

*Storey Drive  
Community Development District*

*Agenda*

*January 4, 2024*

# AGENDA

# *Storey Drive*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 28, 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, January 4, 2024 at 10:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Supervisors
  - B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election
  - C. Election of Officers
  - D. Consideration of Resolution 2024-02 Electing Officers
4. Approval of Minutes of the September 7, 2023 Meeting
5. Discussion of Actions Related to Repairs of Damage to Pedestrian Bridge (*Under Separate Cover*)
6. Staff Reports
  - A. Attorney
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
Stephen Saha, District Engineer

Enclosures

# SECTION III

# SECTION B

**RESOLUTION 2024-01**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

**WHEREAS**, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 7, 2023**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
<u>Teresa Diaz</u>	<u>50</u>	4 Year Term
<u>Brent Kewley</u>	<u>50</u>	4 Year Term
<u>Josh Jochims</u>	<u>49</u>	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 4<sup>th</sup> day of January, 2024.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION D

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.  
\_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of January, 2024.

**ATTEST:**

**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# MINUTES

MINUTES OF MEETING  
STOREY DRIVE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, September 7, 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
Daniel La Rosa	Vice Chairman
Brent Kewley	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is public comment period and we just have the Board and staff here so no comments from the public.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 3, 2023 Meeting**

Mr. Flint: Next is approval of your August 3, 2023 minutes. Did the Board have any comments or corrections to those?

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

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the August 3, 2023 Meeting, were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2022 Requisition #9**

Mr. Flint: Next item is requisition #9. It's for Poulos & Bennett. Is there a motion to approve it?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Series 2022 Requisition #9, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Sidewalk Issue**

Mr. Flint: Item five is discussion of the sidewalk and drainage easement. Kristen, do you want to take this?

Ms. Trucco: Absolutely. I have this map here and I just identified a few areas where basically Lennar had reached out to us and had notified us that there is a little portion of a sidewalk piece that is lying outside of the CDD boundary. The CDD owns and maintains this tract RW1 which is Del Verde Way which is off of International at the entrance of the CDD as well as this stormwater pod that is adjacent to that road too. The issue is that there is a little portion of the sidewalk that connects to the crosswalk that goes over International Drive. It's outside of the CDD and so is this roadway that is highlighted in red here. As well as the drainage easement that is highlighted in green. Lennar had approached us because originally the plan was for DOA to own and maintain those areas but because the CDD is already maintaining the roadway here and the stormwater tract, there was a question as to whether the CDD could take on the maintenance of those areas as well.

Mr. Morgan: Who at Lennar contacted you?

Mr. La Rosa: This is from Brock to Mark.

Mr. Morgan: Oh, Brock Nicolas? Okay, understood.

Mr. La Rosa: This is what the request is.

Mr. Morgan: Okay, that's fine.

Ms. Trucco: I believe he has some interest too in the parcel that's off of Del Verde.

Mr. Morgan: The commercial parcel.

Ms. Trucco: Correct, so he's going to be constructing some units there.

Mr. Morgan: So, we need to take the CDD, and he obviously needs to own that corner sidewalk.

Mr. La Rosa: This piece here which is actually the bridge that was built with Culvert on the outside and had to jog around the light post. Then there is a little bend up in here, we had to go around the valve box. So, the idea is to take this piece here, this piece here, which is really just the edges I guess or the right-of-way, and then we put a storm drain line in here with inlet here going around here into this pond and back.

Mr. Morgan: So that this parcel could drain?

Mr. La Rosa: So that actually all of these parcels could drain.

Mr. Morgan: Well, this parcel is already tied in. This parcel is already built-up part of phase 1.

Mr. La Rosa: No, this parcel is not built. That's the commercial parcel. This is the east/west road and that's the commercial parcel. Right there. I promise you. There is an apartment complex.

Mr. Morgan: So, the road splits the commercial parcel.

Mr. La Rosa: It does. You have apartments going here.

Mr. Morgan: I was not aware of that. I thought this was just the commercial parcel.

Ms. Diaz: What does Brock have here?

Mr. Morgan: There are no units off this piece? I could have sworn they put structures in there.

Mr. La Rosa: There are. We drew two structures. One here and one here on both sides of the road.

Mr. Morgan: But they are not connected?

Mr. La Rosa: They are connected. They collect here and then go around the back. But these structures and this road was not included as part of the CDD.

Mr. Morgan: And Brock wants it to be included in the CDD.

Mr. La Rosa: Yes, because ultimately, he's going to have ownership of this here.

Mr. Morgan: So, if this is already built. The drainage easement, he wants the CDD to own that easement as well?

Mr. La Rosa: Correct.

Mr. Morgan: Even though it's on his commercial property?

Mr. La Rosa: He doesn't own this commercial property. He just owns this one or is under option for this one here. I believe he is somehow involved with this individual doing the apartment complex. But this is the only piece that he's actively involved in.

Mr. Morgan: So, this is already built. We're not having to dig up anything?

Mr. La Rosa: No, we're not digging anything up. The infrastructure is in the ground, that's correct.

Mr. Morgan: Then I don't have a problem with it.

Ms. Trucco: There is a couple of actions for how we go about maintaining property and or owning property outside of the CDD boundary. The CDD can go through the expansion petition process with the city which is cumbersome. It requires a hearing, a petition, etcetera. Or we can approach the city and ask for an interlocal agreement with the city like we've recently done with Knightsbridge CDD for permission for the CDD to own and or maintain property outside of the CDD boundary.

Mr. Morgan: What is counsel's suggestion?

Ms., Trucco: It would be an interlocal agreement. There is also a provision that the CDD would be permitted to maintain property outside its boundary. If there is already some type of development approval or requirement from a local general-purpose government which in this case would be the city, they are probably arguably as maybe something we could rely on, but the safest route is an official interlocal agreement from the city. We don't foresee that the city will have an objection to that. Like I said, the CDD is already maintaining this roadway. They are already maintaining the sidewalk. There is a little piece that the CDD would take responsibility for as well as we would be maintaining this roadway, the drainage easement that is related to a stormwater tract that the CDD already owns. So, we don't foresee an issue with the city by taking the interlocal route. Our understanding is that the owner of these two parcels also will be having a plat which will also reflect the CDDs maintenance or potentially ownership of these additional areas too.

Mr. Morgan: I don't have a problem with the corner sidewalk piece since we are already maintaining the sidewalk. I do have a problem if we're going to own that road and that easement that we have to pay for it.

Ms. Trucco: And that brings me to my very next point. As part of this idea, we would require some type of cost sharing agreement with the owners of these parcels so that they are paying the CDD the proportion and its share of the benefit they are receiving from the CDD maintaining those areas.

Mr. Morgan: Because that mowing on that easement is not going to be cheap.

Mr. Flint: You have the pavement too.

Ms. Trucco: They would be paying their proportionate share. So, when we have done cost sharing agreements before, and adjacent owners will sometimes do a flat fee payment for that, but our recommendation and our preference are some type of percentage of the budget each year we work with the District Engineer and George's team to determine what percentage represents this roadway, this drainage easement, this little sidewalk, and so on.

Mr. Morgan: Okay, as long as you're not stuck in the middle.

Mr. La Rosa: I do agree with that. We'll have to obviously discuss that with the other parties. Keep in mind the uniqueness of this as the funding is...

Mr. Morgan: I understand that.

Mr. La Rosa: And that individual is the individual who is requesting this.

Mr. Flint: The problem is long run you're going to have other owners in the CDD.

Mr. Morgan: Yeah, other people are going to own that commercial piece or whatever. Brock is not going to own it. So, we want to make it very clear legally.

Mr. Flint: I'm more worried about the owners within the CDD and down the road. Saying why are we paying 100% of the cost of this road that they are benefitting from.

Mr. Morgan: I think we should move forward with the interlocal agreement if everyone else is in agreement. And then we need to definitely develop some sort of cost share agreement with the other ownership long term so that it is understood that once Brock and his entity no longer owns this stuff...

Ms. Trucco: Okay, so we will run with land it will bind the successors and assigns of this property, anyone who owns the property will be bound to the cost sharing agreement is what you are saying.

Mr. Morgan: I'm all good with that. Is everybody good with that?

Ms. Trucco: From a legal perspective, we would require some type of cost sharing. That would be in the CDD's best interest.

Mr. Morgan: Do we need action on this?

Ms. Trucco: This is something that was just recently brought to our attention. We wanted to bring it back to the Board and ask for direction and permission for us to start moving forward with contacting the city. Moving forward with trying to work out a cost sharing agreement with the Engineer, GMS, etcetera.

Mr. Morgan: I make a motion to proceed.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, Board Direction for District Counsel to Draft a Cost Sharing Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: That was the primary reason why we needed to meet today. Really there is not a lot else on the agenda. Did you have anything else Kristen?

Ms. Trucco: I don't have anything else.

Mr. La Rosa: I would like to talk about some of the landscaping and what all has been taken over at this point. What hasn't. When you were in the meeting at our office, we had some, I was under the understanding you were taking care of the eastside Pond #1. We had talked about the landscape buffer into the condos and the townhomes going northwest on the north south side.

Mr. Scheerer: There is a maintenance map that identified what we bid on.

Mr. La Rosa: Did we modify that though?

Mr. Scheerer: There was a suggestion to modify the first two parcels as you're coming in on Del Verde. They are going to be behind the gates. And then the northeast corner which was supposed to have been landscaped is now a parking lot. I believe Brock and Mark and y'all agreed that we should be looking at some point conveying that. I don't think any of the ownership is in the name of the CDD parcel wise. But that was part of our responsibility. We bid that with Cheery Lake. I was just telling George earlier that the Lisa from your office contacted me and Brock had a desire to keep the same landscape provider. Cherry Lake looked at it and said it's basically not what they do. But they are bidding those three locations as HOA and not CDD. So, at some point we'll have to deduct it from the CDD and then the Board may be asked at some point to consider a change in provider.

Mr. Morgan: The CDD is already maintaining all of the ponds.

Mr. Scheerer: That's correct. We are doing all four ponds.

Mr. Morgan: So why would there be a question about the east bank of Pond #1?

Mr. La Rosa: It's actually east bank of Pond #1, east bank of Pond #2 on this side here and then that side. It was not highlighted on that map that you showed.

Mr. Scheerer: Yeah, it was. It was color-coded blue. We recently signed an agreement with Applied Aquatic a couple of months ago. I believe they just started August 1<sup>st</sup>. Spraying all the invasives and stuff in the pond. So, we are doing all of the ponds. There are a couple of buffers

that take you from the roadway to the pond that have yet to be installed. Once those are done, we will maintain there. There is a green space next to what I guess would be the trash compactor area, that's going to be CDD.

Mr. La Rosa: Will you guys have maintenance over the fountains?

Mr. Scheerer: What fountains?

Mr. Flint: If they are outside of the gate and they are in the CDD right-of-way, yes.

Mr. La Rosa: They are in the ponds.

Mr. Scheerer: I didn't even know we were getting fountains.

Mr. Morgan: I didn't know we had fountains either. Who is paying for those?

Mr. Flint: A lot of times, because it is typically aesthetics and not water quality, a lot of times we would enter into a license agreement with the POA. I don't think we have it budgeted.

Mr. Morgan: We only do fountains where we pay for them and buy them and then we maintain them. Like at Championsgate. If someone else is installing the fountains, we don't maintain them.

Mr. Flint: If a developer installs it, if it was part of the development, we may take it over like we do other infrastructure.

Mr. La Rosa: Well, it creates an element of aerification on the ponds.

Mr. Flint: It does. There could be an argument made for that.

Mr. La Rosa: This would assist with that. I don't care either way. I was more asking the question. If not, it's just going to go to HOA.

Mr. Flint: We could do it either way you want to do it.

Mr. Morgan: I would prefer if it went to the HOA. Personally.

Ms. Trucco: We own the ponds. Then we would need a license agreement.

Mr. Scheerer: We're doing Vanguard too, just so you know. I know there was a brief conversation about the sidewalk.

Mr. Morgan: Oh, outside the wall?

Mr. Scheerer: Outside the wall. Were they talking about getting rid of all the landscaping on that sidewalk? Between Del Verde and Vanguard? I thought there was a conversation about that in a meeting.

Mr. La Rosa: That was kind of two separate conversations. One was on the inside of the wall in regard to the back of the wall and how the water draining around back pools. And then

what's on the other side, there's a strip and it's like 18 inches between the wall and the edge of the sidewalk and then you have the little knee wall down at the end towards Vanguard. We had slatted to just but bahia out there. You know, there's no irrigation so it would have to be unirrigated bahia. There was some disagreement on that. Could we just plant something that's minimal maintenance that kind of looks better against the wall? I have yet to hear from Baseline's representative who was going to reach out to me with their options for what they want. Once they do, I'll let you know.

Mr. Scheerer: Any of those changes we'll definitely have to go back to the landscape provider and adjust our contract. I don't think that will make a difference there between Del Verde. All you are doing is trimming the grasses and keeping the weeds out of them. That's all you're doing.

Mr. Flint: On the fountains, let us know what you want to do. If the HOA is going to do it, we would just want a license agreement with the HOA which authorizes them to have it in the pond and requires them to maintain it and pay the electric. Otherwise, if the CDD is going to do it we just need to be able to plan for it.

Mr. Scheerer: Estimated cost for electrical for the seven and a half horses we've installed are between \$450 and \$500.

Mr. Flint: It's \$500 a month.

Mr. La Rosa: My general thought is that it's easier if the CDD does it. But when does the new budget come up? Next year?

Mr. Morgan: It just came up. We just passed it.

Mr. Flint: It starts October 1. Is there going to be any extra money in there? Are we maintaining everything?

Mr. Scheerer: We're not maintaining everything yet.

Mr. La Rosa: We're only talking about two of the four ponds that are getting fountains here.

Mr. Scheerer: Are you doing the front two?

Mr. La Rosa: Two in the front. One on each side. We're doing one in the back. Not the one behind the amenity.

Mr. Scheerer: The one in the very middle. Yeah.

Mr. Morgan: You said it cost about \$500 a month?

Mr. Scheerer: In electric, yeah.

Mr. Flint: And then the maintenance of it.

Mr. Scheerer: Then whatever maintenance. Whoever your installer is, you're probably going to want to enter into some sort of a...

Mr. Morgan: Yeah, once a year maintenance.

Mr. Scheerer: Yeah. I'm assuming they're all going to have an LED light package on them, so they look pretty. Probably seven and a half horse, five horse. Depends on the size of the pond.

Mr. Morgan: Tell Baseline that we'll incorporate it in the CDD.

Mr. La Rosa: That's fine. They didn't bring it up, I was just thinking of it because we were talking about pond maintenance.

Mr. Scheerer: Any timeframe on that? Six months from now?

Ms. Diaz: Probably four weeks or six weeks.

Mr. La Rosa: We've ordered the power drops for them; we're just waiting on those to be permitted.

Mr. Scheerer: HOA. Now, there was conversation in our meeting that they would like eventually those streetlights to go to the CDD.

Mr. Flint: It would be unusual. Usually whoever owns the roads does the streetlights.

Mr. Morgan: We own the roads, right?

Mr. Flint: No. We own it up to the gatehouse. So, any lights on that first stretch, hopefully it's a separate agreement. That would make sense to be with the CDD up to the gatehouse.

Mr. La Rosa: How did you separate the irrigation. We had talked about this a while back. Actually, we talked about this, George. We talked about how we were going to break up the landscape. The power bill. The water bill. There are only four master readers. Four or five.

Ms. Diaz: Five.

Mr. La Rosa: Five master readers. And we gave an acreage GPM to OUC. They came up with a number. We've already been hit with a massive bill. Fifty something thousand dollar. Because it's running everything. Those five run everything. And we had talked early on about how we could separate out what portion of that power. Right now, they're still sitting in our name. We're switching them to the HOA's name because Brock would then have the deficit fund. Essentially that, which he should be doing it should be in his name. But is there going to be a portion of it? Because that does feed the whole outside buffer. It feeds the buffer in-between the condo. So, it's a weird combination.

Mr. Morgan: Just break out one meter.

Mr. Flint: If there's a way to split the meter, then we can do that.

Mr. La Rosa: We could do that, but we also have a mathematical calculation exactly how much goes over what percentage of acreage.

Mr. Scheerer: Make sure you send it to George and myself so we both see it.

Mr. Morgan: What about the guard shack. Is it done?

Mr. Scheerer: Yes.

Mr. Morgan: It's done. It's sealed. So, have we finished the landscaping around the guard shack?

Mr. Flint: That's going to be HOA.

Mr. Morgan: The guard shack was going to be HOA but wasn't there discussion at the last meeting about the landscape was going to be us?

Ms. Trucco: There was, but I think that went to the HOA.

Mr. Flint: The guard house got moved onto...

Mr. Morgan: Correct. And I remember that. But then I thought the landscape was going to be...

Mr. La Rosa: The HOA wanted that landscape.

Mr. Morgan: So, we gave it to the HOA.

Mr. Scheerer: We're just doing Del Verde. We have minimal landscaping other than Vanguard.

Mr. Flint: On the irrigation, the CDD and HOA would enter into an agreement. A cost share. And then it would probably be the HOA would monthly send us a bill based on their bill and whatever percentage of we were obligated to pay. And whether we have to do it on irrigatable area or we can actually submeter and do it on actual usage. We've done it both ways, it really depends on how the system is designed and all that.

Mr. La Rosa: Submeter is going to be difficult with OUC.

Mr. Morgan: So just do the percentage.

Mr. La Rosa: Percent because it's all common. This would be the most logical case for this particular community. Because there is no private. It's all common. If you think about it in the grand scheme of things, between HOA, condo, and CDD it's essentially all common. So, the percentage I think makes the most sense.

Mr. Flint: And the other argument would be since it's all the same people paying it, do we even need to split it up.

Mr. La Rosa: Probably not right now. But to speaking of long-term future, who knows how the buyer bifurcates breaks this apart, sells it to other entities. I don't know what his agreements look like but he's operating under the assumption that he's paying all bills on both sides. Condo, HOA and CDD, he's paying all the bills. I just want to make sure for the integrity of this group of the CDD, the governing board that I's are dotted, t's are crossed, everything's done legit and by the book in case there is a future owner that then would want to come back and audit. And why did you guys take on a percentage of this and why am I paying this whole thing?

Mr. Flint: Yeah, because we've lived that in two Pulte communities. Winsor at Westside.

Mr. Morgan: Was that fun.

Mr. Flint: When the HOA got turned over, we we're one big happy family anymore. So, we want to get an agreement in place. Whether we reach an agreement and involves the CDD paying something or not I think we need to document whatever it is.

Mr. Morgan: So, Teresa, you already have the percentage map.

Ms. Diaz: Yes.

Mr. Morgan: Can you forward that to me and George and Alan?

Ms. Diaz: Yes, I will.

Mr. Flint: And we'll get it to you Kristen. And I can give you a couple of examples.

Ms. Trucco: Okay perfect. That will save on time.

Mr. Morgan: And let's get this done.

Mr. La Rosa: Now is the time to do it while the buyer is actively engaged with us.

Mr. Morgan: I agree. Let's get it done.

## **B. Engineer**

There being no comments, the next item followed.

## **C. District Manager's Report**

### **i. Approval of Check Register**

Mr. Flint: We've got the District manager's report. You have the check register from July 27<sup>th</sup> through September 1<sup>st</sup> for \$18,343.30. Were there any questions on the check register? If not is there 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 financials through August 31<sup>st</sup>.

Mr. Morgan: What is \$2 in miscellaneous revenue?

Mr. Flint: Probably interest earnings.

Mr. Morgan: Oh, okay. That makes sense. Looking through this, the construction fund has been completely exhausted. Is that correct?

Mr. Flint: This as of August 31<sup>st</sup> it shows there is \$20,000 in there. \$20,424.

Mr. Morgan: Should we just leave it as a contingency fund? Or should we try to stick it somewhere?

Mr. Scheerer: Put it in the budget and we can use it to pay for fountains.

Mr. Morgan: Well, that is true. You could leave it in there for the fountain or whatever.

Mr. La Rosa: I would love to pull that over and switch it off. That would be wonderful.

Mr. Morgan: Teresa, can we find \$20,000 somewhere to pay for something?

Mr. La Rosa: Transfer the fountain straight over.

Mr. Morgan: You mean pay for them?

Mr. La Rosa: Yeah. We haven't paid for them yet.

Mr. Morgan: So, we're splitting the cost of the fountains with Brock, 50%? Is that what you just said?

Mr. La Rosa: No, we had to do a 50% deposit to get it installed. It currently resides in 100% in the LD budget.

Mr. Morgan: Do we have a budget for that fountain?

Mr. La Rosa: Yes.

Mr. Morgan: Can you send it to me? Then I'll coordinate with...who would I coordinate with, Steven? On a requisition.

Mr. Flint: Get it to us. And then Steven will have to sign it.

Mr. Morgan: So, if you get me the budget proposals for the fountains, and then we will go ahead and do that and get that 20 grand involved.

Mr. Scheerer: A not to exceed \$20,000.

Mr. Flint: It would be easier if you paid for it and then we reimbursed you. Once you pay for it then we'll reimburse you. The cost is going to exceed what we have but we'll just pay out the balance.

Mr. Morgan: Alright, good. How about conveyances? I'm sorry George, I interrupted your report.

Mr. Flint: No, I'm good.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

Mr. Morgan: How about conveyances? Are we all good?

Ms. Trucco: I need to get with Steven because I was waiting. I think he was cleaning up the requisition, so I wanted confirmation from him on that before we recorded the deeds. But I have Lennar's signature on that. Actually, before the meeting I printed out the plats. I'm going to review all the plats and make sure we have all the tracts that we are intended to own and maintain for the recorded plats. Then I'll make any revisions to those conveyance documents that were already signed and get approval on that before recording them.

Mr. Morgan: Okay.

Mr. Scheerer: We'll need to look at those too. The little buffer areas just inside on Del Verde. I don't know what the name of that first street is on the right. Those two little pieces that are now inside the gate. We're going to have to look at those.

Mr. La Rosa: As well as the buffer tracts between the townhomes and the condos.

Mr. Scheerer: This little tract here and this tract here. Right?

Mr. La Rosa: Yeah, that's correct. But then there is also a landscape buffer that runs right through here. These are your condo buildings and there is a landscape buffer that's running there and one on the other side. You have those currently and you're keeping those, right?

Mr. Scheerer: That's my understanding, yes sir.

Ms. Trucco: We just need to make sure that we have recorded...

Mr. Flint: One side is in a tract that we own and the other side we were maintaining through an agreement.

Mr. Scheerer: With the HOA.

Ms. Trucco: Oh, that's right. So, let me look at that and I'll circle back with George and Lennar's team and then we'll record anything else that we need to record to memorialize our ownership.

Mr. Morgan: As this construction is narrowing down and we're starting to close all the homes, I just want to make sure that whatever is supposed to be documented is documented because like Dan said, as soon as the last of them closes, Brock is probably going to start flipping these properties and it's going to be chaos. And I want everything taken care of before the chaos hits.

Ms. Trucco: Got it.

Mr. La Rosa: There is landscaping that still needs to be done at this point.

Mr. Morgan: I know. But I don't want this to be dragging out for six or seven months.

Mr. La Rosa: I agree. Any agreements that need to be signed, cost sharing or otherwise needs to be done.

Mr. Scheerer: This is just a crude map I did basically outlining the areas. The two easements here and then this is the green space that Mark gave us that George was referring to. And the parking lot which is right here. That's the parking lot. And that's the map the HOA has. I sent that to Lisa. So, she has it, so the Atriums folks have it. These are some of the areas we just have to make sure. That was the intent of the meeting, that those go to HOA and get removed from the CDD so they can just deed that property over to them.

Mr. La Rosa: Open seats. I know that they have not closed and I believe that they are looking to acquire at least one or two seats on this Board. Where are we going to be at in that?

Mr. Flint: In November, you have three seats that are up. Josh, Brent, and Teresa's. Your two seats are in November of 2025. So, you could either wait until the landowner election in November and make a change or someone would need to resign to appoint somebody else.

Mr. La Rosa: If they press the issue, we could probably get Josh and Brent off. Sorry, buddy. Because I would want the project manager to stay on and then myself as well. If he pushes the issue or brings it up to me again, I'll let him know.

Mr. Morgan: The calendar period has already come up?

Mr. Flint: Yeah, you have a landowner election every two years.

Mr. Morgan: I know but I thought it was five years or a certain amount of votes.

Mr. Flint: No, these are landowner seats. So, it's a landowner election. We'd have six years and 250 for the general election. So, whoever the landowners are would elect those three seats at that point.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

*This item will be provided under  
separate cover*

# SECTION VI

# SECTION C

# SECTION 1

# Storey Drive Community Development District

## Summary of Invoices

September 1, 2023 - December 27, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	9/13/23	101-102	\$ 12,081.44
	9/20/23	103-104	5,756.71
	9/27/23	105	1,041.00
	10/18/23	106-108	1,147.00
	11/1/23	109-112	19,539.84
	11/15/23	113-115	13,082.05
	11/30/23	116	165.00
	12/21/23	117-120	14,347.72
			\$ 67,160.76
Payroll			
	<u>September 2023</u>		
	Adam Morgan	50047	\$ 184.70
	Brent Kewley	50048	\$ 184.70
	Teresa Diaz	50049	\$ 184.70
			\$ 554.10
<b>TOTAL</b>			<b>\$ 67,714.86</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/13/23	00011	9/05/23	109939	202309 320-53800-46200		LANDSCAPE MAINT SEP23 CHERRYLAKE INC	*	8,066.00	8,066.00	000101
9/13/23	00001	9/01/23	44	202309 310-51300-34000		MANAGEMENT FEES SEP23	*	2,916.67		
		9/01/23	44	202309 310-51300-35200		WEBSITE ADMIN SEP23	*	66.67		
		9/01/23	44	202309 310-51300-35100		INFORMATION TECH SEP23	*	108.33		
		9/01/23	44	202309 310-51300-31300		DISSEMINATION FEE SEP23	*	291.67		
		9/01/23	44	202309 310-51300-51000		OFFICE SUPPLIES	*	.27		
		9/01/23	44	202309 310-51300-42000		POSTAGE	*	5.67		
		9/01/23	44	202309 310-51300-42500		COPIES	*	.60		
		9/01/23	45	202309 320-53800-12000		FIELD MANAGEMENT SEP23	*	625.00		
		9/01/23	45A	202308 310-51300-42000		USPS-941 FORMS TO IRS	*	.56		
						GOVERNMENTAL MANAGEMENT SERVICES			4,015.44	000102
9/20/23	00004	8/29/23	19229	202309 300-15500-10000		FY24 GEN.LIAB/PUBLIC OFFC	*	5,590.00		
						EGIS INSURANCE & RISK ADVISORS			5,590.00	000103
9/20/23	00010	9/17/23	09172023	202309 300-20700-10000		FY23 SPCL ASMNT SER2022	*	166.71		
						STOREY DRIVE CDD C/O USBANK			166.71	000104
9/27/23	00002	9/05/23	120690	202308 310-51300-31500		MTG/PROP.IMPRVE/SDWLK OWN	*	1,041.00		
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,041.00	000105
10/18/23	00014	9/30/23	214567	202309 320-53800-47000		AQUATIC PLANT MGMT SEP23	*	685.00		
						APPLIED AQUATIC MANAGEMENT INC			685.00	000106
10/18/23	00005	10/02/23	89440	202310 310-51300-54000		FY24 SPECIAL DISTRICT FEE	*	175.00		
						DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000107
10/18/23	00003	9/22/23	80112727	202309 310-51300-48000		NOT.OF FY24 MEETING DATES	*	287.00		
						ORLANDO SENTINEL			287.00	000108
						STCD STOREY DRIVE TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	00014	10/31/23 215174	202310 320-53800-47000	AQUATIC PLANT MGMT OCT23	*	685.00	
				APPLIED AQUATIC MANAGEMENT INC			685.00 000109
11/01/23	00011	10/09/23 111121	202310 320-53800-46200	LANDSCAPE MAINT OCT23	*	8,066.00	
				CHERRYLAKE INC			8,066.00 000110
11/01/23	00001	9/30/23 48	202310 310-51300-31700	FY24 ASSESSMENT ROLL CERT	*	5,250.00	
		10/01/23 46	202310 310-51300-34000	MANAGEMENT FEES OCT23	*	3,062.50	
		10/01/23 46	202310 310-51300-35200	WEBSITE ADMIN OCT23	*	100.00	
		10/01/23 46	202310 310-51300-35100	INFORMATION TECH OCT23	*	150.00	
		10/01/23 46	202310 310-51300-31300	DISSEMINATION FEE OCT23	*	291.67	
		10/01/23 46	202310 310-51300-51000	OFFICE SUPPLIES	*	.24	
		10/01/23 46	202310 310-51300-42000	POSTAGE	*	4.58	
		10/01/23 46	202310 310-51300-42500	COPIES	*	31.05	
		10/01/23 47	202310 320-53800-12000	FIELD MANAGEMENT OCT23	*	656.25	
				GOVERNMENTAL MANAGEMENT SERVICES			9,546.29 000111
11/01/23	00002	10/05/23 121740	202309 310-51300-31500	RDWY/DRAIN EASE/INTERLOC	*	1,242.55	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,242.55 000112
11/15/23	00011	11/10/23 112557	202311 320-53800-46200	LANDSCAPE MAINT NOV23	*	8,066.00	
				CHERRYLAKE INC			8,066.00 000113
11/15/23	00001	11/01/23 49	202311 310-51300-34000	MANAGEMENT FEES NOV23	*	3,062.50	
		11/01/23 49	202311 310-51300-35200	WEBSITE ADMIN NOV23	*	100.00	
		11/01/23 49	202311 310-51300-35100	INFORMATION TECH NOV23	*	150.00	
		11/01/23 49	202311 310-51300-31300	DISSEMINATION FEE NOV23	*	291.67	
		11/01/23 49	202311 310-51300-51000	OFFICE SUPPLIES	*	.09	

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23		49		202311	310	51300	42000			*	49.44		
			POSTAGE										
11/01/23		49		202311	310	51300	42500			*	21.60		
			COPIES										
11/01/23		50		202311	320	53800	12000			*	656.25		
			FIELD MANAGEMENT NOV23										
									GOVERNMENTAL MANAGEMENT SERVICES			4,331.55	000114
11/15/23	00003	10/24/23	82001267	202310	310	51300	48000			*	684.50		
			NOT.LNDOWNER/ELECT 11/07										
									ORLANDO SENTINEL			684.50	000115
11/30/23	00007	11/27/23	19-060(8	202310	310	51300	31100			*	165.00		
			ATTEND CDD MEETING										
									POULOS & BENNETT LLC			165.00	000116
12/21/23	00014	11/30/23	215974	202311	320	53800	47000			*	685.00		
			AQUATIC PLANT MGMT NOV23										
									APPLIED AQUATIC MANAGEMENT INC			685.00	000117
12/21/23	00011	12/13/23	113832	202312	320	53800	46200			*	8,066.00		
			LANDSCAPE MAINT DEC23										
									CHERRYLAKE INC			8,066.00	000118
12/21/23	00001	12/01/23	51	202312	310	51300	34000			*	3,062.50		
			MANAGEMENT FEES DEC23										
		12/01/23	51	202312	310	51300	35200			*	100.00		
			WEBSITE ADMIN DEC23										
		12/01/23	51	202312	310	51300	35100			*	150.00		
			INFORMATION TECH DEC23										
		12/01/23	51	202312	310	51300	31300			*	291.67		
			DISSEMINATION FEE DEC23										
		12/01/23	51	202312	310	51300	51000			*	.12		
			OFFICE SUPPLIES										
		12/01/23	51	202312	310	51300	42000			*	2.52		
			POSTAGE										
		12/01/23	51	202312	310	51300	42500			*	7.20		
			COPIES										
		12/01/23	52	202312	320	53800	12000			*	656.25		
			FIELD MANAGEMENT DEC23										
		12/01/23	52A	202310	310	51300	42000			*	.46		
			USPS-3RD QTR 2023 941FORM										
									GOVERNMENTAL MANAGEMENT SERVICES			4,270.72	000119
12/21/23	00002	11/15/23	122240	202310	310	51300	31500			*	1,326.00		
			INTERLOC AGR/DRAIN SYSTEM										
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,326.00	000120
									TOTAL FOR BANK A		67,160.76		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						67,160.76	

STCD STOREY DRIVE TVISCARRA

# SECTION 2

***Storey Drive***

***Community Development District***

***Unaudited Financial Reporting***

***November 30, 2023***



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5	<u>MONTH TO MONTH</u>
6	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY24 ASSESSMENT RECEIPT SCHEDULE</u>
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**Storey Drive**  
**Community Development District**  
**Balance Sheet**  
**November 30, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 12,129	\$ -	\$ -	\$ 12,129
Investments:				
Series 2022				
Reserve	\$ -	\$ 268,106	\$ -	\$ 268,106
Revenue	\$ -	\$ 189,321	\$ -	\$ 189,321
Construction	\$ -	\$ -	\$ 23,191	\$ 23,191
Due From Developer	\$ 54,746	\$ -	\$ -	\$ 54,746
<b>Total Assets</b>	<b>\$ 66,875</b>	<b>\$ 457,427</b>	<b>\$ 23,191</b>	<b>\$ 524,302</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,011	\$ -	\$ -	\$ 2,011
<b>Total Liabilities</b>	<b>\$ 2,011</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,011</b>
<b>Fund Balances:</b>				
Restricted For Debt Service	\$ -	\$ 457,427	\$ -	\$ 457,427
Assigned For Capital Reserves	\$ -	\$ -	\$ 23,191	\$ 23,191
Unassigned	\$ 64,864	\$ -	\$ -	\$ 64,864
<b>Total Fund Balances</b>	<b>\$ 64,864</b>	<b>\$ 457,427</b>	<b>\$ 23,191</b>	<b>\$ 545,482</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 66,875</b>	<b>\$ 457,427</b>	<b>\$ 23,191</b>	<b>\$ 547,493</b>

# Storey Drive

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 313,137	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 313,137</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	\$ 918	\$ 153	\$ -	\$ 153
Engineering Fees	\$ 12,000	\$ 2,000	\$ 165	\$ 1,835
Attorney	\$ 25,000	\$ 4,167	\$ 1,326	\$ 2,841
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 583	\$ 583	\$ (0)
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Management Fees	\$ 36,750	\$ 6,125	\$ 6,125	\$ -
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 75	\$ 13	\$ -	\$ 13
Postage	\$ 500	\$ 83	\$ 54	\$ 29
Insurance	\$ 5,915	\$ 5,915	\$ 5,590	\$ 325
Printing & Binding	\$ 500	\$ 83	\$ 53	\$ 31
Legal Advertising	\$ 2,835	\$ 473	\$ 685	\$ (212)
Other Current Charges	\$ 600	\$ 100	\$ -	\$ 100
Office Supplies	\$ 150	\$ 25	\$ 0	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 118,218</b>	<b>\$ 27,645</b>	<b>\$ 20,506</b>	<b>\$ 7,138</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 7,875	\$ 1,313	\$ 1,313	\$ -
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Electric	\$ 3,500	\$ 583	\$ -	\$ 583
Water & Sewer	\$ 20,000	\$ 3,333	\$ -	\$ 3,333
Landscape Maintenance	\$ 134,304	\$ 22,384	\$ 16,132	\$ 6,252
Landscape Contingency	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 2,500	\$ 417	\$ -	\$ 417
Lake Maintenance	\$ 8,220	\$ 1,370	\$ 1,370	\$ -
Pressure Washing	\$ 5,000	\$ 833	\$ -	\$ 833
Repairs & Maintenance	\$ 3,520	\$ 587	\$ -	\$ 587
Contingency	\$ 2,500	\$ 417	\$ -	\$ 417
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 194,919</b>	<b>\$ 36,653</b>	<b>\$ 18,815</b>	<b>\$ 17,839</b>
<b>Total Expenditures</b>	<b>\$ 313,137</b>	<b>\$ 64,298</b>	<b>\$ 39,321</b>	<b>\$ 24,977</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (39,321)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 104,185</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 64,864</b>	

# Storey Drive

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 536,213	\$ -	\$ -	\$ -
Interest	\$ 12,000	\$ 2,000	\$ 3,657	\$ 1,657
<b>Total Revenues</b>	<b>\$ 548,213</b>	<b>\$ 2,000</b>	<b>\$ 3,657</b>	<b>\$ 1,657</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 166,581	\$ -	\$ -	\$ -
Principal - 06/15	\$ 205,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 166,581	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 538,163</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (4,980)	\$ (830)	\$ (2,149)	\$ 1,319
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (4,980)</b>	<b>\$ (830)</b>	<b>\$ (2,149)</b>	<b>\$ 1,319</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,071</b>		<b>\$ 1,508</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 200,763</b>		<b>\$ 455,920</b>	
<b>Fund Balance - Ending</b>	<b>\$ 205,834</b>		<b>\$ 457,427</b>	

# Storey Drive

## Community Development District Capital Projects Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 181	\$ 181
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 181</b>	<b>\$ 181</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,149	\$ (2,149)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,149</b>	<b>\$ (2,149)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,330</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 20,860</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 23,191</b>	

**Storey Drive**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	165
Attorney	\$ 1,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,326
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	583
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,250
Management Fees	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,125
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 5	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54
Insurance	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,590
Printing & Binding	\$ 31	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53
Legal Advertising	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	685
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total Administrative:</b>	<b>\$ 16,831</b>	<b>\$ 3,675</b>	<b>\$ -</b>	<b>20,506</b>									
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,313
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 8,066	\$ 8,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,132
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 685	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,370
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 9,407</b>	<b>\$ 9,407</b>	<b>\$ -</b>	<b>18,815</b>									
<b>Total Expenditures</b>	<b>\$ 26,238</b>	<b>\$ 13,083</b>	<b>\$ -</b>	<b>39,321</b>									
<b>Excess Revenues (Expenditures)</b>	<b>\$ (26,238)</b>	<b>\$ (13,083)</b>	<b>\$ -</b>	<b>(39,321)</b>									

## 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	\$ -	\$ -
2	9/1/23			\$ 40,450.06	\$ -	\$ 40,450.06	\$ -	\$ 40,450.06
3	10/28/23			\$ 14,295.99	\$ -	\$ 14,295.99	\$ -	\$ 14,295.99
<b>Due from Developer</b>			<b>\$ 23,359.28</b>	<b>\$ 78,105.33</b>	<b>\$ 8,531.09</b>	<b>\$ 69,574.24</b>	<b>\$ -</b>	<b>\$ 54,746.05</b>
<b>Total Developer Contributions FY23</b>				<b>\$ 69,574.24</b>				

\*Total amount in FY22 column does not reflect amounts from FY22 FR# 1-11.

**Storey Drive**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>		
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
LESS: PRINCIPAL PAYMENT - 06/15/23		(\$200,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$9,510,000</b>



**Storey Drive**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
10/31/23	9	Poulos & Bennett, LLC	Invoice #19-060(80) - Utility ownership coordination.	\$ 82.50
11/7/23	10	Poulos & Bennett, LLC	Invoice #19-060(82) - Revision of District requisition costs.	\$ 742.50
<b>TOTAL</b>				<b>\$ 825.00</b>
<b>Fiscal Year 2024</b>				
10/2/23		Interest		\$ 88.10
10/3/23		Transfer from Reserve		\$ 1,055.17
11/1/23		Interest		\$ 92.87
11/2/23		Transfer from Reserve		\$ 1,094.30
<b>TOTAL</b>				<b>\$ 2,330.44</b>
<b>Project (Construction) Fund at 09/30/23</b>				<b>\$ 21,685.48</b>
<b>Interest Earned/Transferred Funds thru 11/30/23</b>				<b>\$ 2,330.44</b>
<b>Requisitions Paid thru 11/30/23</b>				<b>\$ (825.00)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 23,190.92</b>