

*Storey Drive
Community Development District*

Agenda

May 4, 2023

AGENDA

Storey Drive

Community Development District

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

April 27, 2023

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, May 4, 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 April 6, 2023 Meeting
4. Ratification of Series 2022 Requisition #5
5. Ratification of Series 2022 Requisition #6
 - A. Consideration of Resolution 2023-04 Approving the Conveyance of Real Property and Improvements (Phase 1 and Phase 2)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 0
7. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
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, April 6, 2023 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
Brent Kewley	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha	District Engineer
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 January 5, 2023 Meeting

Mr. Flint: That brings us to approval of your January 5, 2023 minutes. Did the Board have any comments or corrections on the minutes?

Mr. Morgan: They look good to me.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the January 5, 2023 Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Flint: Adam do you want to handle item four?

Mr. Scheerer: Yes. I did talk with Adam regarding the ongoing pond maintenance for the ponds in Storey Drive. He said that it is okay for us to start doing the aquatic treatment, so included in your agenda pack is an agreement for the four stormwater ponds at Storey Drive from Applied Aquatic Management, Inc. This will start April 1st and will run through the end of next fiscal year, September 30, 2024. That will keep us on the fiscal year budget calendar as well. I would be happy to answer any questions.

Mr. Morgan: We are already mowing those, aren't we?

Mr. Sheerer: Yes sir, that is correct. Those were released to us several months ago. We are doing a prorated share of the Cherry Lake contract based on things that are coming online, but I understand we are getting pretty close to being completed, so whenever that is done, I will get with Teresa and Dan.

Mr. Morgan: My only concern with the mowing and the Aquatic Management is that we maintain the silt fence because the city is all over us about it and keeping those ponds because those ponds discharge to Shingle Creek.

Mr. Scheerer: Right.

Mr. Morgan: It's their baby.

Mr. Scheerer: I got you, but they are not going to be up there forever though.

Mr. Morgan: No, once we get everything stabilized, the silt fence will go down. We are getting ready to hit rainy season and that muck just flows.

Mr. Scheerer: Understood. I will speak with both vendors and if we have to pull it down just to get in there and do something, we will make sure we put it back up.

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint: Item five is Resolution 2023-03 approving a proposed budget for Fiscal Year 2024 and setting the public hearing for its final consideration. Each year the Board has to approve a proposed budget by June 15th and set a public hearing for final adoption. Exhibit ‘A’ attached to the resolution is the proposed budget, if you see in the far-right column, we are planning on all the assessments being on roll. I think it is fully platted at this point, so there is no more developer contributions or direct bills. Everything will be on roll and on the tax bills. The administrative, we did include a small increase on the management and assessment administration. These are still low relative to other Districts and because of the smaller number of units in here, we have tried to keep them as low as we can. We are asking for an increase. For the most part, the rest of the costs are in line with where they were. The audit has increased a little bit. Then on the maintenance side, you can see landscape maintenance has gone up a little bit, but we have been able to adjust some other line items down, for example lake maintenance has gone down. The 2023 budget was based on the initial estimates from construction drawings and conceptual drawings. We are able now base this on actual bids to zero in on our actual costs. The result is the budget has gone up by about \$2,000 overall. Are there any questions on the proposed budget? If you look at page 3, it doesn’t have a comparative chart, but at the bottom it shows you the per unit O&M assessment amounts. These are about \$5 per unit higher than the current year. Our suggestion would be the Board adopt or approve the proposed budgets subject to us adjusting the expenses to bring the per unit amounts down to the current year amounts, so we don’t trigger a mailed notice. It is not really worth it for the small amount of the increase. We are suggesting the public hearing be held at your July 6th meeting.

Mr. Morgan: Brent, are you good with this?

Mr. Kewley: I am good.

Mr. Morgan: Teresa?

Ms. Diaz: I am good.

Mr. Morgan: I will make a motion to approve the proposed budget.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, the Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 6, 2023 at 10:00 AM at the offices of GMS-CF, LLC, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have a couple of updates for the Board regarding the requisition. We are still waiting for the District Engineer to finalize that. As you can see, there are millions of dollars sitting in the construction fund that can be reimbursed now.

Mr. Morgan: We are paying double the interest on that, right? We would like to get this requisition done.

Ms. Trucco: Okay, I will send a follow up email to Stephen this afternoon, but my understanding is that he was working on finalizing it. There have been follow ups. I know George has sent a couple of follow up emails to them to request the requisition.

Mr. Morgan: He has been working on it for a long time.

Mr. Saha: Yes, that's me. I have the numbers together. There is about \$8,600,000 with everything from Phase 1 and Phase 2. Sanitary sewer for Phase 2, we are looking on getting that cleared soon, but I believe I have that number in there. I will put together all the documents. I am just missing a few things such as for caving and earthwork just for the testing to include that.

Ms. Trucco: Okay.

Mr. Saha: I can go ahead with what I have now. I can send out what we are waiting on for some backup.

Mr. Morgan: We need to get this done. Corporate accounting is getting on me and corporate never gets involved in our CDD business.

Ms. Trucco: If there are just a few improvements that we are waiting on for something, we have a form of post-closing agreement that we sometimes will ask the developer to sign assuring us that they'll have certain construction of improvements completed within 90 days of closing. If you could just summarize where we are at in an email.

Mr. Saha: Okay.

Ms. Trucco: We have some documents already signed like for potable water, but from my understanding is that there is going to be additional conveyances needed for the requisition. If you could send me an email just summarizing where we are at and then we can draft something like that post-closing agreement or just finalize the conveyance documents. I will have the Chairman and Lennar execute those and then we will go ahead and process those and then they can be brought back for ratification by the Board because it is sometimes sensitive.

Mr. Saha: Okay.

Mr. Morgan: Teresa, we are done paving out there aren't we?

Ms. Diaz: Yes.

Mr. Morgan: So we are done paving, all the roads are complete, all the sanitary is complete.

Ms. Diaz: Yes, we need the sanitary clearance.

Mr. Morgan: What is that waiting on?

Mr. Saha: That is under record drawing review right now.

Ms. Diaz: Record drawing review?

Mr. Saha: It is part of that.

Mr. Morgan: That is county, right? Sanitary is county?

Mr. Saha: Yes, it is part of that wastewater clearance package that gets sent to the county is a few documents plus the record drawings.

Mr. Morgan: How far along you think we are in that process?

Ms. Diaz: I thought the package was saying on March 28.

Mr. Saha: Yes.

Ms. Diaz: What are we missing?

Mr. Saha: Right now, the only thing that they would need is the letter of credit.

Mr. Morgan: Do we need an LOC for the sanitary?

Mr. Saha: Yes, we do. They have not always required that before, but they are being a little tougher about that that they are requiring LOC. I know it is kind of weird.

Mr. Morgan: Is that on top of the maintenance bond?

Mr. Saha: No, that is the maintenance bond. For them it is a letter of credit.

Mr. Morgan: Is that something that we need to do on Lennar side?

Ms. Diaz: LOC? Yes.

Mr. Morgan: Do we need to send that to the county?

Mr. Saha: Yes.

Mr. Morgan: Can you all work on getting that done?

Ms. Diaz: Yes.

Mr. Flint: We can fund everything else while we are waiting on that and submit a separate requisition for wastewater. It doesn't all have to be done at once. If we've got the rest of it cleared and signed off, my suggestion would be to submit a requisition on what we've got.

Mr. Morgan: I've got to get these guys off my back. It is almost daily that they call me.

Ms. Trucco: You think that you could just take that off your packet and then send us what you've got? We will dive into it and send you any comments we've got.

Mr. Saha: Yes.

Ms. Trucco: I apologize, I see a lot of faces and I didn't recognize you.

Mr. Saha: That is ok. I know some of the formats are different, but for this do you want me to send a cost breakdown plus all the supplemental documents for certification and you will put together all the CDD documents?

Ms. Trucco: Yes, I put together the CDD documents, but if you have backup for the cost listed that we're requisitioning like invoices, pay apps, etc. Then, for example, if you have clearance from a water management District or department of environmental protections, etc. that the improvements were constructed in accordance with those permits, etc. We can have a copy of that.

Mr. Saha: Ok, so you just want me to send backup documents and then you have the other documents that you put together. I know working with Eric, worked out a lot of his. He will sometimes put together a comprehensive report and then I work with other managers that provide the backup documents.

Mr. Flint: The comprehensive report is nice. Christina Baxter and Eric, both, have done those in the past, but at this point, if that is going to take longer to do that, we need to shorten the process as much as we can.

Mr. Saha: I can provide the cost break down and attached it to the documents.

Mr. Flint: A simple cost table with a backup without the rest of the report would be good. Kristen can prepare bills of sale and deeds for anything that needs to be deeded or documented. There is an engineer's certificate normally that she likes signed. Eric and Christina have signed them in the past. You guys should be familiar with it.

Mr. Morgan: That would be great.

Mr. Flint: Let's try to get it done by the end of next week, if we can.

Ms. Trucco: Yes, if you could just send me the improvements that we're funding and tracts that you're aware of that need to be conveyed. Then, I can get the conveyance documents over to Mark and Adam and get them signed because it requires notary, etc. It takes a little bit of time, but they are fast.

Mr. Saha: Okay.

Ms. Trucco: Awesome. Then, since the last meeting, Stephen and I have been working on conveying a lift station tract from Lennar to the CDD and then from the CDD to Orange County. Now that that's been finalized, we can requisition for that too. I imagine that will be part of your report. That is already done and finalized. We are waiting for the recorded deed to the county. Once I have that, I will put it in a resolution and bring it back to the Board for your ratification. Chairman quickly signed that, and we were able to get that process quickly with Orange County. The only other update I have was some correspondence back and forth with Orange County about the guard house. You will recall months ago, the CDD had approved an agreement regarding the guard house with the HOA for maintenance of the guard house and transferring that. We received confirmation that the guard house was being moved to an HOA tract, so that the agreement with the CDD was no longer needed and we didn't need to do anything with the county in order for that to get approved, so they have the approval as necessary with the county. I can provide those emails.

Mr. Flint: Apparently the guard house has been moved farther east. The gate arms were on the HOA tract and the guard house was on the CDD tract, but apparently now it's all been moved. It's all on the HOA tract, according to Mark.

Mr. Morgan: Good, and that doesn't affect our plats now?

Mr. Flint: No.

Ms. Trucco: The tract itself is still going to the CDD, so the plat is still correct. What is moving is the actual guard house. The construction plans have changed so that the guard house is now on a different tract that will be owned by the HOA.

Ms. Diaz: Okay, do you need anything from me?

Ms. Trucco: No.

Mr. Flint: There is still on the agreement the landscaping maintenance. There are some strips that the CDD was going to maintain that were technically HOA.

Ms. Trucco: Yes.

Mr. Flint: There is an agreement that we will take the guard house out, but there was a landscape agreement.

Ms. Trucco: That had come to the Board too. It was around the same time. Then we've sent it over to Lennar. I believe they are reviewing it. I can loop you into that. I think there was some discussion too of have the tracts been conveyed to the HOA yet. There is something on the burner for that for an agreement for landscape maintenance with the HOA between the CDD.

Ms. Diaz: I think I have the document. I am not sure if someone is going to be here for the rest of the day, but I can go pick it up after the meeting.

Ms. Trucco: Do you have it?

Ms. Diaz: Yes.

Ms. Trucco: Is it signed by the HOA?

Ms. Diaz: I need to look.

Ms. Trucco: I will put that on my to-do list to follow up with you on.

Mr. Flint: We are here until at least 5:30 and most of the time later than that.

Ms. Trucco: That is all I have for the Board unless you have any questions for me.

Mr. Morgan: Thank you.

B. Engineer

Mr. Flint: Stephen, anything else?

Mr. Saha: I don't have anything else.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from December 29, 2022 through March 29, 2023. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I ask for a motion to approve it.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through the end of February. We were just talking about the \$9,200,000 in the construction account. There is no action required. Are there any questions on the financials? Hearing none,

iii. Presentation of Arbitrage Rebate Report for Series 2022 Bonds

Mr. Flint: Next is the arbitrage rebate report for the 2022 bonds. This is an IRS requirement that this be done. You can see that there is a negative net rebatable arbitrage of \$189,000. There are no arbitrage issues.

iv. Designation of November 7, 2023 as the Landowners' Meeting Date

Mr. Flint: We do need to have a Landowners' meeting and election this year. We are asking the Board to designate November 7, 2023 for the Landowner meeting.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, Designating November 7, 2023 as the Landowners' Meeting Date, was approved.

Mr. Flint: At some point, we'll have the Board consider a resolution changing the terms of office to an even numbered year, which would push all the terms a year later, but because the District was created in an odd numbered year, the Landowner meetings are in odd number years. That will gain a year of landowner control.

SEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business that we need to talk about? Plats, conveyances, or permit transfers?

Mr. Morgan: We are all good.

Mr. Flint: The ERP, the operating entity, do we need to look at that?

Mr. Morgan: Oh, transferring the ERP permit?

Mr. Flint: Yes, are we there yet?

Mr. Morgan: Are we ready to transfer that yet?

Ms. Diaz: I am not sure.

Mr. Morgan: I will look into that.

Mr. Flint: Okay, it is probably a little early.

Mr. Morgan: Yes, I think it is.

Mr. Flint: At some point we will want to do that.

Mr. Morgan: I would love to get rid of that.

Mr. Flint: That is all we had on the agenda. Does the Board have anything else? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, 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: **5**
- (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(63) & 19-060(65) – CDD tract turnover update/Certification for potable water systems – December 2022/January 2023
- (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: 4/17/2023 | 10:20 AM PDT

**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 Saha

Digitally signed by Stephen K Saha
Date: 2023.04.16 00:18:54-04'00'

Consulting Engineer

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(63)
 Date 01/30/2023
 Project **19-060 STOREY DRIVE**

Professional services for the period ending: December 31, 2022

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.4011 CDD CONSTRUCTION (REQUISITIONS)	0.00	0.00	1,878.75	1,961.25	0.00	82.50
Total	0.00		1,878.75	1,961.25		82.50

Hourly Tasks:

.4011 CDD Construction (Requisitions)

	Hours	Rate	Billed Amount
Project Manager	0.50	165.00	82.50
Invoice total			82.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-060(60)	11/30/2022	536.25		536.25			
19-060(61)	12/28/2022	82.50	82.50				
Total		618.75	82.50	536.25	0.00	0.00	0.00

Storey Drive

.4011 CDD Construction (Requisitions)

Date Range from: 12/1/2022 to 12/31/2022

Employee/Activity

Stephen K. Saha

Coordination

Work In Progress

Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
0.50	0.50						
0.50	0.50						
Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable	Writeoff
0.50	0.50						
CDD tract conveyance update correspondence;							
Date	12/30/2022						
Total	0.50						

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(65)
 Date 02/28/2023
 Project **19-060 STOREY DRIVE**

Professional services for the period ending: January 31, 2023

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.4011 CDD CONSTRUCTION (REQUISITIONS)	0.00	0.00	1,961.25	2,043.75	0.00	82.50
Total	0.00		1,961.25	2,043.75		82.50

Hourly Tasks:

.4011 CDD Construction (Requisitions)

	Hours	Rate	Billed Amount
Project Manager	0.50	165.00	82.50
Invoice total			82.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-060(60)	11/30/2022	536.25			536.25		
19-060(61)	12/28/2022	82.50		82.50			
19-060(63)	01/30/2023	82.50	82.50				
Total		701.25	82.50	82.50	536.25	0.00	0.00

Storey Drive

.4011 CDD Construction (Requisitions)

Date Range from: 1/1/2023 to 1/31/2023

Employee/Activity

Stephen K. Saha

Coordination

Employee/Activity	Date	Total	Billed	WIP Total	Work In Progress			Writeoff
					Billable	Deferred	Hold	
		0.50	0.50					
		0.50	0.50					
		Total	Billed	WIP Total	Billable	Deferred	Hold	Non Billable
	1/31/2023	0.50	0.50					
		0.50	0.50					

Review & sign CDD certification for potable water systems;

Total

SECTION V

**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: **6**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **LENNAR HOMES LLC**
- (D) Amount Payable: **\$9,311,491.35**
- (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):

Reimbursement for infrastructure costs for Phase 1 & 2.
- (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: 

Responsible Officer

Date: 4/18/23

**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.



Consulting Engineer

TABLE 1
Stozey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
General Conditions & Earthwork (Phase 1)						
Certified As-Built Drawings	\$ 38,899.02	1	LS	\$ 38,899.02	\$ 38,899.02	100.0%
Construction Staking	\$ 47,640.65	1	LS	\$ 47,640.65	\$ 47,640.65	100.0%
Mobilization	\$ 46,706.93	1	LS	\$ 46,706.93	\$ 46,706.93	100.0%
ROW/Underground Utility Permit	\$ 14,852.02	1	EA	\$ 14,852.02	\$ 14,852.02	100.0%
Add Orlando Utilities Commission Fee	\$ 20,643.53	1	LS	\$ 20,643.53	\$ 20,643.53	100.0%
Certified As-Built Drawings	\$ 5,000.03	1	LS	\$ 5,000.03	\$ 5,000.03	100.0%
Construction Staking/Layout	\$ 10,993.99	1	LS	\$ 10,993.99	\$ 10,993.99	100.0%
Mobilization	\$ 10,529.33	1	LS	\$ 10,529.33	\$ 10,529.33	100.0%
Certified As-Built Drawings	\$ 18,603.88	1	LS	\$ 18,603.88	\$ 18,603.88	100.0%
Construction Staking/Layout	\$ 23,820.33	1	LS	\$ 23,820.33	\$ 23,820.33	100.0%
Mobilization	\$ 28,746.21	1	LS	\$ 28,746.21	\$ 28,746.21	100.0%
Add Mobilization	\$ 3,125.00	1	EA	\$ 3,125.00	\$ 3,125.00	100.0%
Delete Maintenance of Traffic Services	\$ (7,886.10)	1	LS	\$ (7,886.10)	\$ (7,886.10)	100.0%
ROW Grading	\$ 13,893.75	35,625	SY	\$ 0.39	\$ 13,893.75	100.0%
Erosion Control Maintenance	\$ 3,900.03	1	LS	\$ 3,900.03	\$ 3,900.03	100.0%
Onsite Cut	\$ 391,800.15	124,381	CY	\$ 3.15	\$ 391,800.15	100.0%
Onsite Fill, Place & Compact On Site	\$ 39,801.92	124,381	CY	\$ 0.32	\$ 39,801.92	100.0%
Clear and Grub	\$ 222,938.81	43.5	AC	\$ 5,125.03	\$ 222,938.81	100.0%
Dewatering for Pond Excavation	\$ 70,206.89	1	LS	\$ 70,206.89	\$ 70,206.89	100.0%
Disc Open Space	\$ 17,671.88	43.5	AC	\$ 406.25	\$ 17,671.88	100.0%
Curb Inlet Protection	\$ 3,923.44	1	LS	\$ 3,923.44	\$ 3,923.44	100.0%
Seed & Mulch open area	\$ 39,049.37	205,523	SY	\$ 0.19	\$ 39,049.37	100.0%
Silt Fence (Single Row)	\$ 15,350.40	9,840	LF	\$ 1.56	\$ 15,350.40	100.0%
Sod (Pond 1 Tract)	\$ 17,664.00	6,900	SY	\$ 2.56	\$ 17,664.00	100.0%
Sod (Pond 2 Tract)	\$ 25,984.00	10,150	SY	\$ 2.56	\$ 25,984.00	100.0%
Sod (Pond 3 Tract)	\$ 17,920.00	7,000	SY	\$ 2.56	\$ 17,920.00	100.0%
Sod (Pond 4 Tract)	\$ 19,712.00	7,700	SY	\$ 2.56	\$ 19,712.00	100.0%
Temporary Construction Entrance	\$ 13,822.58	2	EA	\$ 6,911.29	\$ 13,822.58	100.0%
Turbidity Barrier	\$ 7,875.05	1	LS	\$ 7,875.05	\$ 7,875.05	100.0%
Add onsite cut (excavation) place & compact site	\$ 37,453.50	11,890	CY	\$ 3.15	\$ 37,453.50	100.0%
Add onsite fill, place & compact site	\$ 3,804.80	11,890	CY	\$ 0.32	\$ 3,804.80	100.0%
Subtotal	\$ 1,224,447.38			Subtotal	\$ 1,224,447.38	100.0%
Roadway (Phase 1)						
1.5" Asphalt, Type SP-9.5 (1 Lift)	\$ 294,580.00	26,000	SY	\$ 11.33	\$ 294,580.00	100.0%
10" Limerock Base (LBR 100)	\$ 99,662.50	5,950	SY	\$ 16.75	\$ 99,662.50	100.0%
12" Stabilized Sугrade (LBR 40)	\$ 173,493.00	39,075	SY	\$ 4.44	\$ 173,493.00	100.0%
12" Stabilized Sугrade (LBR 40) Over watermain	\$ 8,258.40	1,860	SY	\$ 4.44	\$ 8,258.40	100.0%
2.5" Asphalt, Type SP-12.5 (1 Lift)	\$ 113,050.00	5,950	SY	\$ 19.00	\$ 113,050.00	100.0%
4" Sidewalk (10' wide trail)	\$ 72,270.00	19,800	SF	\$ 3.65	\$ 72,270.00	100.0%
4" Sidewalk (unreinforced)	\$ 260,975.00	71,500	SF	\$ 3.65	\$ 260,975.00	100.0%
4" Sidewalk 7'w/thickened edge	\$ 307,478.60	53,755	SF	\$ 5.72	\$ 307,478.60	100.0%
6" Limerock Base (LBR 100)	\$ 265,980.00	26,000	SY	\$ 10.23	\$ 265,980.00	100.0%
6" Sidewalk (Unreinforced) at lift station	\$ 2,495.00	100	SF	\$ 24.95	\$ 2,495.00	100.0%
8" Concrete paving at compactor	\$ 4,351.60	860	SF	\$ 5.06	\$ 4,351.60	100.0%
Brick Pavers w/6" Concrete Base	\$ 57,298.99	4,487	SF	\$ 12.77	\$ 57,298.99	100.0%
Handicap Tamps with truncated domes	\$ 75,845.22	66	EA	\$ 1,149.17	\$ 75,845.22	100.0%
Handicap Tamps with truncated domes (10')	\$ 12,665.10	6	EA	\$ 2,110.85	\$ 12,665.10	100.0%

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
Maintenance of Traffic Services	\$ 5,625.04	1	LS	\$ 5,625.04	\$ 5,625.04	100.0%
Miami Curb	\$ 54,780.00	4,400	LF	\$ 12.45	\$ 54,780.00	100.0%
Temporary cul-de-sac	\$ 23,465.70	3	EA	\$ 7,821.90	\$ 23,465.70	100.0%
Type "A" Curb	\$ 28,666.25	1,775	LF	\$ 16.15	\$ 28,666.25	100.0%
Type "D" Curb	\$ 24,128.00	1,450	LF	\$ 16.64	\$ 24,128.00	100.0%
Type "F" Curb and Gutter	\$ 121,520.00	8,000	LF	\$ 15.19	\$ 121,520.00	100.0%
Striping, Signage and RPM's	\$ 35,625.25	1	LS	\$ 35,625.25	\$ 35,625.25	100.0%
Sod (Common & Disturbed Areas)	\$ 48,256.00	18,850	SY	\$ 2.56	\$ 48,256.00	100.0%
Add steel mast arm assembly, F&I on existing foundation pole 70' arm	\$ 31,375.00	1	EA	\$ 31,375.00	\$ 31,375.00	100.0%
Add vehicular traffic signal, F&I aluminum 3 section, 1 way	\$ 2,412.50	2	EA	\$ 1,206.25	\$ 2,412.50	100.0%
Add vehicular traffic signal, F&I aluminum 5 section cluster, 1 way	\$ 2,056.25	1	EA	\$ 2,056.25	\$ 2,056.25	100.0%
Add vehicular traffic signal, remove - poles to remain	\$ 192.50	1	EA	\$ 192.50	\$ 192.50	100.0%
Add vehicle detection system - video, F&I above ground equipment	\$ 5,312.50	1	EA	\$ 5,312.50	\$ 5,312.50	100.0%
Add vehicle detection system-video, adjust/modify cabinet equipment	\$ 6,931.25	1	EA	\$ 6,931.25	\$ 6,931.25	100.0%
Add internally illuminated sign, F&I, Overhead Mount, 12-18 SF	\$ 5,462.50	1	EA	\$ 5,462.50	\$ 5,462.50	100.0%
Add Construction Staking	\$ 1,832.00	1	LS	\$ 1,832.00	\$ 1,832.00	100.0%
Add Traffic Control	\$ 8,511.10	1	LS	\$ 8,511.10	\$ 8,511.10	100.0%
Add Mobilization	\$ 8,125.00	1	EA	\$ 8,125.00	\$ 8,125.00	100.0%
Striping, Signage and RPM's	\$ 9,362.50	1	LS	\$ 9,362.50	\$ 9,362.50	100.0%
Delete vehicle detection system-video, furnish & install above ground equipment	\$ (5,312.50)	1	EA	\$ (5,312.50)	\$ (5,312.50)	100.0%
Delete vehicle detection system-video, adjust/modify cabinet equipment	\$ (6,931.25)	1	EA	\$ (6,931.25)	\$ (6,931.25)	100.0%
Add vehicle detection system-video, furnish & install cabinet equipment	\$ 22,863.36	1	EA	\$ 22,863.36	\$ 22,863.36	100.0%
Add vehicle detection system-video, furnish & install cabinet equipment	\$ 29,553.36	1	EA	\$ 29,553.36	\$ 29,553.36	100.0%
Delete 1.5" Asphalt type SP-9.5 (1 Lift)	\$ (71,379.00)	6,300	SY	\$ (11.33)	\$ (71,379.00)	100.0%
Add 2" Asphalt type SP-9.5 (2 lifts)	\$ 135,387.00	6,300	SY	\$ 21.49	\$ 135,387.00	100.0%
Delete 1" Asphalt, type S-1	\$ (3,153.14)	1	LS	\$ (3,153.14)	\$ (3,153.14)	100.0%
Delete 12" stabilized subgrade (LBR 40)	\$ (2,275.14)	1	LS	\$ (2,275.14)	\$ (2,275.14)	100.0%
Delete 6" Limerock Base (LBR 100)	\$ (2,527.94)	1	LS	\$ (2,527.94)	\$ (2,527.94)	100.0%
Add open road cut & Restoration (Pomelo Dr) Bore Connection #1	\$ 25,480.00	980	SY	\$ 26.00	\$ 25,480.00	100.0%
Add remove and replace F curb (Pomelo Dr)	\$ 50,003.80	764	LF	\$ 65.45	\$ 50,003.80	100.0%
Add sod (bahia) restoration (Pomelo Dr)	\$ 945.00	350	SY	\$ 2.70	\$ 945.00	100.0%
Add 9'x13' Apron (Pomelo Dr)	\$ 2,564.10	1	LS	\$ 2,564.10	\$ 2,564.10	100.0%
Add 5'x18' Apron (Pomelo Dr)	\$ 1,923.08	1	LS	\$ 1,923.08	\$ 1,923.08	100.0%
Add Handicap ramp (Pomelo Dr)	\$ 2,250.00	1	EA	\$ 2,250.00	\$ 2,250.00	100.0%
Add residence access (7211 Pomelo Dr)	\$ 7,127.23	1	LS	\$ 7,127.23	\$ 7,127.23	100.0%
Add open road cut & restoration (Orange County service road) Bore connection #3	\$ 24,279.50	350	SY	\$ 69.37	\$ 24,279.50	100.0%
Add remove and replace valley curb (Orange County Service road)	\$ 3,525.50	50	LF	\$ 70.51	\$ 3,525.50	100.0%
Add sod (bahia) restoration (Orange County Service road)	\$ 216.00	80	SY	\$ 2.70	\$ 216.00	100.0%

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
Add maintenance of traffic services	\$ 16,100.00	1	EA	\$ 16,100.00	\$ 16,100.00	100.0%
Add 12" stabilized subgrade (LBR 40)	\$ 2,275.14	1	LS	\$ 2,275.14	\$ 2,275.14	100.0%
Add 6" Limerock Base (LBR 100)	\$ 2,527.94	1	LS	\$ 2,527.94	\$ 2,527.94	100.0%
Add maintenance of traffic services	\$ 7,886.10	1	LS	\$ 7,886.10	\$ 7,886.10	100.0%
Delete open road cut & restoration (Pomelo Dr) bore connection #1	\$ (25,480.00)	980	SY	\$ (26.00)	\$ (25,480.00)	100.0%
Delete Remove and replace F curb (Pomelo Dr)	\$ (50,003.80)	764	LF	\$ (65.45)	\$ (50,003.80)	100.0%
Delete Sod (Bahia) restoration (Pomelo Dr)	\$ (945.00)	350	SY	\$ (2.70)	\$ (945.00)	100.0%
Delete 9'x13' apron (Pomelo Dr)	\$ (2,564.10)	1	LS	\$ (2,564.10)	\$ (2,564.10)	100.0%
Delete 5'x18' Apron (Pomelo Dr)	\$ (1,923.08)	1	LS	\$ (1,923.08)	\$ (1,923.08)	100.0%
Delete handicap ramp (Pomelo Dr)	\$ (2,250.00)	1	EA	\$ (2,250.00)	\$ (2,250.00)	100.0%
Delete residence Access (7211 Pomelo Dr)	\$ (7,127.23)	1	LS	\$ (7,127.23)	\$ (7,127.23)	100.0%
Delete Open road cut & restoration (Orange County Service Road) Bore connection #3	\$ (24,279.50)	350	SY	\$ (69.37)	\$ (24,279.50)	100.0%
Delete remove and replace valley curb (Orange County Service Road)	\$ (3,525.50)	50	LF	\$ (70.51)	\$ (3,525.50)	100.0%
Delete sod (Bahia) restoration (Orange County Service Road)	\$ (216.00)	80	SY	\$ (2.70)	\$ (216.00)	100.0%
Delete Maintenance of Traffic Services	\$ (16,100.00)	1	EA	\$ (16,100.00)	\$ (16,100.00)	100.0%
					\$ -	#DIV/0!
Subtotal	\$ 2,280,956.68			Subtotal	\$ 2,280,956.68	100.0%

Potable Water Distribution System (Phase 1)

12" DIP w/Casing (Pipe Jack)	\$ 67,452.99	141	LF	\$ 478.39	\$ 67,452.99	100.0%
12" DIP Water Main	\$ 61,317.15	1,213	LF	\$ 50.55	\$ 61,317.15	100.0%
12" Gate Valves	\$ 9,335.84	4	EA	\$ 2,333.96	\$ 9,335.84	100.0%
8" DIP Water Main	\$ 155,278.40	4,535	LF	\$ 34.24	\$ 155,278.40	100.0%
8" Gate Valves	\$ 21,893.04	18	EA	\$ 1,216.28	\$ 21,893.04	100.0%
8" PVC DR-18 Water Main	\$ 37,968.48	2,068	LF	\$ 18.36	\$ 37,968.48	100.0%
Connect to Existing Water main	\$ 12,383.28	2	EA	\$ 6,191.64	\$ 12,383.28	100.0%
Fire Hydrant Assembly (Includes Gate Valve & Tee)	\$ 59,332.92	12	EA	\$ 4,944.41	\$ 59,332.92	100.0%
Miscellaneous Fittings	\$ 66,311.03	1	LS	\$ 66,311.03	\$ 66,311.03	100.0%
Temporary Blow-Off Assembly	\$ 10,316.58	6	EA	\$ 1,719.43	\$ 10,316.58	100.0%
Water Main Testing	\$ 5,459.56	1	LS	\$ 5,459.56	\$ 5,459.56	100.0%
Add FDC	\$ 47,042.20	5	EA	\$ 9,408.44	\$ 47,042.20	100.0%
Delete 8" DIP water main	\$ (39,439.60)	344	LF	\$ (114.65)	\$ (39,439.60)	100.0%
Delete Temporary Blow-off Assembly	\$ (3,273.46)	2	EA	\$ (1,636.73)	\$ (3,273.46)	100.0%
Delete 8" Gate Valve	\$ (2,288.28)	2	EA	\$ (1,144.14)	\$ (2,288.28)	100.0%
Add 10" Gate Valves	\$ 5,567.62	2	EA	\$ 2,783.81	\$ 5,567.62	100.0%
Add 10" DIP water main	\$ 14,929.60	344	LF	\$ 43.40	\$ 14,929.60	100.0%
Add 12"x12" wet tap/connect to existing water main	\$ 9,164.28	1	EA	\$ 9,164.28	\$ 9,164.28	100.0%
Delete 8" DIP water main	\$ 27,661.04	344	LF	\$ 80.41	\$ 27,661.04	100.0%
Delete Temporary Blow-off Assembly	\$ (165.40)	2	EA	\$ (82.70)	\$ (165.40)	100.0%
Delete 8" Gate Valve	\$ (144.28)	2	EA	\$ (72.14)	\$ (144.28)	100.0%
Delete 12" DIP w/20" casing (pipe jack)	\$ (67,452.99)	141	LF	\$ (478.39)	\$ (67,452.99)	100.0%
Add 12" DIP w/24" casing (pipe jack)	\$ 83,047.59	141	LF	\$ 588.99	\$ 83,047.59	100.0%
4" PVC (DR-18)	\$ 3,720.60	390	LF	\$ 9.54	\$ 3,720.60	100.0%
6" DIP	\$ 3,211.80	101	LF	\$ 31.80	\$ 3,211.80	100.0%
6" PVC (DR-14)	\$ 1,790.88	112	LF	\$ 15.99	\$ 1,790.88	100.0%
Pressure Testing	\$ 885.22	1	LS	\$ 885.22	\$ 885.22	100.0%

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
Valves and Fittings	\$ 5,018.64	1	LS	\$ 5,018.64	\$ 5,018.64	100.0%
Subtotal	\$ 596,324.73			Subtotal	\$ 596,324.73	100.0%
Wastewater System (Phase 1)						
8" PVC Pipe	\$ 47,638.80	2,970	LF	\$ 16.04	\$ 47,638.80	100.0%
10" PVC Pipe	\$ 15,347.00	745	LF	\$ 20.60	\$ 15,347.00	100.0%
12" PVC Pipe	\$ 32,595.12	1,224	LF	\$ 26.63	\$ 32,595.12	100.0%
15" PVC Pipe	\$ 1,915.05	51	LF	\$ 37.55	\$ 1,915.05	100.0%
Dewatering for Sanitary	\$ 49,026.47	1	LS	\$ 49,026.47	\$ 49,026.47	100.0%
Sanitary line testing	\$ 29,012.77	1	LS	\$ 29,012.77	\$ 29,012.77	100.0%
Sanitary Manhole	\$ 147,946.77	27	EA	\$ 5,479.51	\$ 147,946.77	100.0%
2" Lift Station Service w/BFP	\$ 2,258.75	1	EA	\$ 2,258.75	\$ 2,258.75	100.0%
Lift Station Assembly & Compound	\$ 323,156.08	1	LS	\$ 255,844.33	\$ 255,844.33	79.2%
Lift Station Dewatering	\$ 13,812.60	1	LS	\$ 13,812.60	\$ 13,812.60	100.0%
12" PVC Pipe	\$ 37,115.82	1,134	LF	\$ 32.73	\$ 37,115.82	100.0%
Forcemain Fittings	\$ 18,304.28	1	LS	\$ 18,304.28	\$ 18,304.28	100.0%
Forcemain Testing	\$ 2,011.22	1	LS	\$ 2,011.22	\$ 2,011.22	100.0%
Delete 12" PVC Pipe	\$ (35,184.75)	1,075	LF	\$ (32.73)	\$ (35,184.75)	100.0%
Add 8" PVC pipe	\$ 31,605.00	1,075	LF	\$ 29.40	\$ 31,605.00	100.0%
Add 6" PVC pipe (DR-14)	\$ 15,645.30	605	LF	\$ 25.86	\$ 15,645.30	100.0%
Delete 8" PVC	\$ (2,940.00)	100	LF	\$ (29.40)	\$ (2,940.00)	100.0%
Delete 6" PVC labor	\$ (4,611.75)	645	LF	\$ (7.15)	\$ (4,611.75)	100.0%
Delete 8" PVC labor	\$ (154.35)	21	LF	\$ (7.35)	\$ (154.35)	100.0%
Delete connect to existing sanitary manhole	\$ (17,267.67)	1	EA	\$ (17,267.67)	\$ (17,267.67)	100.0%
Delete 8" PVC pipe	\$ (2,940.00)	100	LF	\$ (29.40)	\$ (2,940.00)	100.0%
Delete 12" HDPE DR-11 directional drill	\$ (464,612.61)	3,409	LF	\$ (136.29)	\$ (464,612.61)	100.0%
Add Manhole	\$ 41,997.90	1	EA	\$ 41,997.90	\$ 41,997.90	100.0%
Add Connect to existing pipe	\$ 2,488.52	2	EA	\$ 1,244.26	\$ 2,488.52	100.0%
Add dewatering (S-1 install)	\$ 12,980.40	120	LF	\$ 108.17	\$ 12,980.40	100.0%
Add Bypass pump for forcemain (S-1 install)	\$ 75,708.48	12	DAY	\$ 6,309.04	\$ 75,708.48	100.0%
Add Build a Box	\$ 4,839.69	1	EA	\$ 4,839.69	\$ 4,839.69	100.0%
Add CIP liner (#F32070014-#F32070013)	\$ 71,538.46	1	LS	\$ 71,538.46	\$ 71,538.46	100.0%
Add 8" PVC pipe	\$ 19,923.20	320	LF	\$ 62.26	\$ 19,923.20	100.0%
Add 8" plug valve (in lieu of 12")	\$ 9,185.52	4	EA	\$ 2,296.38	\$ 9,185.52	100.0%
Add 12" HDPE DR-11 directional drill	\$ 378,739.90	3,409	LF	\$ 111.10	\$ 378,739.90	100.0%
Add Air Release Valve & Vault	\$ 57,033.60	4	EA	\$ 14,258.40	\$ 57,033.60	100.0%
Add Connect to Existing bore	\$ 26,859.88	4	EA	\$ 6,714.97	\$ 26,859.88	100.0%
Add 1" PVC Sch 40	\$ 559.00	50	LF	\$ 11.18	\$ 559.00	100.0%
Add connect to existing sanitary manhole	\$ 17,267.67	1	EA	\$ 17,267.67	\$ 17,267.67	100.0%
Add 8" PVC pipe	\$ 2,940.00	100	LF	\$ 29.40	\$ 2,940.00	100.0%
Add 12" HDPE DR-11 directional drill	\$ 464,612.61	3,409	LF	\$ 136.29	\$ 464,612.61	100.0%
Add 1" asphalt, type S-1	\$ 3,153.14	1	LS	\$ 3,153.14	\$ 3,153.14	100.0%
Delete manhole	\$ (41,997.90)	1	EA	\$ (41,997.90)	\$ (41,997.90)	100.0%
Delete connect to existing pipe	\$ (2,488.52)	2	EA	\$ (1,244.26)	\$ (2,488.52)	100.0%
Delete dewatering (S-1 install)	\$ (12,980.40)	120	LF	\$ (108.17)	\$ (12,980.40)	100.0%
Delete bypass pump for forcemain (S-1 install)	\$ (75,708.48)	12	DAY	\$ (6,309.04)	\$ (75,708.48)	100.0%
Delete build a box	\$ (4,839.69)	1	EA	\$ (4,839.69)	\$ (4,839.69)	100.0%
Delete CIP liner (#F32070014-#F32070013)	\$ (71,538.46)	1	LS	\$ (71,538.46)	\$ (71,538.46)	100.0%
Delete 8" PVC pipe	\$ (19,923.20)	320	LF	\$ (62.26)	\$ (19,923.20)	100.0%

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
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 April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
Delete 8" plug valve (in lieu of 12")	\$ (9,185.52)	4	EA	\$ (2,296.38)	\$ (9,185.52)	100.0%
Delete 12" HDPE DR-11 directional drill	\$ (378,739.90)	3,409	LF	\$ (111.10)	\$ (378,739.90)	100.0%
Delete Air Release Valve & Vault	\$ (57,033.60)	4	EA	\$ (14,258.40)	\$ (57,033.60)	100.0%
Delete connect to existing bore	\$ (26,859.88)	4	EA	\$ (6,714.97)	\$ (26,859.88)	100.0%
Subtotal	\$ 728,212.32			Subtotal	\$ 660,900.57	90.8%
Stormwater System (Phase 1)						
15" Class III RCP	\$ 35,939.70	1,377	LF	\$ 26.10	\$ 35,939.70	100.0%
18" Class III RCP	\$ 31,723.16	938	LF	\$ 33.82	\$ 31,723.16	100.0%
24" Class III RCP	\$ 28,464.96	597	LF	\$ 47.68	\$ 28,464.96	100.0%
30" Class III RCP	\$ 79,986.87	1,173	LF	\$ 68.19	\$ 79,986.87	100.0%
36" Class III RCP	\$ 100,912.42	1,121	LF	\$ 90.02	\$ 100,912.42	100.0%
42" Class III RCP	\$ 92,046.64	779	LF	\$ 118.16	\$ 92,046.64	100.0%
48" Class III RCP	\$ 10,164.70	65	LF	\$ 156.38	\$ 10,164.70	100.0%
6" PVC	\$ 19,077.66	2,058	LF	\$ 9.27	\$ 19,077.66	100.0%
8" PVC	\$ 1,201.48	98	LF	\$ 12.26	\$ 1,201.48	100.0%
10" PVC	\$ 231.42	14	LF	\$ 16.53	\$ 231.42	100.0%
Dewatering for storm	\$ 59,440.91	1	LS	\$ 59,440.91	\$ 59,440.91	100.0%
Storm Manhole	\$ 78,322.32	18	EA	\$ 4,351.24	\$ 78,322.32	100.0%
Type "F" Inlet	\$ 37,943.00	10	EA	\$ 3,794.30	\$ 37,943.00	100.0%
Type 1 Curb Inlet	\$ 25,388.48	4	EA	\$ 6,347.12	\$ 25,388.48	100.0%
Type 2 Curb Inlet	\$ 6,629.18	1	EA	\$ 6,629.18	\$ 6,629.18	100.0%
Type 4 Curb Inlet	\$ 113,869.12	16	EA	\$ 7,116.82	\$ 113,869.12	100.0%
Type 'C' Inlet	\$ 6,875.67	3	EA	\$ 2,291.89	\$ 6,875.67	100.0%
Type 'D' Inlet	\$ 5,468.22	1	EA	\$ 5,468.22	\$ 5,468.22	100.0%
Add crew to reset structures 2-13 & 2-14	\$ 7,065.56	2	DAY	\$ 3,532.78	\$ 7,065.56	100.0%
Add crew to reset structures 2-5 & 2-7	\$ 7,065.56	2	DAY	\$ 3,532.78	\$ 7,065.56	100.0%
90" CMP Culvert	\$ 146,291.34	274	LF	\$ 533.91	\$ 146,291.34	100.0%
Storm dewatering	\$ 17,093.56	1	LS	\$ 17,093.56	\$ 17,093.56	100.0%
42" Concrete Barrier Wall w/Pedestrian Railing	\$ 92,531.40	260	LF	\$ 355.89	\$ 92,531.40	100.0%
Concrete Headwall (Roadway Crossing)	\$ 215,067.56	2	EA	\$ 107,533.78	\$ 215,067.56	100.0%
Concrete Headwall (Sidewalk Crossing)	\$ 168,866.88	2	EA	\$ 84,433.44	\$ 168,866.88	100.0%
15" Class III RCP	\$ 3,035.72	116	LF	\$ 26.17	\$ 3,035.72	100.0%
18" Class III RCP	\$ 3,123.01	89	LF	\$ 35.09	\$ 3,123.01	100.0%
24" Class III RCP	\$ 58,972.45	1,255	LF	\$ 46.99	\$ 58,972.45	100.0%
30" Class III RCP	\$ 16,860.90	245	LF	\$ 68.82	\$ 16,860.90	100.0%
36" Class III RCP	\$ 64,412.20	727	LF	\$ 88.60	\$ 64,412.20	100.0%
42" Class III RCP	\$ 36,807.75	315	LF	\$ 116.85	\$ 36,807.75	100.0%
48" Class III RCP	\$ 10,150.40	64	LF	\$ 158.60	\$ 10,150.40	100.0%
54" Class III RCP	\$ 50,726.12	281	LF	\$ 180.52	\$ 50,726.12	100.0%
60" Class III RCP	\$ 12,103.00	50	LF	\$ 242.06	\$ 12,103.00	100.0%
Dewatering	\$ 30,869.97	1	LS	\$ 30,869.97	\$ 30,869.97	100.0%
Cleaning and Inspection	\$ 8,829.02	3,142	LF	\$ 2.81	\$ 8,829.02	100.0%
FDOT Type "2" Curb Inlet	\$ 6,611.40	1	EA	\$ 6,611.40	\$ 6,611.40	100.0%
FDOT Type "4" Curb Inlet	\$ 20,880.42	2	EA	\$ 10,440.21	\$ 20,880.42	100.0%
RCP MES: 15"	\$ 1,800.14	2	EA	\$ 900.07	\$ 1,800.14	100.0%
RCP MES: 18"	\$ 1,018.74	1	EA	\$ 1,018.74	\$ 1,018.74	100.0%
RCP MES: 24"	\$ 6,828.30	5	EA	\$ 1,365.66	\$ 6,828.30	100.0%
RCP MES: 30"	\$ 4,838.44	2	EA	\$ 2,419.22	\$ 4,838.44	100.0%

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
 Summary of Costs for Requisition
 April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
RCP MES: 36"	\$ 14,912.20	5	EA	\$ 2,982.44	\$ 14,912.20	100.0%
RCP MES: 42"	\$ 13,852.64	4	EA	\$ 3,463.16	\$ 13,852.64	100.0%
RCP MES: 48"	\$ 4,196.97	1	EA	\$ 4,196.97	\$ 4,196.97	100.0%
RCP MES: 54"	\$ 13,404.36	2	EA	\$ 6,702.18	\$ 13,404.36	100.0%
RCP MES: 60"	\$ 9,818.51	1	EA	\$ 9,818.51	\$ 9,818.51	100.0%
Type "C" Inlet	\$ 4,324.04	2	EA	\$ 2,162.02	\$ 4,324.04	100.0%
Type "D" Control Structure	\$ 14,078.40	2	EA	\$ 7,039.20	\$ 14,078.40	100.0%
Type "H" Control Structure	\$ 24,350.88	3	EA	\$ 8,116.96	\$ 24,350.88	100.0%
Type "J" Manhole	\$ 23,193.50	5	EA	\$ 4,638.70	\$ 23,193.50	100.0%
Type "J" Manhole w/grate top	\$ 5,155.69	1	EA	\$ 5,155.69	\$ 5,155.69	100.0%
Type "P" Manhole	\$ 19,627.51	7	EA	\$ 2,803.93	\$ 19,627.51	100.0%
Type "P" Manhole w/grate top	\$ 9,873.24	3	EA	\$ 3,291.08	\$ 9,873.24	100.0%
Delete type "J" Manholes	\$ (4,638.70)	1	EA	\$ (4,638.70)	\$ (4,638.70)	100.0%
Add type "J" Manholes	\$ 7,695.20	1	EA	\$ 7,695.20	\$ 7,695.20	100.0%
Subtotal	\$ 1,885,380.19			\$ 1,885,380.19	\$ 1,885,380.19	100.0%

Electrical Undergrounding (Phase 1)

Add 3" Power Conduit Sleeves	\$ 4,596.00	240	LF	\$ 19.15	\$ 4,596.00	100.0%
Add 2 inch Sch 40 PVC	\$ 8,900.00	1,000	LF	\$ 8.90	\$ 8,900.00	100.0%
Add 3 inch Sch 40 PVC	\$ 301,392.00	25,200	LF	\$ 11.96	\$ 301,392.00	100.0%
Add 6 inch Sch 40 PVC	\$ 404,800.00	20,000	LF	\$ 20.24	\$ 404,800.00	100.0%
Add 3 Phase Transformer pads	\$ 17,312.50	5	EA	\$ 3,462.50	\$ 17,312.50	100.0%
Add 5'x7' pull box	\$ 48,187.50	3	EA	\$ 16,062.50	\$ 48,187.50	100.0%
Add 6" x 15" manhole	\$ 114,687.48	3	EA	\$ 38,229.16	\$ 114,687.48	100.0%
Add 6-10" x 7-7" PME	\$ 18,570.00	2	EA	\$ 9,285.00	\$ 18,570.00	100.0%
Add Secondary Junction box	\$ 23,481.30	15	EA	\$ 1,565.42	\$ 23,481.30	100.0%
Add 2 inch Sch 40 PVC	\$ 2,460.00	1,000	LF	\$ 2.46	\$ 2,460.00	100.0%
Add 3 inch Sch 40 PVC	\$ 83,160.00	25,200	LF	\$ 3.30	\$ 83,160.00	100.0%
Add 6 inch Sch 40 PVC	\$ 49,000.00	20,000	LF	\$ 2.45	\$ 49,000.00	100.0%
Add riser	\$ 4,525.52	2	EA	\$ 2,262.76	\$ 4,525.52	100.0%
Add 2" PVC Sch 40	\$ 96,390.00	7,000	LF	\$ 13.77	\$ 96,390.00	100.0%
Add streetlight junction boxes	\$ 82,791.00	100	EA	\$ 827.91	\$ 82,791.00	100.0%
Add secondary junction boxes	\$ 4,221.04	4	EA	\$ 1,055.26	\$ 4,221.04	100.0%
Subtotal	\$ 1,264,474.34			\$ 1,264,474.34	\$ 1,264,474.34	100.0%

Phase 1 Total	\$ 6,648,009.55
Phase 1 Retainage Reduction (5%)	\$ 332,400.48
Phase 1 Grand Total	\$ 6,315,609.07

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
 Summary of Costs for Requisition
 April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
Roadway (Phase 2)						
6" Limerock Base (LBR 100)	\$ 274,551.00	26,450	SY	\$ 10.38	\$ 274,551.00	100.0%
10" Limerock Base (LBR 100)	\$ 2,550.00	150	SY	\$ 17.00	\$ 2,550.00	100.0%
1.5" Asphalt, Type SP-9.5 (1 Lift)	\$ 348,611.00	26,450	SY	\$ 13.18	\$ 348,611.00	100.0%
12" Stablized Subgrade (LBR 40)	\$ 138,813.75	30,375	SY	\$ 4.57	\$ 138,813.75	100.0%
2.5" Asphalt, Type SP-12.5 (1 Lift)	\$ 3,849.00	150	SY	\$ 25.66	\$ 3,849.00	100.0%
4" Sidewalk (unreinforced)	\$ 19,532.10	4,970	SF	\$ 3.93	\$ 19,532.10	100.0%
4" Sidewalk 7' w/ Thickened Edge	\$ 329,323.75	53,375	SF	\$ 6.17	\$ 329,323.75	100.0%
Handicap Reamps with Truncated Domes	\$ 77,663.59	43	EA	\$ 1,806.13	\$ 77,663.59	100.0%
Maintenance of Traffic Services	\$ 5,645.17	1	LS	\$ 5,645.17	\$ 5,645.17	100.0%
Miami Curb	\$ 64,269.00	4,825	LF	\$ 13.32	\$ 64,269.00	100.0%
Type "D" Curb	\$ 38,698.00	2,200	LF	\$ 17.59	\$ 38,698.00	100.0%
Type "F" Curb and Gutter	\$ 73,612.50	4,530	LF	\$ 16.25	\$ 73,612.50	100.0%
Striping and signage	\$ 52,691.16	1	LS	\$ 52,691.16	\$ 52,691.16	100.0%
Sod (Common & Disturbed Areas)	\$ 27,756.00	10,800	SY	\$ 2.57	\$ 27,756.00	100.0%
Subtotal	\$ 1,457,566.02			Subtotal	\$ 1,457,566.02	100.0%
Potable Water Distribution System (Phase 2)						
4" PVC (DR-18)	\$ 4,486.71	347	LF	\$ 12.93	\$ 4,486.71	100.0%
8" DIP	\$ 126,013.50	3,075	LF	\$ 40.98	\$ 126,013.50	100.0%
8" Gate Valves	\$ 2,979.90	2	EA	\$ 1,489.95	\$ 2,979.90	100.0%
Connect to Existing Water Main w/Temp jump	\$ 6,451.49	1	LS	\$ 6,451.49	\$ 6,451.49	100.0%
Fire Hydrant Assembly Connect to Existing Line	\$ 45,156.66	6	EA	\$ 7,526.11	\$ 45,156.66	100.0%
Fire Hydrant Assembly (Includes Gate Valve & Tee)	\$ 38,948.49	7	EA	\$ 5,564.07	\$ 38,948.49	100.0%
8"x4" Wet Tap Connect to Existing Line	\$ 120,175.65	21	EA	\$ 5,722.65	\$ 120,175.65	100.0%
Miscellaneous Fittings	\$ 35,045.37	1	LS	\$ 35,045.37	\$ 35,045.37	100.0%
Water Main Testing	\$ 2,826.98	3,406	LF	\$ 0.83	\$ 2,826.98	100.0%
4" PVC (DR-14)	\$ 18,849.60	1,320	LF	\$ 14.28	\$ 18,849.60	100.0%
8" PVC	\$ 3,235.51	1	EA	\$ 3,235.51	\$ 3,235.51	100.0%
FDC	\$ 17,242.10	10	EA	\$ 1,724.21	\$ 17,242.10	100.0%
Valves and Fittings	\$ 28,927.46	1	LS	\$ 28,927.46	\$ 28,927.46	100.0%
Pressure Testing	\$ 904.69	1	LS	\$ 904.69	\$ 904.69	100.0%
Delete 4" PVC (DR-14)	\$ (18,849.60)	1,320	LF	\$ (14.28)	\$ (18,849.60)	100.0%
Delete Fittings & restraints	\$ (22,174.41)	1	EA	\$ (22,174.41)	\$ (22,174.41)	100.0%
Delete FDC	\$ (17,242.10)	10	EA	\$ (1,724.21)	\$ (17,242.10)	100.0%
Delete 8"x 4" wet tap to connect to existing line	\$ (28,613.25)	5	EA	\$ (5,722.65)	\$ (28,613.25)	100.0%
Add 6" PVC (DR-14)	\$ 70,347.96	2,458	LF	\$ 28.62	\$ 70,347.96	100.0%
Add double detector backflow	\$ 78,379.55	5	EA	\$ 15,675.91	\$ 78,379.55	100.0%
Add fittings & restraints	\$ 53,704.55	1	EA	\$ 53,704.55	\$ 53,704.55	100.0%
Add 6" FDC	\$ 30,227.80	10	EA	\$ 3,022.78	\$ 30,227.80	100.0%
Add 8" x 6" wet tap	\$ 37,069.50	5	EA	\$ 7,413.90	\$ 37,069.50	100.0%
Add Manhole (MH7)	\$ 12,504.00	1	EA	\$ 12,504.00	\$ 12,504.00	100.0%
Add 10" PVC (MH7 - MH6)	\$ 3,377.32	23	LF	\$ 146.84	\$ 3,377.32	100.0%
Add Core Drill Structures (6a)	\$ 2,011.84	1	LS	\$ 2,011.84	\$ 2,011.84	100.0%
Add TV Video	\$ 52.90	23	LF	\$ 2.30	\$ 52.90	100.0%
Add Air Test	\$ 1,258.76	1	LS	\$ 1,258.76	\$ 1,258.76	100.0%
Add dewater/ well pointing	\$ 290.72	23	LF	\$ 12.64	\$ 290.72	100.0%
Subtotal	\$ 653,589.65			Subtotal	\$ 653,589.65	100.0%

TABLE 1
 Storey Drive Community Development District
 Phase 1 & 2
 Summary of Costs for Requisition
 April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
Stormwater System (Phase 2)						
15" Class III RCP	\$ 34,358.31	1,113	LF	\$ 30.87	\$ 34,358.31	100.0%
18" Class III RCP	\$ 4,761.66	122	LF	\$ 39.03	\$ 4,761.66	100.0%
24" Class III RCP	\$ 36,992.76	658	LF	\$ 56.22	\$ 36,992.76	100.0%
30" Class III RCP	\$ 52,024.98	679	LF	\$ 76.62	\$ 52,024.98	100.0%
36" Class III RCP	\$ 41,602.86	414	LF	\$ 100.49	\$ 41,602.86	100.0%
48" Class III RCP	\$ 49,345.28	304	LF	\$ 162.32	\$ 49,345.28	100.0%
Cleanout Assembly	\$ 28,365.52	136	EA	\$ 208.57	\$ 28,365.52	100.0%
Cleaning and Inspection	\$ 9,604.92	3,406	LF	\$ 2.82	\$ 9,604.92	100.0%
Dewatering	\$ 33,583.16	3,406	LF	\$ 9.86	\$ 33,583.16	100.0%
Connect to existing	\$ 37,701.66	6	EA	\$ 6,283.61	\$ 37,701.66	100.0%
8" PVC (SDR-35) Storm Pipe	\$ 5,089.14	294	LF	\$ 17.31	\$ 5,089.14	100.0%
6" PVC (SDR-35) Storm Pipe	\$ 43,485.68	3,752	LF	\$ 11.59	\$ 43,485.68	100.0%
FDOT Type "J-4" Curb Inlet	\$ 53,607.36	6	EA	\$ 8,934.56	\$ 53,607.36	100.0%
FDOT Type "P-4" Curb Inlet	\$ 51,478.00	8	EA	\$ 6,434.75	\$ 51,478.00	100.0%
Type "F" Inlet	\$ 30,504.18	7	EA	\$ 4,357.74	\$ 30,504.18	100.0%
Type "J" Manhole	\$ 28,429.96	4	EA	\$ 7,107.49	\$ 28,429.96	100.0%
Type "P" Manhole	\$ 7,142.06	2	EA	\$ 3,571.03	\$ 7,142.06	100.0%
Type 'C' Inlet	\$ 26,646.75	9	EA	\$ 2,960.75	\$ 26,646.75	100.0%
Type 'D' Inlet	\$ 4,580.70	1	EA	\$ 4,580.70	\$ 4,580.70	100.0%
30" Class III RCP	\$ 8,841.52	116	LF	\$ 76.22	\$ 8,841.52	100.0%
90" CMP Culvert w/rip rap	\$ 145,567.50	150	LF	\$ 970.45	\$ 145,567.50	100.0%
FDOT Type "P-4" Curb Inlet	\$ 26,927.80	4	EA	\$ 6,731.95	\$ 26,927.80	100.0%
Type "C" Inlet (6-8' cut)	\$ 7,620.50	2	EA	\$ 3,810.25	\$ 7,620.50	100.0%
Type "C" Inlet (8-10' cut)	\$ 9,065.16	2	EA	\$ 4,532.58	\$ 9,065.16	100.0%
Delete FDOT type "P-4" curb inlet (1-7)(1-11)(1-10)(1-6)(labor)	\$ (3,058.00)	4	EA	\$ (764.50)	\$ (3,058.00)	100.0%
Delete Type "C" inlet (1-5)(1-8)(labor)	\$ (1,223.20)	2	EA	\$ (611.60)	\$ (1,223.20)	100.0%
Delete Type "C" Inlet (1-9)(1-12)(labor)	\$ (1,529.00)	2	EA	\$ (764.50)	\$ (1,529.00)	100.0%
Delete 30" RCP (labor)	\$ (1,308.30)	89	LF	\$ (14.70)	\$ (1,308.30)	100.0%
Add type "P" Curb inlets (1-6)(removed throat & top since onsite will work)	\$ 4,572.46	1	EA	\$ 4,572.46	\$ 4,572.46	100.0%
Add type "J" Curb inlets (1-7)(removed throat & top since onsite will work)	\$ 8,362.00	1	EA	\$ 8,362.00	\$ 8,362.00	100.0%
Add type "P" Curb inlets (1-10)(removed throat & top since onsite will work)	\$ 5,255.36	1	EA	\$ 5,255.36	\$ 5,255.36	100.0%
Add type "J" Curb inlets (1-11)(removed throat & top since onsite will work)	\$ 9,316.47	1	EA	\$ 9,316.47	\$ 9,316.47	100.0%
Add type "E" Inlets (1-5)(1-9)	\$ 11,678.16	2	EA	\$ 5,839.08	\$ 11,678.16	100.0%
Add type "J" Manholes (1-13)	\$ 9,979.43	1	EA	\$ 9,979.43	\$ 9,979.43	100.0%
Add type "J" Manholes (1-14)	\$ 10,939.11	1	EA	\$ 10,939.11	\$ 10,939.11	100.0%
Add core drill Structures (1-1)	\$ 2,011.84	1	EA	\$ 2,011.84	\$ 2,011.84	100.0%
Add 15" RCP	\$ 1,529.70	30	LF	\$ 50.99	\$ 1,529.70	100.0%
Add 15" RCP (8-10')	\$ 1,588.75	31	LF	\$ 51.25	\$ 1,588.75	100.0%
Add 36" RCP	\$ 60,851.64	349	LF	\$ 174.36	\$ 60,851.64	100.0%
Add 42" RCP	\$ 130,090.29	561	LF	\$ 231.89	\$ 130,090.29	100.0%
Add Haul off Structures	\$ 2,850.94	1	LS	\$ 2,850.94	\$ 2,850.94	100.0%
Add cleaning & inspection	\$ 2,874.16	971	LF	\$ 2.96	\$ 2,874.16	100.0%
Add dewater/well pointing	\$ 12,273.44	971	LF	\$ 12.64	\$ 12,273.44	100.0%
Subtotal	\$ 1,044,382.67			Subtotal	\$ 1,044,382.67	100.0%

TABLE 1
Storey Drive Community Development District
Phase 1 & 2
Summary of Costs for Requisition
April 14, 2023

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ #1 %
					\$	3,155,538.34
					\$	159,656.07
					\$	2,995,882.27
					\$	9,803,547.89
					\$	492,056.54
					\$	9,311,491.35

SECTION A

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM LENNAR HOMES, LLC TO THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT AND ORANGE COUNTY; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Storey Drive Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Lennar Homes, LLC, a Florida limited liability company (hereinafter “Lennar”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Lennar to the District and from the District to Orange County, Florida, as applicable; and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Lennar to the District and from the District to Orange County, Florida, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from Lennar to the District and from the District to Orange County, Florida, as applicable, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Storey Drive Community Development District, this 4th day of May, 2023.

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement to the District
3. Bill of Sale Absolute and Agreement to Orange County, Florida
4. Owner's Affidavit
5. Agreement Regarding Taxes
6. Certificate of District Engineer

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this ____ day of _____, 2023 by **LENNAR HOMES, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

LENNAR HOMES, LLC, a Florida limited liability company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract RW-1, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-1, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-2, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-3, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-4, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 – Requisition No. 1)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2023, by and between **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district 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, and **LENNAR HOMES, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and

agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENNAR HOMES, LLC, a Florida limited
liability company

Witness

By: _____

Print: Mark McDonald

Printed Name

Title: Vice President

Witness

Printed 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 _____, 2023, by Mark McDonald as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 Bonds – Requisition No. 1)

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

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Adam Morgan, as Chairman of the Board of Supervisors of the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. **Roadway and Paving** in the following location:

RW-1, STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

2. **Potable Water Distribution System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

3. **Sanitary Sewer System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

4. **Master Stormwater Management System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

The foregoing Improvements were completed in accordance with the following, as applicable: Florida Department of Environmental Protection Permit No. 0025192-2335-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2369-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2334-DSGP; and Florida Department of Environmental Protection Construction Permit No. 0399395-001-DWC/CG.

BILL OF SALE ABSOLUTE AND AGREEMENT

Storey Drive Community Development District – Phase 1 and Phase 2

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ___ day of _____, 2023, by and between the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district 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, and **ORANGE COUNTY** (hereinafter referred to as “County”), a charter county and political subdivision of the State of Florida, whose address is who address is P.O. Box 1393, Orlando, Florida 32802-1393, and

RECITALS

WHEREAS, the District owns certain infrastructure improvements, as more fully described in the attached **Exhibit “A”** (collectively, the “**Improvements**”); and

WHEREAS, both the District and the County find it to be in the best interest of both parties for the District to transfer the Improvements to the County to own, operate and maintain the Improvements; and

WHEREAS, the District desires to convey the Improvements to the County for perpetual ownership, operation and maintenance, and the County desires to accept the Improvements for perpetual ownership, operation and maintenance.

WITNESSETH

KNOW ALL MEN BY THESE PRESENTS that the District, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the County, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the County, its executors, administrators and assigns, and the County hereby accepts, all of the District’s right, title and interest in and to the Improvements, to have and to hold the same unto the County, its executors, administrators and assigns forever, together with all of the District’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the District from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto the County, its successors and assigns, to and for its or their use, forever.

1. The District represents and warrants to the County that the District has good and lawful right, title and interest in the Improvements and that the Improvements are free and clear of any and all liens or encumbrances, that the Improvements are in good working condition, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

2. The above recitals are true and correct and are incorporated herein by reference.

3. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE

Storey Drive Community Development District – Phase 1 and Phase 2

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

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023, by Adam Morgan, as Chairman of the Board of Supervisors of the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. **Sanitary Sewer System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

OWNER’S AFFIDAVIT

Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 Bonds – Requisition No. 1)

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as Vice President of Lennar Homes, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plats: (1) Storey Drive plat, as recorded in Plat Book 107, Page 50, of the Official Records of Orange County, Florida; and (2) Storey Drive Phase 2 plat, as recorded in Plat Book 109, page 80, of the Official Records of Orange County, Florida (collectively, the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Storey Drive Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 59-0711505; (v) has a mailing address of 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2023

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Mark McDonald, as Vice President of **LENNAR HOMES, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract RW-1, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-1, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-2, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-3, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-4, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

IMPROVEMENTS

1. **Roadway and Paving** in the following location:

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STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

3. **Sanitary Sewer System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

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4. **Master Stormwater Management System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

The foregoing Improvements were completed in accordance with the following, as applicable: Florida Department of Environmental Protection Permit No. 0025192-2335-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2369-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2334-DSGP; and Florida Department of Environmental Protection Construction Permit No. 0399395-001-DWC/CG.

AGREEMENT REGARDING TAXES

Storey Drive Community Development District – Phases 1 and Phase 2
(Series 2022 Bonds – Requisition No. 1)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2023, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

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

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 Bonds – Requisition No. 1)

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

X _____

Title: Vice President

Print: _____

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 Bonds – Requisition No. 1)

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Adam Morgan
Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract RW-1, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-1, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-2, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-3, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

Tract SW-4, according to the STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

IMPROVEMENTS

1. **Roadway and Paving** in the following location:

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2. **Potable Water Distribution System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

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3. **Sanitary Sewer System** in the following location:

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The foregoing Improvements were completed in accordance with the following, as applicable: Florida Department of Environmental Protection Permit No. 0025192-2335-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2369-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2334-DSGP; and Florida Department of Environmental Protection Construction Permit No. 0399395-001-DWC/CG.

CERTIFICATE OF DISTRICT ENGINEER

Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 – Requisition No. 1)

I, **Darin Lockwood, P.E. of Poulos & Bennett, LLC**, a Florida limited liability company, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 63504, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“Poulos”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Poulos, currently serve as District Engineer to the Storey Drive Community Development District (the “District”).

2. That the District proposes to accept from **LENNAR HOMES, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements, and the District’s subsequent conveyance of the “Sanitary Sewer System” improvements described in Exhibit “A” to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and subsequent conveyance to Orange County, Florida, as applicable.

5. That the Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Poulos are being held by Poulos as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Storey Drive Community Development District – Phase 1 and Phase 2
(Series 2022 – Requisition No. 1)

DATED: _____, 2023

Witness: _____
Print: _____

Darin Lockwood, P.E.
State of Florida License No.: **63504**
on behalf of the company,
Poulos & Bennett, LLC

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2023 by **DARIN LOCKWOOD** of Poulos & Bennett, LLC, a Florida limited liability company authorized to transact business in Florida, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver’s license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

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3. **Sanitary Sewer System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

4. **Master Stormwater Management System** in the following location:

STOREY DRIVE plat, as recorded in Plat Book 107, Page 50, Public Records of Orange County, Florida.

STOREY DRIVE PHASE 2 plat, as recorded in Plat Book 109, Page 80, Public Records of Orange County, Florida.

The foregoing Improvements were completed in accordance with the following, as applicable: Florida Department of Environmental Protection Permit No. 0025192-2335-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2369-DSGP; Florida Department of Environmental Protection Permit No. 0025192-2334-DSGP; and Florida Department of Environmental Protection Construction Permit No. 0399395-001-DWC/CG.

SECTION VI

SECTION C

SECTION 1

Storey Drive Community Development District

Summary of Checks

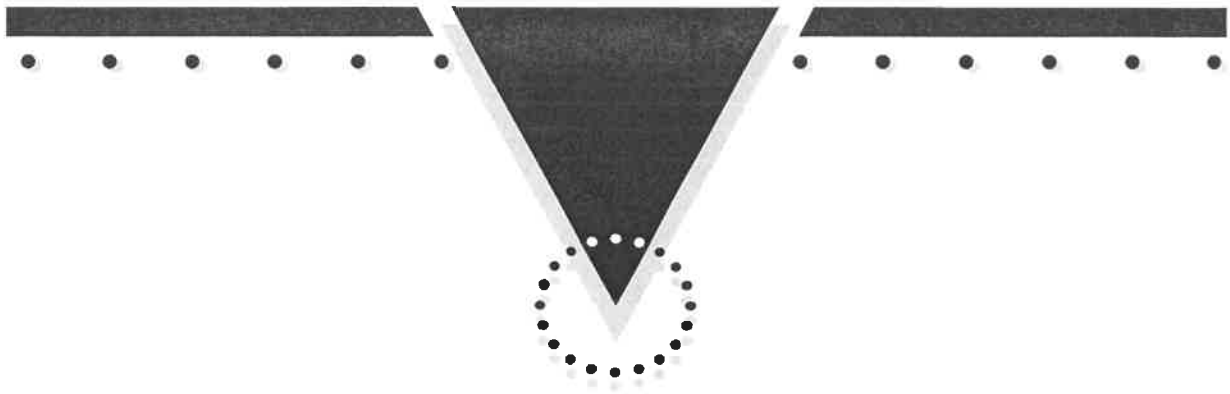
March 30, 2023 to April 27, 2023

Bank	Date	Check #	Amount
General Fund	4/13/23	76-77	\$ 12,077.01
	4/20/23	78	\$ 288.75
	4/27/23	79-80	\$ 3,203.91
Payroll Fund	<u>April 2023</u>		
	Adam Morgan	50037	\$ 184.70
	Brent Kewley	50038	\$ 184.70
	Teresa Diaz	50039	\$ 184.70
			\$ 554.10
			\$ 16,123.77

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
4/13/23	00011	4/01/23	103539	202304	320-53800-46200			LANDSCAPE MAINT APR23	*	8,066.00	8,066.00 000076
4/13/23	00001	4/01/23	33	202304	310-51300-34000			CHERRYLAKE INC	*	2,916.67	
4/01/23	33	4/01/23	33	202304	310-51300-35200			MANAGEMENT FEES APR23	*	66.67	
4/01/23	33	4/01/23	33	202304	310-51300-35100			WEBSITE ADMIN APR23	*	108.33	
4/01/23	33	4/01/23	33	202304	310-51300-31300			INFORMATION TECH APR23	*	291.67	
4/01/23	33	4/01/23	33	202304	310-51300-51000			DISSEMINATION FEE APR23	*	.12	
4/01/23	33	4/01/23	33	202304	310-51300-42000			OFFICE SUPPLIES	*	2.40	
4/01/23	33	4/01/23	33	202304	310-51300-42500			POSTAGE	*	.15	
4/01/23	34	4/01/23	34	202304	320-53800-12000			COPIES	*	625.00	
4/20/23	00007	3/31/23	19-060(6	202302	310-51300-31100			GOVERNMENTAL MANAGEMENT SERVICES	*	288.75	4,011.01 000077
4/27/23	00011	4/18/23	103600	202304	320-53800-47300			POULOS & BENNETT LLC	*	656.58	288.75 000078
4/27/23	00002	4/05/23	111325	202303	310-51300-31500			CHERRYLAKE INC	*	2,547.33	656.58 000079
								LATHAM, LUNA, EDEN & BEAUDINE, LLP			2,547.33 000080
TOTAL FOR BANK A										15,569.67	
TOTAL FOR REGISTER										15,569.67	

STCD STOREY DRIVE TWISCARRA

SECTION 2



**Storey Drive
Community Development District**

**Unaudited Financial Reporting
March 31, 2023**



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7	<u>LONG TERM DEBT SUMMARY</u>
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Storey Drive

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

March 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>				
CASH	\$148,391	---	---	\$148,391
SERIES 2022	---	---	---	---
RESERVE	---	\$268,106	---	\$268,106
REVENUE	---	\$547,714	---	\$547,714
CONSTRUCTION	---	---	\$9,279,825	\$9,279,825
TOTAL ASSETS	\$148,391	\$815,820	\$9,279,825	\$10,244,036
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$289	---	\$784	\$1,073
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$148,102	---	---	\$148,102
RESTRICTED FOR DEBT SERVICE 2022	---	\$815,820	---	\$815,820
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$9,279,042	\$9,279,042
TOTAL LIABILITIES & FUND EQUITY	\$148,391	\$815,820	\$9,279,825	\$10,244,036

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:				
ASSESSMENTS - PLATTED	\$154,769	\$154,769	\$158,787	\$4,018
ASSESSMENTS - UNPLATTED	\$59,788	\$59,788	\$59,789	\$1
DEVELOPER CONTRIBUTIONS	\$98,580	\$49,290	\$14,828	(\$34,462)
MISCELLANEOUS REVENUE	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$313,137	\$263,847	\$233,406	(\$30,441)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$12,000	\$6,000	\$1,800	\$4,200
FICA EXPENSE	\$918	\$459	\$138	\$321
ENGINEERING	\$12,000	\$6,000	\$289	\$5,711
ATTORNEY	\$25,000	\$12,500	\$8,660	\$3,840
DISSEMINATION	\$3,500	\$1,750	\$1,750	(\$0)
ARBITRAGE	\$450	\$450	\$450	\$0
ANNUAL AUDIT	\$3,450	\$0	\$0	\$0
TRUSTEE FEES	\$5,000	\$4,041	\$4,041	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$1,300	\$650	\$650	\$0
WEBSITE MAINTENANCE	\$800	\$400	\$400	(\$0)
TELEPHONE	\$150	\$75	\$0	\$75
POSTAGE	\$1,000	\$500	\$42	\$458
INSURANCE	\$5,500	\$5,500	\$5,375	\$125
PRINTING & BINDING	\$1,000	\$500	\$36	\$464
LEGAL ADVERTISING	\$5,000	\$2,500	\$0	\$2,500
OTHER CURRENT CHARGES	\$600	\$300	\$0	\$300
OFFICE SUPPLIES	\$375	\$188	\$1	\$187
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$7,500	\$3,750	\$3,750	\$0
PROPERTY INSURANCE	\$5,000	\$5,000	\$0	\$5,000
ELECTRIC	\$3,500	\$1,750	\$0	\$1,750
STREETLIGHTS	\$0	\$0	\$0	\$0
WATER & SEWER	\$20,000	\$10,000	\$0	\$10,000
LANDSCAPE MAINTENANCE	\$129,144	\$64,572	\$38,717	\$25,855
LANDSCAPE CONTINGENCY	\$2,500	\$1,250	\$0	\$1,250
IRRIGATION REPAIRS	\$2,500	\$1,250	\$455	\$795
LAKE MAINTENANCE	\$14,775	\$7,388	\$0	\$7,388
PRESSURE WASHING	\$5,000	\$2,500	\$0	\$2,500
REPAIRS & MAINTENANCE	\$2,500	\$1,250	\$0	\$1,250
CONTINGENCY	\$2,500	\$1,250	\$0	\$1,250
TOTAL EXPENDITURES	\$313,137	\$164,447	\$89,228	\$75,219
EXCESS REVENUES (EXPENDITURES)	\$0		\$144,178	
FUND BALANCE - Beginning	\$0		\$3,924	
FUND BALANCE - Ending	\$0		\$148,102	

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$260,515	\$260,515	\$267,276	\$6,761
ASSESSMENTS - DIRECT BILLED	\$275,698	\$275,698	\$275,698	\$0
INTEREST	\$0	\$0	\$8,761	\$8,761
TOTAL REVENUES	\$536,213	\$536,213	\$551,735	\$15,522
<u>EXPENDITURES:</u>				
INTEREST - 12/15	\$169,131	\$169,131	\$169,131	\$0
PRINCIPAL - 06/15	\$200,000	\$0	\$0	\$0
INTEREST - 06/15	\$169,131	\$0	\$0	\$0
TOTAL EXPENDITURES	\$538,263	\$169,131	\$169,131	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	(\$4,052)	\$4,052
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$4,052)	\$4,052
EXCESS REVENUES (EXPENDITURES)	(\$2,050)		\$378,552	
FUND BALANCE - Beginning	\$169,149		\$437,268	
FUND BALANCE - Ending	\$167,100		\$815,820	

STOREY DRIVE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$138,947	\$138,947
TOTAL REVENUES	\$0	\$0	\$138,947	\$138,947
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$784	(\$784)
TOTAL EXPENDITURES	\$0	\$0	\$784	(\$784)
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	\$4,052	(\$4,052)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$4,052	(\$4,052)
EXCESS REVENUES (EXPENDITURES)	\$0		\$142,214	
FUND BALANCE - Beginning	\$0		\$9,136,827	
FUND BALANCE - Ending	\$0		\$9,279,042	

STOREY DRIVE
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - PLATTED	\$0	\$0	\$158,128	\$0	\$0	\$659	\$0	\$0	\$0	\$0	\$0	\$0	\$158,787
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
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$2
TOTAL REVENUES	\$14,828	\$59,789	\$158,128	\$0	\$0	\$661	\$0	\$0	\$0	\$0	\$0	\$0	\$233,406

EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$1,200	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA EXPENSE	\$0	\$92	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
ENGINEERING	\$0	\$0	\$0	\$0	\$289	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$289
ATTORNEY	\$2,361	\$1,403	\$886	\$2,728	\$1,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,660
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
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	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$650
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$1	\$4	\$2	\$30	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$42
INSURANCE	\$5,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,375
PRINTING & BINDING	\$11	\$3	\$12	\$3	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36
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	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
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	\$8,066	\$8,066	\$8,066	\$8,066	\$0	\$0	\$0	\$0	\$0	\$0	\$38,717
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	\$12,977	\$15,457	\$18,176	\$12,526	\$0	\$0	\$0	\$0	\$0	\$0	\$89,228

EXCESS REVENUES (EXPENDITURES)

	(\$2,105)	\$46,630	\$145,151	(\$15,457)	(\$18,176)	(\$11,864)	\$0	\$0	\$0	\$0	\$0	\$0	\$144,178
--	-----------	----------	-----------	------------	------------	------------	-----	-----	-----	-----	-----	-----	-----------

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 RECEIPTS - FY2023

TAX COLLECTOR

Gross Assessments \$ 441,788 \$ 164,648 \$ 277,141
 Net Assessments \$ 415,281 \$ 154,769 \$ 260,512

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	Debt Service		Total 100%
							General Fund 37.27%	Series 2022 62.73%	
12/12/22	5	\$ -	\$ -	\$ -	\$ 176.93	\$ 176.93	\$ 65.94	\$ 110.99	\$ 176.93
12/19/22	6	\$ 441,788.39	\$ 17,671.59	\$ -	\$ -	\$ 424,116.80	\$ 158,061.85	\$ 266,054.95	\$ 424,116.80
3/14/23	10	\$ -	\$ -	\$ -	\$ 1,769.45	\$ 1,769.45	\$ 659.45	\$ 1,110.00	\$ 1,769.45
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Totals		\$ 441,788.39	\$ 17,671.59	\$ -	\$ 1,946.38	\$ 426,063.18	\$ 158,787.23	\$ 267,275.95	\$ 426,063.18

DIRECT BILLED ASSESSMENTS

Lennar Homes LLC \$335,487.21 \$59,788.93 \$275,698.28

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	Operation & Maintenance	Debt Service Series 2022
11/15/22	11/1/22	1914730	\$ 167,743.61	\$ 167,743.61	\$ 29,894.47	\$ 137,849.14
11/15/22	2/1/23	1914730	\$ 83,871.80	\$ 83,871.80	\$ 14,947.23	\$ 68,924.57
11/15/22	5/1/23	1914730	\$ 83,871.80	\$ 83,871.80	\$ 14,947.23	\$ 68,924.57
			\$ 335,487.21	\$ 335,487.21	\$ 59,788.93	\$ 275,698.28

**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
12/1/22		Interest		\$ 23,404.15
12/2/22		Transfer from Reserve		\$ 684.28
12/21/22		Interest		\$ 11.31
12/22/22		Transfer from Reserve		\$ 0.33
1/3/23		Interest		\$ 26,835.48
1/4/23		Transfer from Reserve		\$ 782.58
2/1/23		Interest		\$ 28,637.48
2/2/23		Transfer from Reserve		\$ 832.80
3/1/23		Interest		\$ 27,560.12
3/2/23		Transfer from Reserve		\$ 798.77
TOTAL				\$ 142,998.05
Acquisition/Construction Fund at 9/30/22				\$ 9,138,169.73
Interest Earned thru 3/31/23				\$ 142,998.05
Requisitions Paid thru 3/31/23				\$ (1,342.50)
Remaining Acquisition/Construction Fund				\$ 9,279,825.28

SECTION 3

BILL COWLES
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.

April 15, 2023

George Flint, District Manager
Storey Drive Community Development District
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Dear Mr. Flint:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Development District as of **April 15, 2023**. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2023**, there are **0 registered voters** in the Storey Drive Community Development District.

A map and list of addresses can be provided upon request. If you have any questions or corrections, please contact the Mapping Department at 407-254-6554.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley St
Orlando, FL 32806
soemapping@ocfelections.gov