022	\$5,664	---	---	\$5,664
RESERVE	---	\$268,106	---	\$268,106
REVENUE	---	\$30	---	\$30
CONSTRUCTION	---	---	\$9,125,867	\$9,125,867
TOTAL ASSETS	\$10,125	\$268,136	\$9,125,867	\$9,404,128
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,466	---	---	\$6,466
FICA PAYABLE	(\$31)	---	---	(\$31)
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$3,689	---	---	\$3,689
RESTRICTED FOR DEBT SERVICE 2022	---	\$268,136	---	\$268,136
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$9,125,867	\$9,125,867
TOTAL LIABILITIES & FUND EQUITY	\$10,125	\$268,136	\$9,125,867	\$9,404,128

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$117,118	\$107,358	\$64,382	(\$42,976)
TOTAL REVENUES	\$117,118	\$107,358	\$64,382	(\$42,976)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$11,000	\$4,200	\$6,800
FICA EXPENSE	\$918	\$842	\$321	\$520
ENGINEERING	\$12,000	\$11,000	\$3,219	\$7,781
ATTORNEY	\$25,000	\$22,917	\$7,999	\$14,918
DISSEMINATION	\$3,500	\$3,208	\$2,042	\$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	\$32,083	\$32,083	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$963	\$963	\$0
WEBSITE MAINTENANCE	\$600	\$550	\$550	\$0
TELEPHONE	\$300	\$275	\$0	\$275
POSTAGE	\$1,000	\$917	\$116	\$800
INSURANCE	\$5,000	\$5,000	\$5,000	\$0
PRINTING & BINDING	\$1,000	\$917	\$111	\$805
LEGAL ADVERTISING	\$5,000	\$4,583	\$1,168	\$3,416
OTHER CURRENT CHARGES	\$1,000	\$917	\$25	\$892
OFFICE SUPPLIES	\$625	\$573	\$2	\$571
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$117,118	\$108,869	\$65,424	\$43,445
EXCESS REVENUES (EXPENDITURES)	\$0		(\$1,042)	
FUND BALANCE - Beginning	\$0		\$4,732	
FUND BALANCE - Ending	\$0		\$3,689	

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
BOND PROCEEDS	\$397,774	\$397,774	\$397,774	\$0
SPECIAL ASSESSMENTS	\$169,131	\$0	\$0	\$0
INTEREST	\$0	\$0	\$401	\$401
TOTAL REVENUES	\$566,905	\$397,774	\$398,174	\$401

EXPENDITURES:

INTEREST - 06/15	\$129,667	\$129,667	\$129,667	\$0
TOTAL EXPENDITURES	\$129,667	\$129,667	\$129,667	\$0

OTHER SOURCES/(USES):

TRANSFER IN/OUT	\$0	\$0	(\$371)	\$371
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$371)	\$371
EXCESS REVENUES (EXPENDITURES)	\$437,238		\$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 August 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$9,312,226	\$9,312,226
PREMIUM	\$0	\$0	\$209,766	\$209,766
INTEREST	\$0	\$0	\$12,599	\$12,599
TOTAL REVENUES	\$0	\$0	\$9,534,591	\$9,534,591
<u>EXPENDITURES:</u>				
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)
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	\$371	(\$371)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$371	(\$371)
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,125,867	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$9,125,867	

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	\$5,664	\$0	\$64,382
TOTAL REVENUES	\$13,234	\$4,287	\$3,927	\$3,919	\$5,117	\$3,864	\$5,324	\$4,436	\$6,993	\$7,617	\$5,664	\$0	\$64,382
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$400	\$600	\$0	\$200	\$600	\$1,000	\$0	\$600	\$0	\$800	\$0	\$4,200
FICA EXPENSE	\$0	\$31	\$46	\$0	\$15	\$46	\$77	\$0	\$46	\$0	\$61	\$0	\$321
ENGINEERING	\$0	\$0	\$420	\$650	\$148	\$450	\$0	\$225	\$900	\$450	\$0	\$0	\$3,219
ATTORNEY	\$854	\$849	\$459	\$306	\$383	\$800	\$551	\$1,089	\$1,458	\$1,398	\$352	\$0	\$7,999
DISSEMINATION	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$2,042
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	\$2,917	\$0	\$32,083
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$963
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$550
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	\$1	\$0	\$116
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	\$19	\$0	\$111
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	\$2
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$13,758	\$4,737	\$4,636	\$4,006	\$4,142	\$5,284	\$4,980	\$7,120	\$6,947	\$5,235	\$4,580	\$0	\$65,424
EXCESS REVENUES (EXPENDITURES)	(\$524)	(\$450)	(\$709)	(\$87)	\$975	(\$1,420)	\$344	(\$2,684)	\$46	\$2,382	\$1,085	\$0	(\$1,042)

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)	General Fund Portion (23)	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	\$ -	\$ -	\$ -
11	8/24/22	9/7/22	\$ 5,664.32	\$ 5,664.32	\$ -	\$ 5,664.32	\$ -	\$ -	\$ -
12	8/26/22	9/7/22	\$ 5,375.00	\$ 5,375.00	\$ -	\$ -	\$ 5,375.00	\$ -	\$ -
13	9/14/22		\$ 10,022.09	\$ 10,022.09	\$ -	\$ 5,022.09	\$ 5,000.00	\$ -	\$ 10,022.09
Due from Developer			\$ 109,817.70	\$ 119,839.79	\$ 40,060.96	\$ 69,403.83	\$ 10,375.00	\$ -	\$ 10,022.09

Total Developer Contributions FY22

\$ 69,403.83

**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

**STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

DIRECT BILLED ASSESSMENTS - FY2022

LENNAR HOMES, LLC

\$169,131.25

\$169,131.25

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	SERIES 2022
	11/1/22		\$ 169,131.25	\$ -	\$ -
			\$ 169,131.25	\$ -	\$ -

**Storey Drive
Community Development District
Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
5/20/22	1	Poulos & Bennett, LLC	Invs #19-060(37) & 19-060(42) - Prep. Developer Reimb.	\$ 4,020.00
TOTAL				\$ 4,020.00
Fiscal Year 2021				
2/1/22		Interest		\$ 7.48
2/2/22		Transfer from Reserve		\$ 0.22
3/1/22		Interest		\$ 42.45
3/2/22		Transfer from Reserve		\$ 1.25
4/1/22		Interest		\$ 46.35
4/4/22		Transfer from Reserve		\$ 1.36
5/2/22		Interest		\$ 44.86
5/3/22		Transfer from Reserve		\$ 1.32
6/1/22		Interest		\$ 1,232.82
6/2/22		Transfer from Reserve		\$ 36.26
7/1/22		Interest		\$ 3,843.45
7/5/22		Transfer from Reserve		\$ 113.06
8/1/22		Interest		\$ 7,381.39
8/2/22		Transfer from Reserve		\$ 217.05
TOTAL				\$ 12,969.32
Acquisition/Construction Fund at 1/27/22				\$ 9,116,917.56
Interest Earned thru 8/31/22				\$ 12,969.32
Requisitions Paid thru 8/31/22				\$ (4,020.00)
Remaining Acquisition/Construction Fund				\$ 9,125,866.88

SECTION 2

Storey Drive

Community Development District

FY22 Funding Request #13
September 14, 2022

Payee		General Fund FY2022	General Fund FY2023
1	Governmental Management Service-CF, LLC Invoice #19 - Management Fees - September 2022 Invoice #20 - FY23 Assessment Roll Certification	\$ 3,358.89	\$ 5,000.00
2	Latham, Luna, Eden & Beaudine, LLP Invoice #105773 - General Counsel - August 2022	\$ 352.00	
3	Poulos & Bennett, LLC Invoice #19-060(51) - Professional Services - July 2022	\$ 450.00	
4	Supervisor Fees September 1, 2022 Ashley Baksh Brent Kewley Josh Jochims Adam Morgan	\$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30	
		\$ 5,022.09	\$ 5,000.00
		Total:	\$ 10,022.09

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 #: 19
Invoice Date: 9/1/22
Due Date: 9/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2022		2,916.67	2,916.67
Website Administration - September 2022		50.00	50.00
Information Technology - September 2022		87.50	87.50
Dissemination Agent Services - September 2022		291.67	291.67
Office Supplies		0.18	0.18
Postage		3.57	3.57
Copies		9.30	9.30
Total			\$3,358.89
Payments/Credits			\$0.00
Balance Due			\$3,358.89

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

Invoice

Invoice #: 20
Invoice Date: 9/15/22
Due Date: 9/15/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023		5,000.00	5,000.00
		Total	\$5,000.00
		Payments/Credits	\$0.00
		Balance Due	\$5,000.00



LATHAM, LUNA,
EDEN & BEAUDINE,^{LLP}
ATTORNEYS AT LAW

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

September 12, 2022

Invoice #: 105773
Federal ID #:59-3366512

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

Matter ID: 7894-001

General

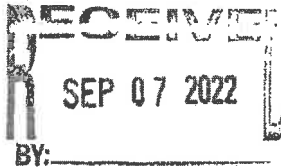
For Professional Services Rendered:

8/22/2022	JAC	Research regarding condo issue; emails with M. McDonald; related telephone call with Phil Gildan	0.70	\$269.50
8/30/2022	JEL	Reviewed minutes for upcoming Board of Supervisors' meeting; email correspondence with District Manager regarding correction to minutes	0.30	\$82.50
Total Professional Services:			1.00	\$352.00

Total	\$352.00
Previous Balance	\$1,398.00
Total Due	\$1,750.00

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

Invoice number 19-060(51)
Date 08/31/2022

Project **19-060 STOREY DRIVE**

Professional services for the period ending: July 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	645.00	645.00	0.00	0.00
.402 CDD MEETINGS (HRLY) GENERAL	0.00	0.00	1,560.00	2,010.00	0.00	450.00
.993 CDD REIMBURSABLE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00		2,205.00	2,655.00		450.00

Hourly Tasks:

.402 CDD Meetings (Hrly) General

	Hours	Rate	Billed Amount
Practice Team Leader	2.00	225.00	450.00

.402 CDD Meetings - Monthly Meeting and discussions with Adam

Invoice total **450.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-060(49)	07/25/2022	900.00		900.00			
	Total	900.00	0.00	900.00	0.00	0.00	0.00