

*Storey Drive
Community Development District*

Agenda

January 5, 2023

AGENDA

Storey Drive Community Development District

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

December 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, January 5, 2023 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 November 3, 2022 Meeting
4. Ratification of Series 2022 Requisition #3
5. Discussion of Pending Plat Conveyances
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
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, November 3, 2022 at 10:00 a.m. at the Offices of GMS-CF, 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Brent Kewley	Assistant Secretary
Teresa Diaz	Assistant Secretary
Josh Jochims	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 6, 2022 Meeting

Mr. Flint: Approval of minutes from your October 6, 2022 meeting. Did the Board have any comments or corrections to those?

Mr. Kewley: No changes, I will make a motion to accept.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, the Minutes of the October 6, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Series 2022 Requisition #2

Mr. Flint: Next is ratification of Series 2022 Requisition #2. This is for Poulos & Bennett, LLC for \$1,177.50 related to preparation of the developer reimbursement. Is there a motion to ratify the requisition?

Mr. Kewley: I will make a motion.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, Series 2022 Requisition #2, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01
Approving the Conveyance of Real
Property and Improvements from Lennar
Homes – Phases 1 & 2**

Ms. Trucco: In your agenda there is Resolution 2023-01, this is approving the conveyance of real property tracts and infrastructure improvements in the Storey Drive plat in Phase 1 and Storey Drive Phase 2 plat. This is approving the conveyance of real property and infrastructure improvements in accordance with the Engineer’s Report and the development plans for the District including a recorded plat. I will walk through the conveyance documents that are attached to the resolution. First is the Special Warranty Deed which transfers the real property tracts. Then, we have our Bill of Sale which transfers the infrastructure improvements. Next, the Owner’s Affidavit, an agreement regarding taxes, which certifies from the developer that there are no outstanding taxes or incumbrances on the real property tracts or improvements that would hinder our ability to own and maintain those. Following that was the Certificate of the District Engineer certifying that the construction of these infrastructure improvements has been completed in accordance with all government requirements and that clearances have been obtained and that this conveyance is in accordance with the development of plans for the CDD. We are still waiting for confirmation from the District engineer that everything is clear for conveyance, but I wanted to get this before you guys now so we can get it preliminarily approved subject to the District engineer signing off that he has everything he needs to be able to sign this District’s Engineer’s Certificate. If you have any questions, I can take them now. Otherwise, we are looking for a motion to approve Resolution 2023-01 subject to the District engineer signing off on the certificate.

Mr. Kewley: Mark has seen this, right? Mark McDonald.

Mr. Trucco: We haven’t sent these conveyance documents to him, but he is going to have to resign them on behalf of Lennar to convey these tracts over to the CDD. I will say that on the recorded plats for Storey Drive and Storey Drive Phase 2 that was prepared by Lennar. They have

these tracts going to the CDD by a separate conveyance document. There is not anything new in here, but yes, we will certainly need his signature on these before it is finalized and recorded.

Mr. Kewley: I will make a motion to approve Resolution 2023-01.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, Resolution 2023-01 Approving the Conveyance of Real Property and Improvements from Lennar Homes – Phases 1 & 2, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02 Approving the Conveyance of Real Property and Improvements to OUC – Phases 1 & 2

Ms. Trucco: We have Resolution 2023-02, this is for the conveyance of potable water distribution system infrastructure improvements, which the District Engineer had said at the last Board meeting that these were nearly ready for conveyance. So again, same idea, we wanted to get these conveyance documents before the Board for preliminary approval subject to District Engineer signing off. I know the District Engineer has been working with the developer to make sure that their certified complete before the transfer. This one is a little bit different; this conveyance is from Lennar to the CDD and then from the CDD to Orlando Utilities Commission. You will see that in the resolution. There is no real property that is being transferred, only infrastructure improvements, so we don't have a deed. We just have two Bills of Sale. One from Lennar to the CDD and the CDD to OUC and an agreement regarding taxes and owner's affidavit certifying there is no outstanding taxes or incumbrances on the infrastructure improvements that would hinder our ability to transfer it to OUC. Then, our standard certificate of the District Engineer will have to certify that this conveyance is in accordance with the development plans that the infrastructure improvements are ready and have received all of their certificates of completion and clearances. We are just looking for a motion to approve Resolution 2023-02 subject to District engineer signing off.

Mr. Jochims: I will make a motion to approve Resolution 2023-02.

On MOTION by Mr. Jochims, seconded by Mr. Kewley, with all in favor, Resolution 2023-02 Approving the Conveyance of Real Property and Improvements to OUC – Phases 1 & 2, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: Is there any other plat and conveyance discussion? Hearing none, we will move to the next item.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Counsel, anything else?

Ms. Trucco: Nothing else from me, thank you so much.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of September. This is the end of Fiscal Year 2022. There is the balance sheet and statement of revenue and expenditures for the general fund, the debt service, and capital project funds. We still have a significant amount of money in that capital project account. I think pending these conveyances and certifications, we can get some of that money requisitioned.

ii. Ratification of Funding Request #1

Mr. Flint: Ratification of funding request #1, we are still operating. We’ve got funding request #1 for \$7,962.19. This is to cover some expenses for FY 2022 and some for FY 2023. Is there a motion to ratify Funding Request #1?

Mr. Kewley: I will make a motion to approve Funding Request #1.

On MOTION by Mr. Kewley, seconded by Mr. Jochims, with all in favor, Funding Request #1, was ratified.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business or Supervisor’s requests?

Mr. Scheerer: If I may, George.

Mr. Flint: Sure.

Mr. Scheerer: The Board approved a contract with Cherry Lake at last month’s meeting. They are going to start their first service tomorrow. I am just letting you know. I know some of the funding requests haven’t showed many expenses for landscaping, but Cherry Lake will start

tomorrow, and we are still staying off the ponds. The four ponds have not been turned over at the request of Adam Morgan because of some issues with that, but we are going to be mowing the pond tops, not the slopes. We are up to about where the palm trees are. I just wanted to let everybody know that will start tomorrow.

Ms. Trucco: Can I just add that those four ponds were included in the first resolution that was approved. As soon as we get sign off from the District engineer that they are ready, we've already got your approval.

Ms. Diaz: I am not sure if I am understanding the pond situation.

Mr. Scheerer: Adam Morgan said because of the turbidity issues and the erosion issues on the ponds, to not mow any of the four ponds slopes. I asked Adam three weeks ago if he wanted us to continue to stay off them and he said yes. So, until I hear from Adam or someone that says the ponds are good to go, those ponds will not be mowed.

Ms. Diaz: Okay, we have trees there.

Mr. Scheerer: We are going to mow up to around the trees and trim in between the trees, but we are not putting any mowers on the slopes. There will be no mowing of the pond banks. If it is not enough, let me know and we will get with Cherry Lake. Adam was pretty adamant not to mow any of the ponds. I think some of the outfalls aren't quite completed yet either.

Ms. Diaz: Yes.

Mr. Scheerer: The one closest to Bass Pro Shop, the control structure is not completed. I just wanted to let everybody know as you will start seeing some invoicing that is about 80% less than what the contract agreed upon was because we are pulling out those four ponds and a couple of minor areas. That is all I had to add, I just wanted everybody to be aware of what is going on.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Drive Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
Poulos & Bennett, LLC
- (D) Amount Payable: **\$165.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoices #19-060(56) – Review CDD report & infrastructures updates – September 2022
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and
4. each disbursement represents a cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT

By: Adam Morgan
Responsible Officer

Date: 11/17/2022 | 1:39 PM PST

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Stephen Salva
Consulting Engineer

POULOS & BENNETT

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

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

Invoice number 19-060(56)
 Date 10/28/2022

Project **19-060 STOREY DRIVE**

Professional services for the period ending: September 30, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.4011 CDD CONSTRUCTION (REQUISITIONS)	0.00	0.00	1,095.00	1,260.00	0.00	165.00
Total	0.00		1,095.00	1,260.00		165.00

Hourly Tasks:

.4011 CDD Construction (Requisitions)

	Hours	Rate	Billed Amount
Project Manager	1.00	165.00	165.00
Invoice total			165.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-060(50)	08/31/2022	1,095.00		1,095.00			
	Total	1,095.00	0.00	1,095.00	0.00	0.00	0.00

Storey Drive

.4011 CDD Construction (Requisitions)

Date Range from: 9/1/2022 to 9/30/2022

Employee/Activity

Stephen K. Saha

	Total	Billed	WIP Total	Work In Progress			Hold	Non Billable	Writeoff
				Billable	Deferred	Hold			
Coordination	1.00	1.00							
Review CDD report & infrastructure construction updates for next reimbursement;	Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff	
	1.00	1.00							
	Date								
	9/29/2022	1.00							
Total	1.00	1.00							

SECTION VI

SECTION C

SECTION 1

Storey Drive Community Development District

Summary of Checks

October 1, 2022 to December 29, 2022

Bank	Date	Check #	Amount
General Fund	10/20/22	46-48	\$ 9,160.89
	11/18/22	49-55	\$ 290,066.36
	11/29/22	56	\$ 6,452.80
	12/14/22	57-60	\$ 5,817.23
	12/21/22	61	\$ 8,066.00
			\$ 319,563.28
Payroll Fund	<u>October 2022</u>		
	Adam Morgan	50028	\$ 184.70
	Brent Kewley	50029	\$ 184.70
	Teresa Diaz	50030	\$ 184.70
			\$ 554.10
	<u>November 2022</u>		
	Brent Kewley	50031	\$ 184.70
	Joshua Jochims	50032	\$ 184.70
	Teresa Diaz	50033	\$ 184.70
			\$ 554.10
			\$ 320,671.48

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/20/22	00001	9/01/22	19	202209	310-51300-34000					*	2,916.67	
					MANAGEMENT FEES SEP22							
10/20/22	00001	9/01/22	19	202209	310-51300-35200					*	50.00	
					WEBSITE ADMIN SEP22							
10/20/22	00001	9/01/22	19	202209	310-51300-35100					*	87.50	
					INFORMATION TECH SEP22							
10/20/22	00001	9/01/22	19	202209	310-51300-31300					*	291.67	
					DISSEMINATION FEE SEP22							
10/20/22	00001	9/01/22	19	202209	310-51300-51000					*	.18	
					OFFICE SUPPLIES							
10/20/22	00001	9/01/22	19	202209	310-51300-42000					*	3.57	
					POSTAGE							
10/20/22	00001	9/01/22	19	202209	310-51300-42500					*	9.30	
					COPIES							
10/20/22	00001	9/15/22	20	202210	310-51300-31700					*	5,000.00	
					FY23 ASSESSMENT ROLL CERT							
					GOVERNMENTAL MANAGEMENT SERVICES							8,358.89
10/20/22	00002	9/12/22	105773	202208	310-51300-31500					*	352.00	
					CONDO ISSUE/BOS MTG MIN.							
10/20/22	00007	8/31/22	19-060(5	202207	310-51300-31100				LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	450.00	352.00
					MONTHLY MTG/DISCUSS ADAM							
11/18/22	00005	10/03/22	87477	202210	310-51300-54000				POULOS & BENNETT LLC	*	175.00	450.00
					FY23 SPECIAL DISTRICT FEE							
11/18/22	99999	11/18/22	VOID	202211	000-00000-00000				DEPARTMENT OF ECONOMIC OPPORTUNITY	C	.00	175.00
					VOID CHECK							
					*****INVALID VENDOR NUMBER*****							.00
11/18/22	00001	10/01/22	21	202210	310-51300-34000					*	2,916.67	
					MANAGEMENT FEES OCT22							
10/01/22	00001	10/01/22	21	202210	310-51300-35200					*	66.67	
					WEBSITE ADMIN OCT22							
10/01/22	00001	10/01/22	21	202210	310-51300-35100					*	108.33	
					INFORMATION TECH OCT22							
10/01/22	00001	10/01/22	21	202210	310-51300-31300					*	291.67	
					DISSEMINATION FEE OCT22							
10/01/22	00001	10/01/22	21	202210	310-51300-51000					*	.15	
					OFFICE SUPPLIES							
10/01/22	00001	10/01/22	21	202210	310-51300-42000					*	3.00	
					POSTAGE							

STCD STOREY DRIVE TWISCARRA

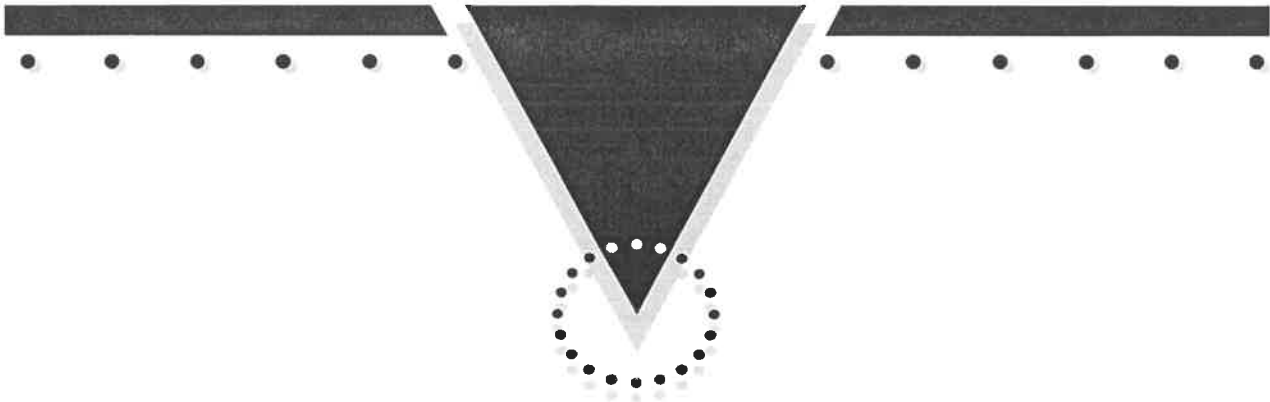
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/01/22	21	202210	310-51300-42500					*	11.10	
10/01/22	22	202210	320-53800-12000					*	625.00	
11/01/22	23	202211	310-51300-34000					*	2,916.67	
11/01/22	23	202211	310-51300-35200					*	66.67	
11/01/22	23	202211	310-51300-35100					*	108.33	
11/01/22	23	202211	310-51300-31300					*	291.67	
11/01/22	23	202211	310-51300-51000					*	.06	
11/01/22	23	202211	310-51300-42000					*	1.14	
11/01/22	23	202211	310-51300-42500					*	2.70	
11/01/22	24	202211	320-53800-12000					*	625.00	
GOVERNMENTAL MANAGEMENT SERVICES										
11/18/22	00002	10/12/22	106200	202209	310-51300-31500			*	3,426.50	8,034.83 000051
11/10/22	106673	202210	310-51300-31500					*	2,360.50	
LATHAM, LUNA, EDEN & BEAUDINE, LLP										
11/18/22	00007	9/28/22	19-060(5 202208 310-51300-31100					*	82.50	5,787.00 000052
10/28/22	19-060(5 202209 310-51300-31100							*	288.75	
POULOS & BENNETT LLC										
11/15/22	00010	11/15/22	11152022 202211 300-20700-10000					*	276,598.28	371.25 000053
11/15/22	11152022 202211 300-20700-10000							V	276,598.28-	
STOREY DRIVE CDD C/O USBANK										
11/15/22	00010	11/15/22	11152022 202211 300-20700-10000					*	275,698.28	.00 000054
STOREY DRIVE CDD C/O USBANK										
11/29/22	00011	11/09/22	98008 202211 320-53800-46200					*	6,452.80	275,698.28 000055
CHERRYLAKE INC										
STCD STOREY DRIVE TWISCARRA										

*** CHECK DATES 10/01/2022 - 12/29/2022 *** STOREY DRIVE - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
12/14/22	00001	12/01/22	25	202212	310-51300-34000			MANAGEMENT FEES DEC22	*	2,916.67	
12/01/22	25	202212	310-51300-35200					WEBSITE ADMIN DEC22	*	66.67	
12/01/22	25	202212	310-51300-35100					INFORMATION TECH DEC22	*	108.33	
12/01/22	25	202212	310-51300-31300					DISSEMINATION FEE DEC22	*	291.67	
12/01/22	25	202212	310-51300-51000					OFFICE SUPPLIES	*	.21	
12/01/22	25	202212	310-51300-42000					POSTAGE	*	3.99	
12/01/22	25	202212	310-51300-42500					COPIES	*	12.45	
12/01/22	26	202212	320-53800-12000					FIELD MANAGEMENT DEC22	*	625.00	
12/14/22	00002	12/09/22	107301	202211	310-51300-31500			TRACT OS4/5/C3 PHI/PLAT	*	1,402.50	4,024.99 000057
12/14/22	00003	9/28/22	61269642	202209	310-51300-48000			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	278.75	1,402.50 000058
12/14/22	00010	12/13/22	12132022	202212	300-20700-10000			NOT OF FY23 MEETING DATES	*	278.75	278.75 000059
12/21/22	00011	12/09/22	99036	202212	320-53800-46200			LANDSCAPE MAINT DEC22	*	110.99	110.99 000060
								CHERRYLAKE INC			8,066.00 000061
TOTAL FOR BANK A										319,563.28	
TOTAL FOR REGISTER										319,563.28	

STCD STOREY DRIVE TWISCARRA

SECTION 2



**Storey Drive
Community Development District**

**Unaudited Financial Reporting
November 30, 2022**



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Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
November 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:				
CASH	\$50,130	---	---	\$50,130
SERIES 2022				
RESERVE	---	\$268,106	---	\$268,106
REVENUE	---	\$445,141	---	\$445,141
CONSTRUCTION	---	---	\$9,170,278	\$9,170,278
TOTAL ASSETS	\$50,130	\$713,247	\$9,170,278	\$9,933,655
LIABILITIES:				
ACCOUNTS PAYABLE	\$1,681	---	---	\$1,681
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	\$48,448	---	---	\$48,448
RESTRICTED FOR DEBT SERVICE 2022	---	\$713,247	---	\$713,247
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$9,170,278	\$9,170,278
TOTAL LIABILITIES & FUND EQUITY	\$50,130	\$713,247	\$9,170,278	\$9,933,655

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - PLATTED	\$154,769	\$0	\$0	\$0
ASSESSMENTS - UNPLATTED	\$59,788	\$59,788	\$59,789	\$1
DEVELOPER CONTRIBUTIONS	\$98,580	\$16,430	\$14,828	(\$1,602)
TOTAL REVENUES	\$313,137	\$76,218	\$74,617	(\$1,601)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$2,000	\$1,200	\$800
FICA EXPENSE	\$918	\$153	\$92	\$61
ENGINEERING	\$12,000	\$2,000	\$0	\$2,000
ATTORNEY	\$25,000	\$4,167	\$3,763	\$404
DISSEMINATION	\$3,500	\$583	\$583	(\$0)
ARBITRAGE	\$450	\$0	\$0	\$0
ANNUAL AUDIT	\$3,450	\$0	\$0	\$0
TRUSTEE FEES	\$5,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$5,833	\$5,833	(\$0)
INFORMATION TECHNOLOGY	\$1,300	\$217	\$217	\$0
WEBSITE MAINTENANCE	\$800	\$133	\$133	(\$0)
TELEPHONE	\$150	\$25	\$0	\$25
POSTAGE	\$1,000	\$167	\$4	\$163
INSURANCE	\$5,500	\$5,500	\$5,375	\$125
PRINTING & BINDING	\$1,000	\$167	\$14	\$153
LEGAL ADVERTISING	\$5,000	\$833	\$0	\$833
OTHER CURRENT CHARGES	\$600	\$100	\$0	\$100
OFFICE SUPPLIES	\$375	\$63	\$0	\$62
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$7,500	\$1,250	\$1,250	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
ELECTRIC	\$3,500	\$583	\$0	\$583
STREETLIGHTS	\$0	\$0	\$0	\$0
WATER & SEWER	\$20,000	\$3,333	\$0	\$3,333
LANDSCAPE MAINTENANCE	\$129,144	\$21,524	\$6,453	\$15,071
LANDSCAPE CONTINGENCY	\$2,500	\$417	\$0	\$417
IRRIGATION REPAIRS	\$2,500	\$417	\$0	\$417
LAKE MAINTENANCE	\$14,775	\$2,463	\$0	\$2,463
PRESSURE WASHING	\$5,000	\$833	\$0	\$833
REPAIRS & MAINTENANCE	\$2,500	\$417	\$0	\$417
CONTINGENCY	\$2,500	\$417	\$0	\$417
TOTAL EXPENDITURES	\$313,137	\$63,769	\$30,092	\$33,676
EXCESS REVENUES (EXPENDITURES)	\$0		\$44,525	
FUND BALANCE - Beginning	\$0		\$3,924	
FUND BALANCE - Ending	\$0		\$48,448	

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$260,515	\$0	\$0	\$0
ASSESSMENTS - DIRECT BILLED	\$275,698	\$275,698	\$275,698	\$0
INTEREST	\$0	\$0	\$1,234	\$1,234
TOTAL REVENUES	\$536,213	\$275,698	\$276,932	\$1,234
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$169,131	\$0	\$0	\$0
PRINCIPAL - 06/15	\$200,000	\$0	\$0	\$0
INTEREST - 06/15	\$169,131	\$0	\$0	\$0
TOTAL EXPENDITURES	\$538,263	\$0	\$0	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	(\$953)	\$953
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$953)	\$953
EXCESS REVENUES (EXPENDITURES)	(\$2,050)		\$275,979	
FUND BALANCE - Beginning	\$169,149		\$437,268	
FUND BALANCE - Ending	\$167,100		\$713,247	

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending November 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$32,498	\$32,498
TOTAL REVENUES	\$0	\$0	\$32,498	\$32,498
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	\$953	(\$953)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$953	(\$953)
EXCESS REVENUES (EXPENDITURES)	\$0		\$33,451	
FUND BALANCE - Beginning	\$0		\$9,136,827	
FUND BALANCE - Ending	\$0		\$9,170,278	

STOREY DRIVE
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - PLATTED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENTS - UNPLATTED	\$0	\$59,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,789
DEVELOPER CONTRIBUTIONS	\$14,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,828
TOTAL REVENUES	\$14,828	\$59,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,617

EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$0	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$2,861	\$1,403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,763
DISSEMINATION	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,833
INFORMATION TECHNOLOGY	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217
WEBSITE MAINTENANCE	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
INSURANCE	\$5,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,375
PRINTING & BINDING	\$11	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$0	\$6,453	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,453
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$16,933	\$13,159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,092

EXCESS REVENUES (EXPENDITURES)	(\$2,105)	\$46,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,525
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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 (22)*	General Fund Portion (23)	Due from Capital	Over and (short) Balance Due
12	8/26/22	9/7/22	\$ 5,375.00	\$ 5,375.00	\$ -	\$ 5,375.00	\$ -	\$ -
13	9/14/22	10/20/22	\$ 10,022.09	\$ 10,022.09	\$ 5,022.09	\$ 5,000.00	\$ -	\$ -
1	10/27/22	11/15/22	\$ 7,962.19	\$ 7,962.19	\$ 3,509.00	\$ 4,453.19	\$ -	\$ -
Due from Developer				\$ 23,359.28	\$ 8,531.09	\$ 14,828.19	\$ -	\$ -
Total Developer Contributions FY23				\$ 14,828.19				

**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
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 2022				
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
9/1/22		Interest		\$ 11,951.71
9/2/22		Transfer from Reserve		\$ 351.14
TOTAL				\$ 25,272.17
Acquisition/Construction Fund at 1/27/22				\$ 9,116,917.56
Interest Earned thru 9/30/22				\$ 25,272.17
Requisitions Paid thru 9/30/22				\$ (4,020.00)
Remaining Acquisition/Construction Fund				\$ 9,138,169.73

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
10/17/22	2	Poulos & Bennett, LLC	Invs #19-060(50) & 19-060(53) - Prep. Developer Reimb.	\$ 1,177.50
11/23/22	3	Poulos & Bennett, LLC	Inv #19-060(56) - Infrastructure Construction Updates	\$ 165.00
TOTAL				\$ 1,342.50
Fiscal Year 2023				
10/3/22		Interest		\$ 13,780.64
10/4/22		Transfer from Reserve		\$ 404.33
11/1/22		Interest		\$ 18,717.37
11/2/22		Transfer from Reserve		\$ 548.41
TOTAL				\$ 33,450.75
Acquisition/Construction Fund at 9/30/22				\$ 9,138,169.73
Interest Earned thru 11/30/22				\$ 33,450.75
Requisitions Paid thru 11/30/22				\$ (1,342.50)
Remaining Acquisition/Construction Fund				\$ 9,170,277.98