

*Storey Drive
Community Development District*

Agenda

June 6, 2024

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 30, 2024

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, June 6, 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. Approval of Minutes of the April 4, 2024 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-05 Imposing Special Assessments and Certifying an Assessment Roll
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Stormwater Operation and Maintenance Protocol Report for International Drive Community
 - ii. Discussion of Pending Plat Conveyances
 - iii. Status of Permit Transfers
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 0
 - iv. Form 1 Filing Reminder – Due July 1st
 - D. Field Manager's Report
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, April 4, 2024 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
Josh Jochims	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. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period and we just have the Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 1, 2024 Meeting

Mr. Flint: The next item is approval of the February 1, 2024 meeting minutes. Were there any comments or corrections to those?

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

Ms. Trucco: I just have one. The bottom of page three says, enter into a “Cautionary Agreement.” It should be “Cost Sharing Agreement.”

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the February 1, 2024 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03
Approving the Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint: We are recommending June 6, 2024 for the public hearing date.

Mr. Morgan: So has it already been public publicized?

Mr. Flint: No. If there's no increase in the assessments, there's no mailed notice, it just gets advertised in the newspaper at 21 and 14 days.

Mr. Morgan: Have we already advertised? Oh, it is June 6, not May. I apologize.

Mr. Flint: Yeah, it's the regular meeting date.

Mr. Morgan: That's fine.

Mr. Flint: We have to send it to the city of Orlando and Orange County 60 days before approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, was approved.

Mr. Flint: You'll be actually adopting the budget at your hearing in June, and assuming the assessments aren't going to increase, we can make any adjustments we need to the costs side of it.

FIFTH ORDER OF BUSINESS

**Consideration of Series 2022 Requisition
#11**

Mr. Flint: Requisition #11 is for \$27,856.89. There are interest earnings in the account that accrue. The way it's set up is until the project is declared complete, the interest earnings flow to the construction account. That's why we're continually chasing the final balance on this.

Mr. Morgan: So this is kind of finally finalized the construction.

Mr. Flint: Well, there will be interest earnings continuing to go in there. So we'll keep it to the extent we've got excess cost. We'll keep paying the interest down. We're using the retainage reduction that was reflected on requisition six as the backup for the \$27,000. But we'll confirm everything looks good before we submit it to the trustee. If you want to approve it, subject to review by counsel and signing by the Engineer, then we'll process it.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, Series 2022 Requisition #11, was approved subject to review by Counsel.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials – Added

Mr. Flint: Staff reports, the first one is attorney.

Ms. Trucco: We plan to start doing this every year just to reflect some of the issues that we've run into with a lot of with some of the Boards, just as a friendly reminder about some of the laws that apply to you as a Supervisor. I'm just going to quickly go through it. I know this was last minute and we could always put it on the next agenda, too, if you'd like. I would ask you please to review it in your free time and let us know if you have any questions. First is the Code of Ethics. One part of that is the gifts law and you, as a public officer, are prohibited from accepting or asking for anything of value based upon an understanding that thing would result in would influence your decision making at one of these Board of Supervisor meetings. So if a landscaper, for example, gave you a call and said, hey, here's some Magic tickets, and please vote for us next week at the CDD Board of Supervisor meeting, that would be something that's being given to you in an attempt to influence your decision making on this Board. So you want to refrain from accepting any gifts or asking for any gifts based on understanding that that will influence your decision. This applies to your spouse and minor children as well. If you know or reasonably should know that this gift is being given to your spouse or minor child in order to influence your decision as part of this Board, they are also prohibited from accepting that type of gift. There is a disclosure duty as well. For gifts greater than \$100, if they're not from a relative, you are required to disclose them. So say your neighbor has no idea that you're on the CDD Board of Supervisors and gives you magic tickets. If they have a value of \$900, you can accept them because they're not being given to you to influence your decision making on this Board, but you should disclose that gift on your Form 9 unless you pay down the value of those tickets to \$100 within 90 days of receiving it. Just something to keep in mind there. Voting conflicts, we've talked about this before. You're prohibited for voting on a measure that would result in your own special private gain or loss, or the special private gain or loss of a principal. So that's typically your employer, anyone you're receiving money from or something of like value, your parent organization or subsidiary of a

principal of yours, a relative. So something would result in a special private gain or loss to a relative, such as your relative owns Yellowstone landscaping and they submit a proposal. You're going to have to abstain from voting on that measure. And then also a business associate, so if you've got a joint venture with a friend of yours, you guys' split properties or something like that, and they also own a landscaping company that's submitting a proposal, that's a business associate of yours, you're going to have to restrain from voting on that measure. There is an exemption, though. You might be thinking, well, my principal is Lennar. So, you know, technically, if I vote on a measure that would benefit them, like this requisition, could that be a voting conflict? There is an exception for you if you are an employee of the landowner. So in this case, that was Lennar. There's an exception for you if you're an employee of that entity. Quorum, this is one thing that has come up a couple times in the past few months. Questions about, can you call in, does that count for quorum purposes? So technically, there should be a physical quorum here. So if there's five Supervisors and you have three to establish quorum, you can call in in extraordinary circumstances, such as an illness. If you do call in, you have to vote on that measure. If you call in, that doesn't count for quorum. You have to have the majority of the Board physically present for quorum purposes. And then public records, we've gotten questions about text messages. We recommend that you don't send text messages about CDD business because technically, those are a public record. All of your emails, documents, et cetera, any materials related to the CDD or a public record, you need to retain them for the required amount of time. We put two of the year periods there. If you have questions about that, you can reach out.

Mr. Morgan: So Lennar just advertised to all associates that all emails will be deleted after one year. So am I going to have to contact our information services people and tell them that my CDD file in my emails cannot be deleted? I have to have it?

Ms. Trucco: Do you have a separate e-mail or a separate file for CDD stuff? So as long as you have that, maybe save it to your computer. Or you could even send them to a cloud with a bunch of the emails to GMS, which is technically the record custodian. They can retain it for you there too, but I would recommend doing that before they delete it. Even if you save it to like a USB before they delete it, that would be fine too.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Mr. Flint: Engineer's Report, Stephen had to leave. I don't believe he had any updates regarding the plats or permit transfers. He's working on a revision to the one requisition.

Ms. Trucco: Actually, if I can speak to the plat conveyances. There are some remaining tracts that this Board has already approved. It's for the Storey Drive plat and the Storey Drive Phase 2 plat. It was just a handful of tracts left that need to be conveyed to the CDD, because they're shown as to be owned by the CDD on the plat. We've reached out to Lennar's team and they are working on terminating the two notices of commencement on those tracts. As soon as that is terminated, then we will go ahead and record the deed from our perspective, everything that's been planted is to come to the CDD will then have already been transferred by deed to the CDD, which is our goal. There was also an update on the pedestrian bridge damage. I have been continuing to reach out to the city attorney. If I don't hear from them, I'm probably just going to call over to the attorney's office, the legal department there, see if there's anyone else that can facilitate that because I'm having a difficult time hearing back. It's still on my radar and we're going to continue to pursue it. I just don't have reimbursement as of now from my understanding for that.

Mr. Flint: Have to communicate directly with that contractor.

Mr. Morgan: Well, the city agreed to pursue it.

Ms. Trucco: I'll see what I can do.

Mr. Morgan: I would give it another couple of weeks. If you don't hear from the city attorney, then I would call, like you said.

Ms. Trucco: I'll call over to their office and see who I can talk to.

Mr. Morgan: She might be in limbo for who knows how long.

Ms. Trucco: Okay, that's all I have.

Mr. Flint: And you're working on the two little pieces of sidewalk that are outside the CDD that we're going to take ownership of?

Ms. Trucco: Yeah, that's still on our radar too. My understanding is that the adjacent landowner is just basically trying to confirm with us if they're going to sell the property or not. We have been in communication with them, we're going to continue to follow up with them. We talked about the idea of the funding agreement so that anything related to this project of the CDD taking ownership and maintenance of property outside of the CDD's boundary, legal counsel will have to go through some steps to be able to do that legally. So we've asked them to sign something like a funding agreement to pay for the legal costs associated with that work just to be able to work

outside of our boundary legally. Then there'll be some costs and work done for an interlocal agreement that will need to have the city sign. I'll continue to follow up with him. My understanding is that there's some conversation of a potential sale there.

Mr. Flint: I had an email from Baseline's Director of Construction wanting a trolley station located in front of, I guess it's on CDD property that the station would be located. I guess he thought I would be able to put the trolley station there. So I guess there's an MSTU that overlays iDrive District and they operate that trolley program. I referred him to the website and the iDrive District, but there may be an instance where, if they get a trolley, if they get them to agree to put a trolley stop there it may be on CDD property. I'm sure we can just do an agreement with iDrive District to allow for that because it's an arm of Orlando, I think.

Ms. Trucco: Okay.

C. District Manager's Report

i. Approval of Check Registers

Mr. Flint: Under my report you have the check register for January 26, 2024 through February 29, 2024 and from March 1, 2024 through March 27, 2024.

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

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of February. If there are any questions, we can discuss those.

D. Field Manager's Report

Mr. Flint: Field Manager's report. Alan?

Mr. Scheerer: I don't have a lot to report. I met with Cherry Lake a couple weeks ago. We're looking at some palm tree replacement under warranty. I talked with Mark Gage yesterday as well. We're trying to set up a time to get those palm trees replaced that are out there. Dixie finally provided unobstructed access to that pond 3. We will see a lot of work going on out there once Applied Aquatic gets in there and really hammers it and gets that growth that we couldn't get to via boat spray. Other than that, I think everything's going well. I'll be out there again today. As soon as the meeting's over, I'm heading over there to do another site review in advance of my next

meeting with Cherry Lake. The bridge work is done as you all know, and they have been compensated for that work. I know that the city of Orlando has graded the entire C2 canal. I don't know if they put any sod up there yet, but I'll find out when I get out there today.

Mr. Morgan: They asked me to put some stabilization down about two months ago, but they said they were going to follow up with sod as soon as they could get it., hopefully they did.

Mr. Scheerer: I'm going there right after this meeting, and I'll do my site inspection with that and hopefully we'll have some good updates for the Board at the next meeting. I can answer any questions you might have.

SEVENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

There being no comments, 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

SECTION A

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Drive Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set **June 6, 2024**, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Storey Drive Community Development District for the Fiscal Year Ending September 30, 2025”, as adopted by the Board of Supervisors on [June 6, 2024](#).

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Storey Drive Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ **1,237,415** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>400,282</u>
TOTAL DEBT SERVICE FUND – SERIES 2022	\$ <u>764,630</u>
TOTAL CAPITAL RESERVE FUND	\$ <u>72,503</u>
TOTAL ALL FUNDS	\$ <u>1,237,415</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided

such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 6th day of June, 2024.

ATTEST:

**BOARD OF SUPERVISORS OF THE
STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Storey Drive
Community Development District

Proposed Budget
FY2025



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Storey Drive
Community Development District
Proposed Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 313,137	\$ 321,160	\$ -	\$ 321,160	\$ 313,137
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 87,145
Total Revenues	\$ 313,137	\$ 321,160	\$ -	\$ 321,160	\$ 400,282
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 3,200	\$ 5,600	\$ 12,000
FICA Expense	\$ 918	\$ 184	\$ 245	\$ 428	\$ 918
Engineering Fees	\$ 12,000	\$ 413	\$ 3,588	\$ 4,000	\$ 12,000
Attorney	\$ 25,000	\$ 9,295	\$ 8,705	\$ 18,000	\$ 25,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 3,500	\$ 2,042	\$ 1,458	\$ 3,500	\$ 3,675
Annual Audit	\$ 3,600	\$ -	\$ 3,600	\$ 3,600	\$ 3,600
Trustee Fees	\$ 5,000	\$ 4,041	\$ -	\$ 4,041	\$ 4,050
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,513
Management Fees	\$ 36,750	\$ 21,438	\$ 15,313	\$ 36,750	\$ 40,000
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 75	\$ -	\$ 25	\$ 25	\$ 75
Postage	\$ 500	\$ 125	\$ 100	\$ 225	\$ 500
Printing & Binding	\$ 500	\$ 80	\$ 55	\$ 135	\$ 500
Insurance	\$ 5,915	\$ 5,590	\$ -	\$ 5,590	\$ 6,150
Legal Advertising	\$ 2,835	\$ 685	\$ 1,815	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 164	\$ 270	\$ 434	\$ 600
Office Supplies	\$ 150	\$ 16	\$ 34	\$ 50	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 118,218	\$ 53,646	\$ 40,107	\$ 93,753	\$ 121,006
Operations & Maintenance					
Field Services	\$ 7,875	\$ 4,594	\$ 3,281	\$ 7,875	\$ 10,002
Property Insurance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Electric	\$ 3,500	\$ -	\$ -	\$ -	\$ 21,500
Water & Sewer	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Landscape Maintenance	\$ 134,304	\$ 56,462	\$ 40,330	\$ 96,792	\$ 134,304
Landscape Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Lake Maintenance	\$ 8,220	\$ 10,295	\$ 16,550	\$ 26,845	\$ 8,467
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Pressure Washing	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Repairs & Maintenance	\$ 3,520	\$ -	\$ 1,250	\$ 1,250	\$ 3,500
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Total Operations & Maintenance:	\$ 194,919	\$ 71,351	\$ 68,911	\$ 140,262	\$ 212,773
Reserves					
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 66,503
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 66,503
Total Expenditures	\$ 313,137	\$ 124,997	\$ 109,018	\$ 234,015	\$ 400,282
Excess Revenues (Expenditures)	\$ -	\$ 196,163	\$ (109,018)	\$ 87,145	\$ 0

Storey Drive

Community Development District

FY 2025 Assessment Charts

Net Administrative Annual Assessments (Total)	\$	121,006
Collection Cost (6%)		\$7,724
Gross Assessments		\$128,730

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$180.70	\$46,257.97
Townhomes	200	0.75	150	\$271.04	\$54,208.54
Single Family	70	1.00	70	\$361.39	\$25,297.32
Total	526		348		\$125,763.83

Net Maintenance Annual Assessments (Total)	\$	212,773
Collection Cost (6%)		\$13,581
Gross Assessments		\$226,354

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$297.93	\$76,270.59
Townhomes	200	0.75	150	\$446.90	\$89,379.58
Single Family	70	1.00	70	\$595.86	\$41,710.47
Total	526		348		\$207,360.65

Net Administrative & Maintenance Annual Assessments (Platted)		\$313,137
Collection Cost (6%)		\$19,987
Gross Assessments		\$333,124

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$478.63	\$122,528.56
Townhomes	200	0.75	150	\$717.94	\$143,588.12
Single Family	70	1.00	70	\$957.25	\$67,007.79
Total	526		348		\$333,124.48

Storey Drive
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Poulos & Bennett, LLC, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2022 Special Assessment Bonds.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with DiBartolomeo, McBee, Hartley & Barnes, P.A. for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Bonds that are deposited with Trustee at USBank.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Operations & Maintenance:

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents estimated cost of electric services for items such as monument lighting, irrigation meters, etc.

Water & Sewer

Represents estimated cost of water services for areas within the district such as main entrance, irrigated turf and landscaping around ponds.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Budgeted amount is based on proposals from Cherry Lake Inc. for Phases 1 and 2.

Description	Monthly	Annual
Landscape Maintenance - Partial Phases 1 & 2	\$8,066	\$96,792
Contingency - Future Areas		\$37,512
Total		\$134,304

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Lake Maintenance

Represents cost to maintain four stormwater retention ponds. Amount is based on proposal from Applied Aquatic Management, Inc. for monthly maintenance and as needed clean-up/treatments.

Description	Monthly	Annual
Pond Maintenance		
Stormwater Retention Ponds 1 - 4	\$685	\$8,220
Contingency		\$247
Total		\$8,467

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Transfer Out – Capital Reserve

Represents excess funds at fiscal year end transferred to the Capital Reserve fund.

Storey Drive
Community Development District
Proposed Budget
FY2025
Capital Reserve Fund

	Adopted Budget		Actual Thru		Projected Next		Total Projected		Proposed Budget	
	FY2024		4/30/24		5 Months		9/30/24		FY2025	
Revenues:										
Transfer In	\$	-	\$	-	\$	-	\$	-	\$	66,503
Interest	\$	-	\$	-	\$	-	\$	-	\$	6,000
Total Revenues	\$	-	\$	-	\$	-	\$	-	\$	72,503
Expenditures:										
Contingency	\$	-	\$	-	\$	-	\$	-	\$	-
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
Excess Revenues (Expenditures)	\$	-	\$	-	\$	-	\$	-	\$	72,503
Fund Balance - Beginning	\$	-	\$	-	\$	-	\$	-	\$	-
Fund Balance - Ending	\$	-	\$	-	\$	-	\$	-	\$	72,503

Storey Drive
Community Development District
Proposed Budget
FY2025
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$	536,213	\$	549,948	\$	-	\$	549,948	\$	536,213
Interest	\$	12,000	\$	15,823	\$	7,500	\$	23,323	\$	18,000
Carry Forward Surplus	\$	200,763	\$	187,813	\$	-	\$	187,813	\$	210,417
Total Revenues	\$	748,976	\$	753,584	\$	7,500	\$	761,084	\$	764,630

Expenditures:

Series 2022

Interest - 12/15	\$	166,581	\$	166,581	\$	-	\$	166,581	\$	163,968
Principal - 06/15	\$	205,000	\$	-	\$	205,000	\$	205,000	\$	210,000
Interest - 06/15	\$	166,581	\$	-	\$	166,581	\$	166,581	\$	163,968
Total Expenditures	\$	538,163	\$	166,581	\$	371,581	\$	538,163	\$	537,935

Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(7,505)	\$	(5,000)	\$	(12,505)	\$	(12,000)
Total Other Financing Sources (Uses)	\$	-	\$	(7,505)	\$	(5,000)	\$	(12,505)	\$	(12,000)

Excess Revenues (Expenditures)	\$	210,814	\$	579,498	\$	(369,081)	\$	210,417	\$	214,695
---------------------------------------	-----------	----------------	-----------	----------------	-----------	------------------	-----------	----------------	-----------	----------------

Interest - 12/15/2025	<u>\$161,290</u>
Total	<u><u>\$161,290</u></u>
 Net Assessment	 \$536,213
Collection Cost (6%)	<u>\$34,226</u>
Gross Assessment	<u><u>\$570,439</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Condo	256	\$886	\$226,770
Townhome	200	\$1,102	\$220,308
Single Family	70	\$1,762	\$123,359
Total	526		\$570,437

Storey Drive
Series 2022, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 9,510,000	\$ 205,000	\$ 166,581.25	\$ -
12/15/24	\$ 9,305,000	\$ -	\$ 163,967.50	\$ 535,548.75
6/15/25	\$ 9,305,000	\$ 210,000	\$ 163,967.50	\$ -
12/15/25	\$ 9,095,000	\$ -	\$ 161,290.00	\$ 535,257.50
6/15/26	\$ 9,095,000	\$ 215,000	\$ 161,290.00	\$ -
12/15/26	\$ 8,880,000	\$ -	\$ 158,548.75	\$ 534,838.75
6/15/27	\$ 8,880,000	\$ 220,000	\$ 158,548.75	\$ -
12/15/27	\$ 8,660,000	\$ -	\$ 155,743.75	\$ 534,292.50
6/15/28	\$ 8,660,000	\$ 225,000	\$ 155,743.75	\$ -
12/15/28	\$ 8,435,000	\$ -	\$ 152,368.75	\$ 533,112.50
6/15/29	\$ 8,435,000	\$ 235,000	\$ 152,368.75	\$ -
12/15/29	\$ 8,200,000	\$ -	\$ 148,843.75	\$ 536,212.50
6/15/30	\$ 8,200,000	\$ 240,000	\$ 148,843.75	\$ -
12/15/30	\$ 7,960,000	\$ -	\$ 145,243.75	\$ 534,087.50
6/15/31	\$ 7,960,000	\$ 245,000	\$ 145,243.75	\$ -
12/15/31	\$ 7,715,000	\$ -	\$ 141,568.75	\$ 531,812.50
6/15/32	\$ 7,715,000	\$ 255,000	\$ 141,568.75	\$ -
12/15/32	\$ 7,460,000	\$ -	\$ 137,743.75	\$ 534,312.50
6/15/33	\$ 7,460,000	\$ 265,000	\$ 137,743.75	\$ -
12/15/33	\$ 7,195,000	\$ -	\$ 133,437.50	\$ 536,181.25
6/15/34	\$ 7,195,000	\$ 270,000	\$ 133,437.50	\$ -
12/15/34	\$ 6,925,000	\$ -	\$ 129,050.00	\$ 532,487.50
6/15/35	\$ 6,925,000	\$ 280,000	\$ 129,050.00	\$ -
12/15/35	\$ 6,645,000	\$ -	\$ 124,500.00	\$ 533,550.00
6/15/36	\$ 6,645,000	\$ 290,000	\$ 124,500.00	\$ -
12/15/36	\$ 6,355,000	\$ -	\$ 119,787.50	\$ 534,287.50
6/15/37	\$ 6,355,000	\$ 300,000	\$ 119,787.50	\$ -
12/15/37	\$ 6,055,000	\$ -	\$ 114,912.50	\$ 534,700.00
6/15/38	\$ 6,055,000	\$ 310,000	\$ 114,912.50	\$ -
12/15/38	\$ 5,745,000	\$ -	\$ 109,875.00	\$ 534,787.50
6/15/39	\$ 5,745,000	\$ 320,000	\$ 109,875.00	\$ -
12/15/39	\$ 5,425,000	\$ -	\$ 104,675.00	\$ 534,550.00
6/15/40	\$ 5,425,000	\$ 330,000	\$ 104,675.00	\$ -
12/15/40	\$ 5,095,000	\$ -	\$ 99,312.50	\$ 533,987.50
6/15/41	\$ 5,095,000	\$ 340,000	\$ 99,312.50	\$ -
12/15/41	\$ 4,755,000	\$ -	\$ 93,787.50	\$ 533,100.00
6/15/42	\$ 4,755,000	\$ 350,000	\$ 93,787.50	\$ -
12/15/42	\$ 4,405,000	\$ -	\$ 88,100.00	\$ 531,887.50
6/15/43	\$ 4,405,000	\$ 365,000	\$ 88,100.00	\$ -
12/15/43	\$ 4,040,000	\$ -	\$ 80,800.00	\$ 533,900.00
6/15/44	\$ 4,040,000	\$ 380,000	\$ 80,800.00	\$ -
12/15/44	\$ 3,660,000	\$ -	\$ 73,200.00	\$ 534,000.00
6/15/45	\$ 3,660,000	\$ 395,000	\$ 73,200.00	\$ -
12/15/45	\$ 3,265,000	\$ -	\$ 65,300.00	\$ 533,500.00
6/15/46	\$ 3,265,000	\$ 410,000	\$ 65,300.00	\$ -
12/15/46	\$ 2,855,000	\$ -	\$ 57,100.00	\$ 532,400.00
6/15/47	\$ 2,855,000	\$ 430,000	\$ 57,100.00	\$ -
12/15/47	\$ 2,425,000	\$ -	\$ 48,500.00	\$ 535,600.00
6/15/48	\$ 2,425,000	\$ 445,000	\$ 48,500.00	\$ -
12/15/48	\$ 1,980,000	\$ -	\$ 39,600.00	\$ 533,100.00
6/15/49	\$ 1,980,000	\$ 465,000	\$ 39,600.00	\$ -
12/15/49	\$ 1,515,000	\$ -	\$ 30,300.00	\$ 534,900.00
6/15/50	\$ 1,515,000	\$ 485,000	\$ 30,300.00	\$ -
12/15/50	\$ 1,030,000	\$ -	\$ 20,600.00	\$ 535,900.00
6/15/51	\$ 1,030,000	\$ 505,000	\$ 20,600.00	\$ -
12/15/51	\$ 525,000	\$ -	\$ 10,500.00	\$ 536,100.00
6/15/52	\$ 525,000	\$ 525,000	\$ 10,500.00	\$ 535,500.00
Totals		\$ 9,510,000	\$ 5,983,894	\$ 15,493,893.75

SECTION B

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Storey Drive Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in City of Orlando, Orange County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024-2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024-2025; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Storey Drive Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and

25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Drive Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Drive Community Development District.

PASSED AND ADOPTED this 6th day of June, 2024.

ATTEST:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

SECTION V

SECTION B

SECTION 1

International Drive Resort Community Stormwater Operation and Maintenance Protocol

City of Orlando, Florida

Prepared For:
Lennar Homes, LLC
6750 Forum Dr, Suite 100
Orlando, FL

Date:
October 26, 2023
Revised April 11, 2024



International Drive Resort Community Stormwater Operation and Maintenance Protocol

City of Orlando, Florida

Prepared For:
Lennar Homes, LLC
6750 Forum Dr, Suite 100
Orlando, FL

Date:
October 26, 2023
Revised April 11, 2024



2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | Fax: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

TABLE OF CONTENTS

SECTION 1	GENERAL SITE INFORMATION
	Post 1 – Post Development Basin Map
	C5.00 – Phase 1 Master Utility Plan
	C5.01 – Phase 1 Control Structure Details
	C5.02 – Phase 1 Control Structure Details
SECTION 2	MAINTENANCE PROTOCOL

SECTION 1
GENERAL SITE INFORMATION

GENERAL SITE INFORMATION

1.1 PROJECT LOCATION

The International Drive Resort Community project is a mixed-use development consisting of a commercial outparcel, single and multifamily residential development and associated infrastructure. The I-Drive property is located in the City of Orlando. More specifically, the project is located east of the intersection of International Drive and Del Verde Way, south of the Festival Bay Shopping Complex and North of Vanguard Street in Orlando, Orange County, Florida within Section 30, Township 23 South and Range 29 East

The site is under the jurisdiction of the City of Orlando and the South Florida Water Management District (SFWMD). The proposed storm water management facilities will consist of four (4) wet detention ponds meeting the design criteria of City of Orlando and the South Florida Water Management District.

The total property area is approximately 77.37 acres. Of this, 72.83 acres contributes to the master storm water management system while the remaining 4.54 acres consists of undisturbed lands and water surface associated with the existing canal around the perimeter of the property.

1.2 POST-DEVELOPMENT DRAINAGE

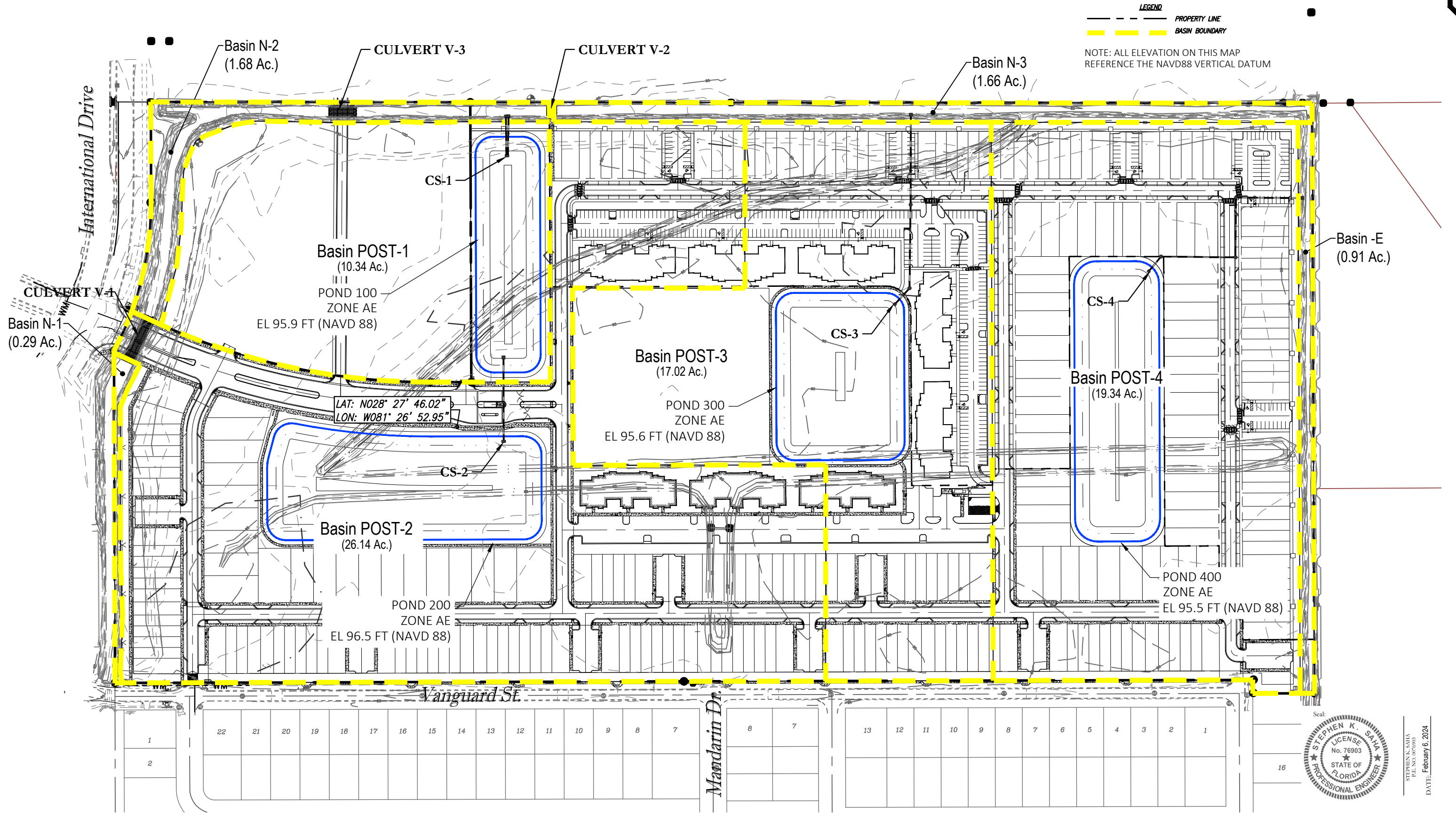
The post development drainage basin areas are defined by the limits of the developed site which contributes to the onsite storm water management system and is consistent with the pre-development areas. The project area will continue to discharge to the existing perimeter canal system.

Proposed Basin Post-1 through Post-4 will drain into the wet detention Ponds SW-1, SW-2, SW-3, and SW-4 respectively and then allow to discharge to the existing perimeter canal system via outfall pipes and control structures.

The stormwater management system was designed to limit the post-development rate of discharge to meet the requirements for the Shingle Creek Basin Study as denoted in SFWMD Appendix 2. The post development will provide water quality treatment and runoff in accordance with South Florida Water Management District (SFWMD) and the City of Orlando criteria.

1.3 OWNERSHIP AND ACCESS

The ownership and maintenance of the stormwater management facility is under the responsibility of the CDD. The metal pipe culverts that are part of the perimeter canal system and offer access points to the community are under the responsibility of the CDD.



Post-Development Basin Map

International Drive Resort Community

POULOS & BENNETT

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

www.poulosandbennett.com
 Certificate of Authorization No. 28567

Seal:
 STEPHEN K. SAHA
 LICENSE
 No. 76903
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER


STEPHEN K. SAHA
 P.E. NO. 0076903
 DATE: February 6, 2024

Post 1

NAVD 88

100' 0 100' 200'
 SCALE IN FEET
 Post 1

Seal:

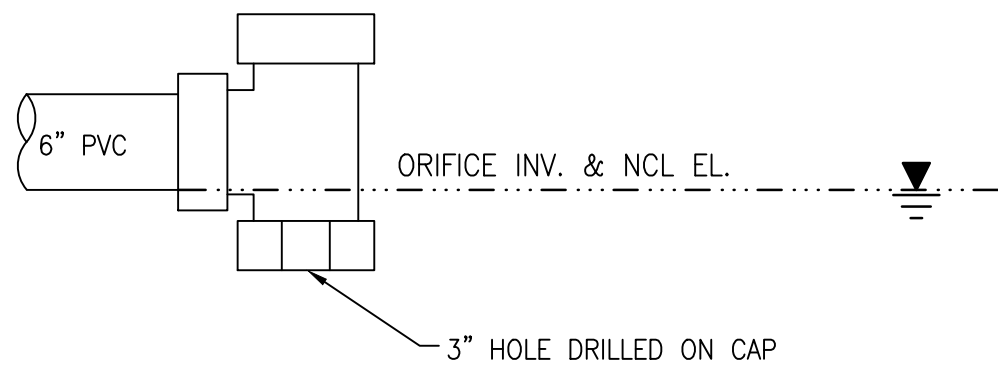


DARIN ALEX LOCKWOOD
P.E. NO. 0063504

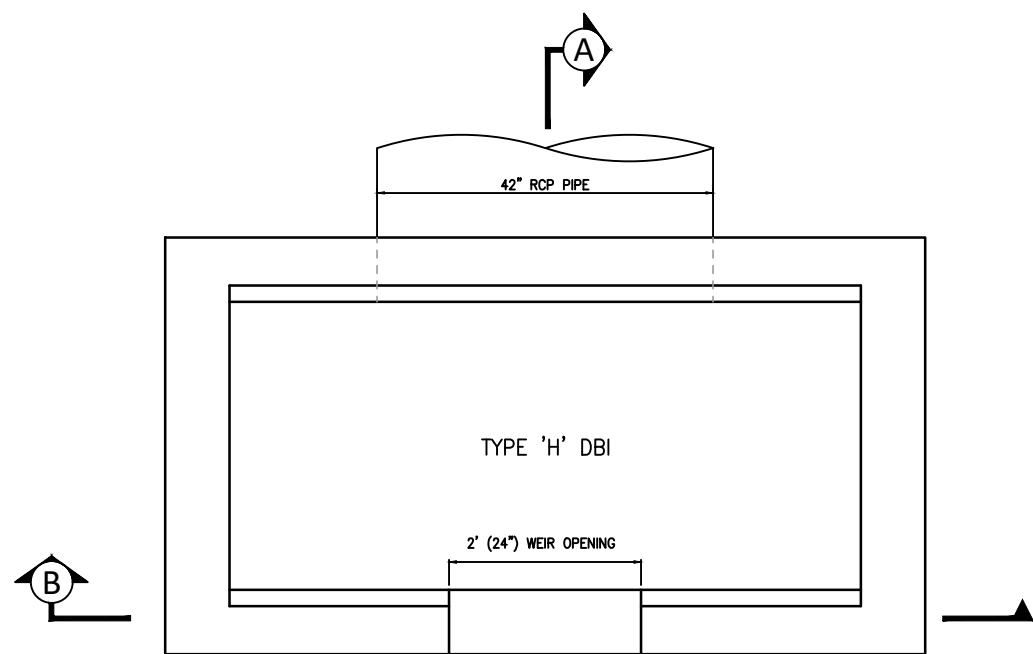
DATE: April 6, 2022

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

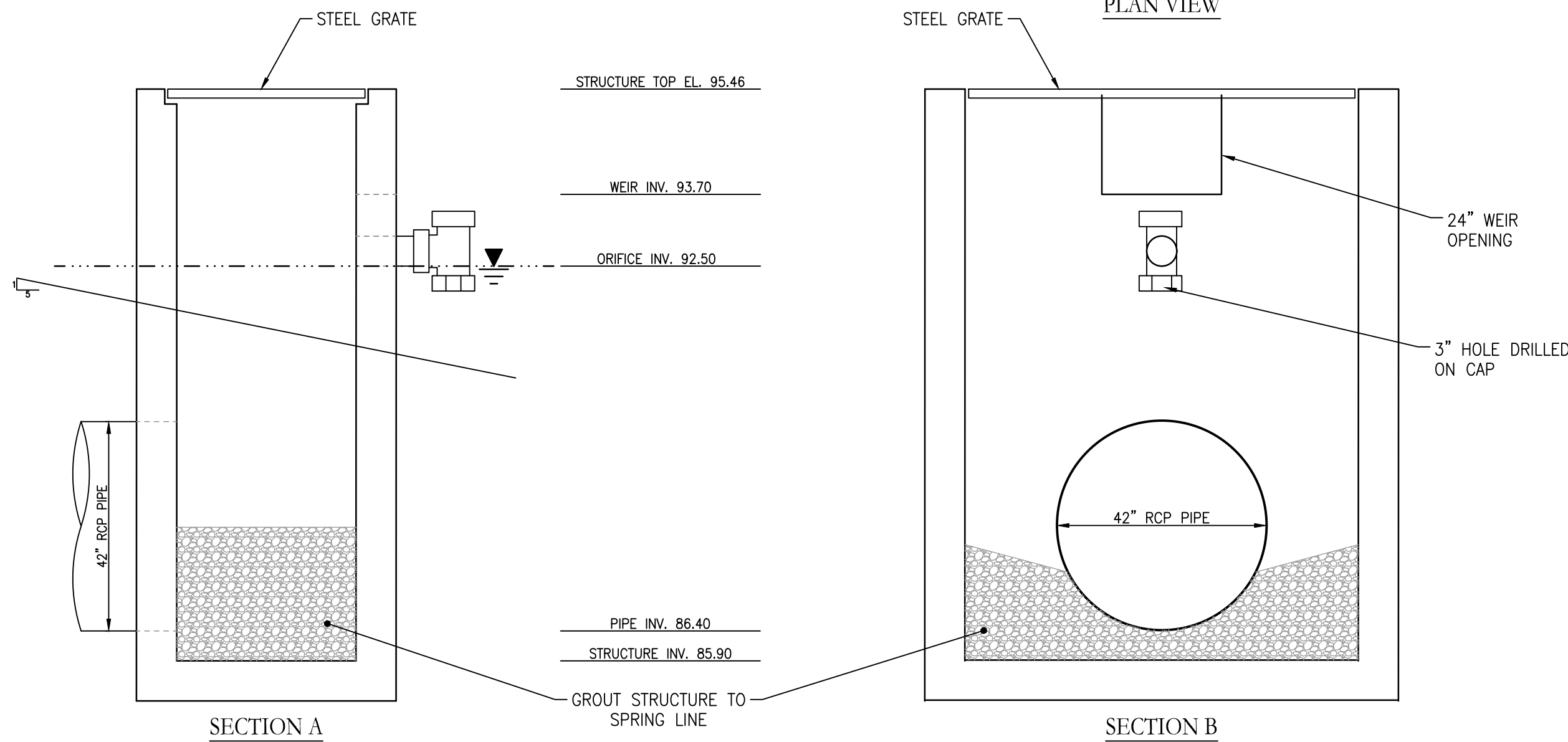
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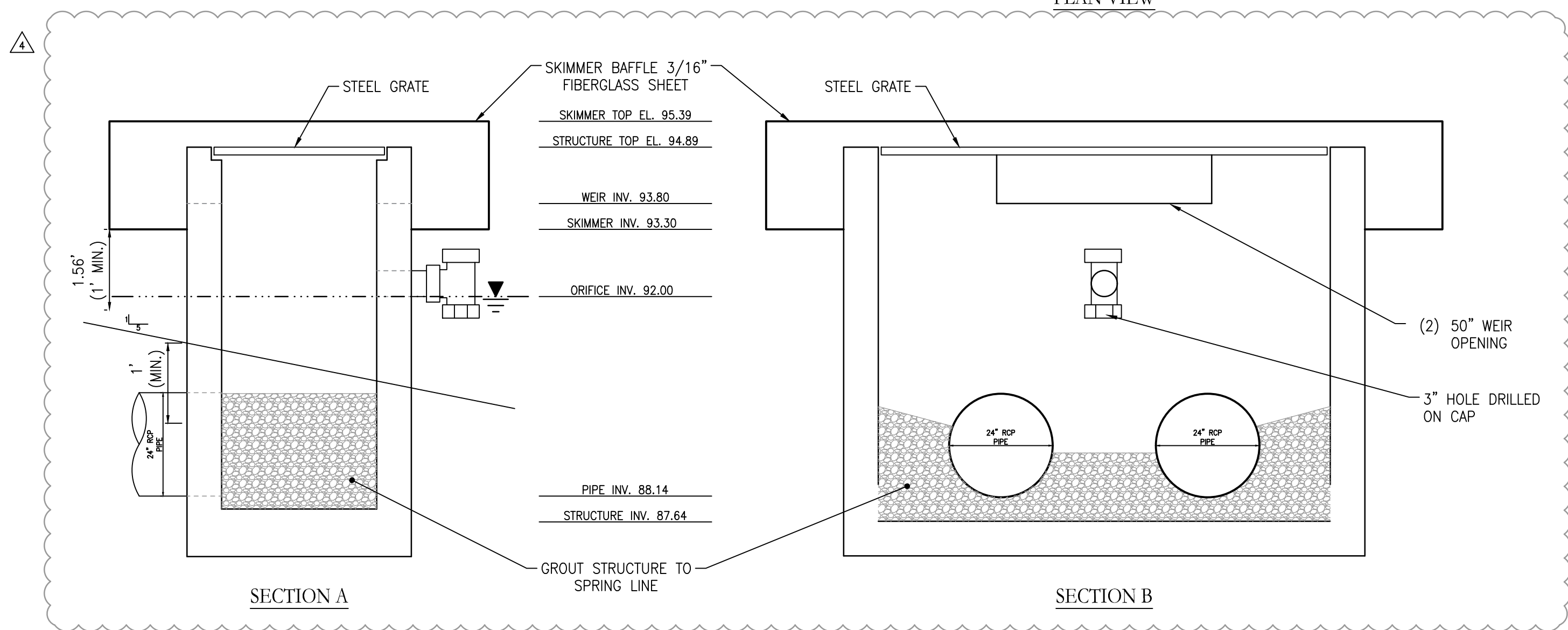
ORIFICE DETAIL



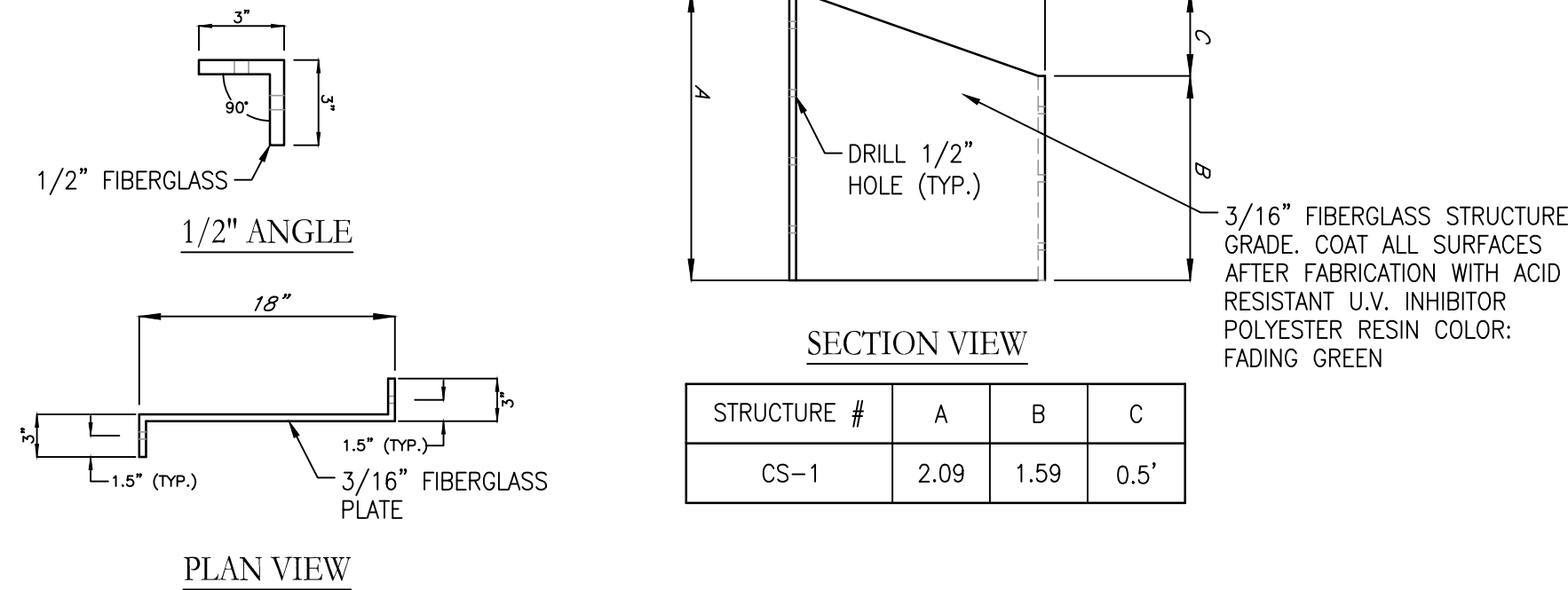
PLAN VIEW



OUTFALL STRUCTURE #CS-2



OUTFALL STRUCTURE #CS-1



- NOTES:
1. MOUNT BRACKETS TO SKIMMERS W/ 1/4" STAINLESS STEEL BOLTS.
 2. MOUNT BRACKETS TO STRUCTURES W/ 3/8" x 3 1/2" STAINLESS STEEL WEDGE ANCHORS.
 3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

MOUNTING Z-BRACKET DETAIL

- NOTES:
1. MOUNT BRACKETS TO SKIMMER W/ 1/4" STAINLESS STEEL BOLTS.
 2. MOUNT BRACKETS TO STRUCTURES W/ 3/8"x3 1/2" STAINLESS STEEL WEDGE ANCHORS.
 3. A BENCH MARK IS TO BE SET ON TOP OF THE OUTFALL STRUCTURES.
 4. SKIMMER TO BE MOUNTED TO D.B.I. IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS USING Z-BRACKETS.
 5. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE POND PER THE CONTROL STRUCTURE DETAIL.
 6. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHAINS.

Key Map:

Consultant:

15	04/06/2022	GUARD HOUSE FIRE ACCESS
14	10/25/2021	REV PER OCU COMMENTS
13	10/06/2021	MOVE DIRECT. DRILL TO POMELO DR.
12	09/23/2021	JACK & BORE PROFILE
11	09/02/2021	FORCEMAIN CONNECTION UPDATE
10	07/06/2021	GUARD HOUSE LOCATION
09	03/18/2021	LS PUMP CHANGE PER CLIENT
08	02/25/2021	REV PER CITY COMMENTS
07	01/22/2021	REV PER CITY COMMENTS
06	12/03/2020	REV PER OCU COMMENTS
05	11/11/2020	REV PER OCU COMMENTS
04	11/09/2020	REV PER CITY & OCPW COMMENTS
03	10/14/2020	REV PER OCPW & OCU COMMENTS
02	08/25/2020	SUBMIT TO ORANGE COUNTY
01	08/21/2020	SUBMIT TO CITY OF ORLANDO & OCU
00	07/10/2020	SUBMIT TO OUC

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		19-060
DESIGNED BY:		DM
DRAWN BY:		DM
CHECKED BY:		DAL
APPROVED BY:		DAL
SCALE IN FEET:		1"=2'

Project Name:

INTERNATIONAL DRIVE RESORT COMMUNITY - PHASE 1 & MASS GRADING PHASE 2

Jurisdiction:

CITY OF ORLANDO, FL

Sheet Title:

CONTROL STRUCTURE DETAILS

Sheet No.:

C5.01

Seal:

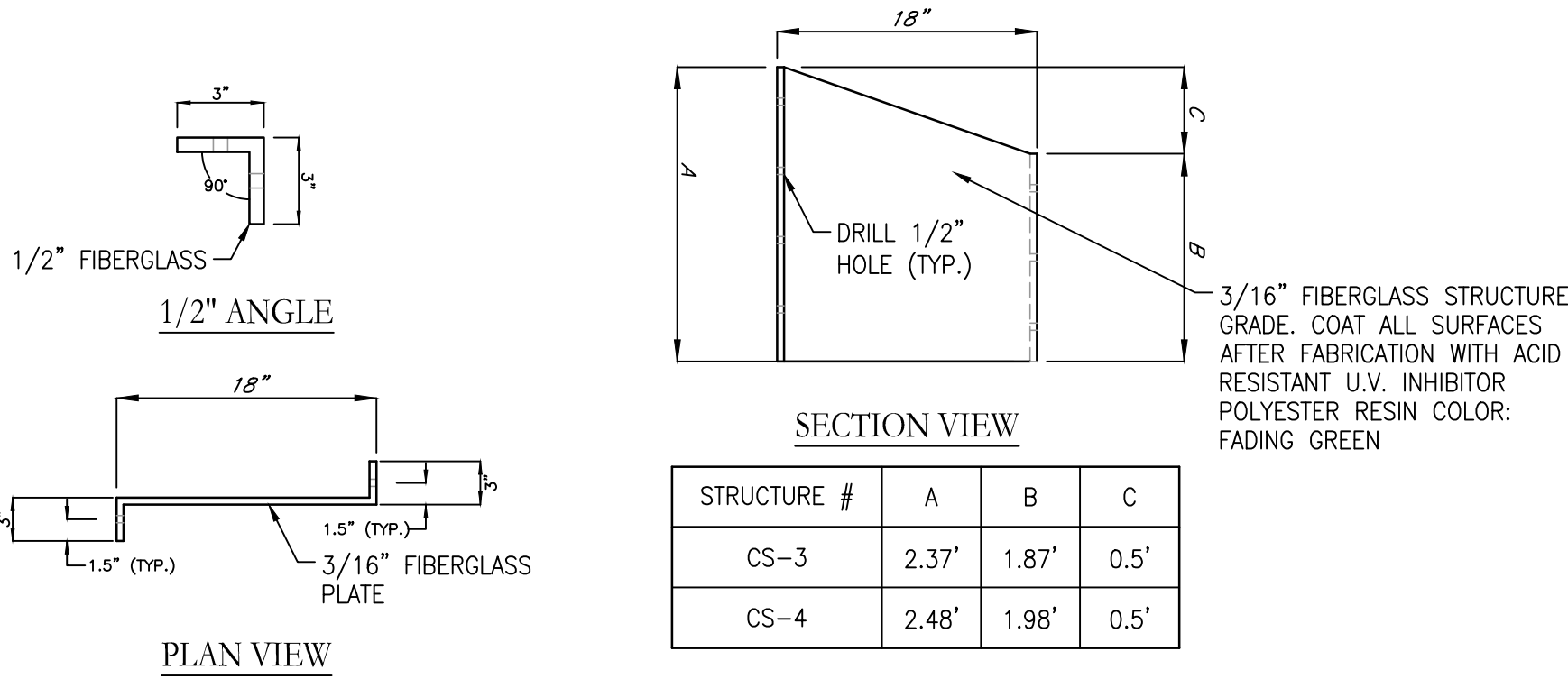


This item has been electronically signed and sealed by Darrin Alex Lockwood on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

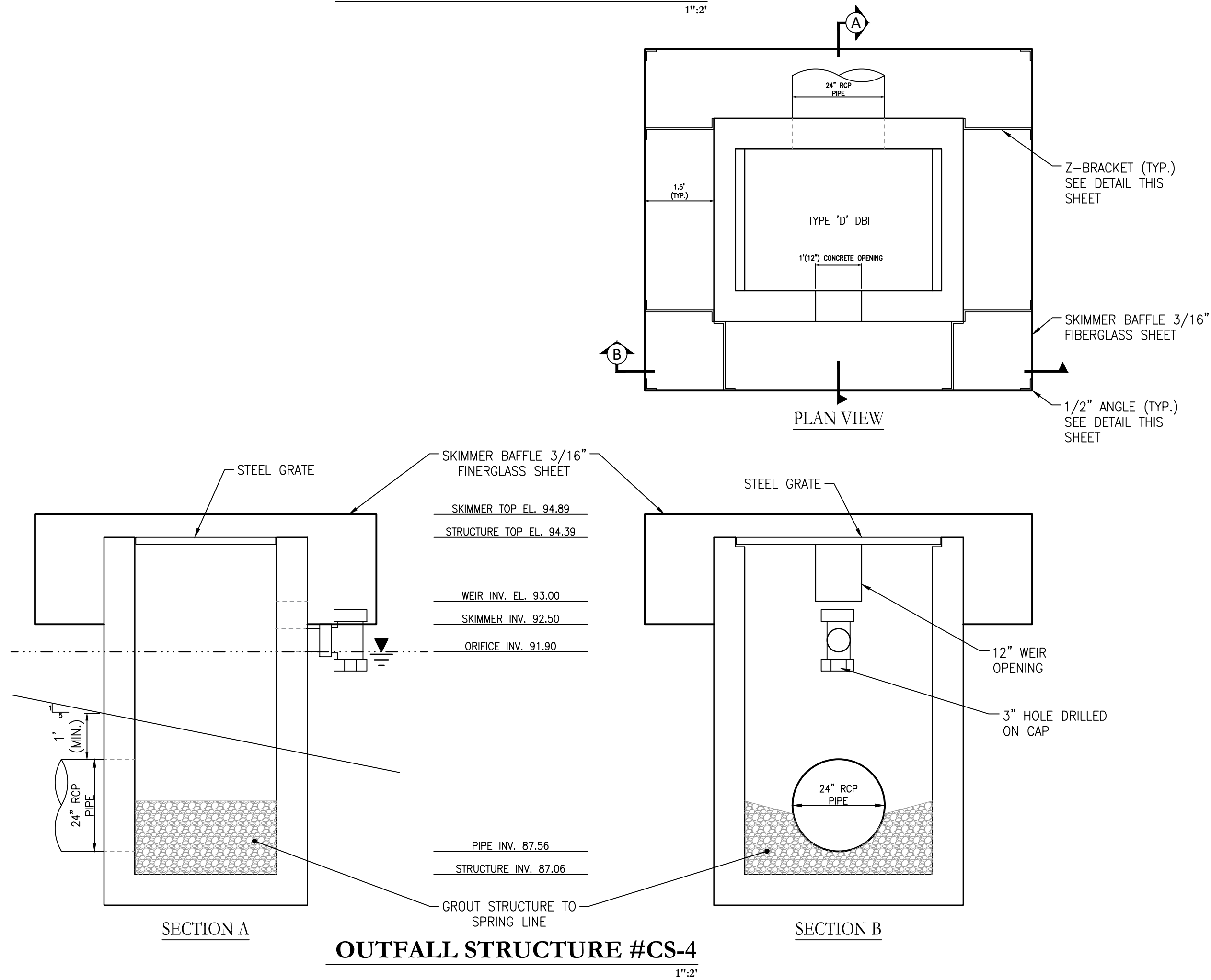
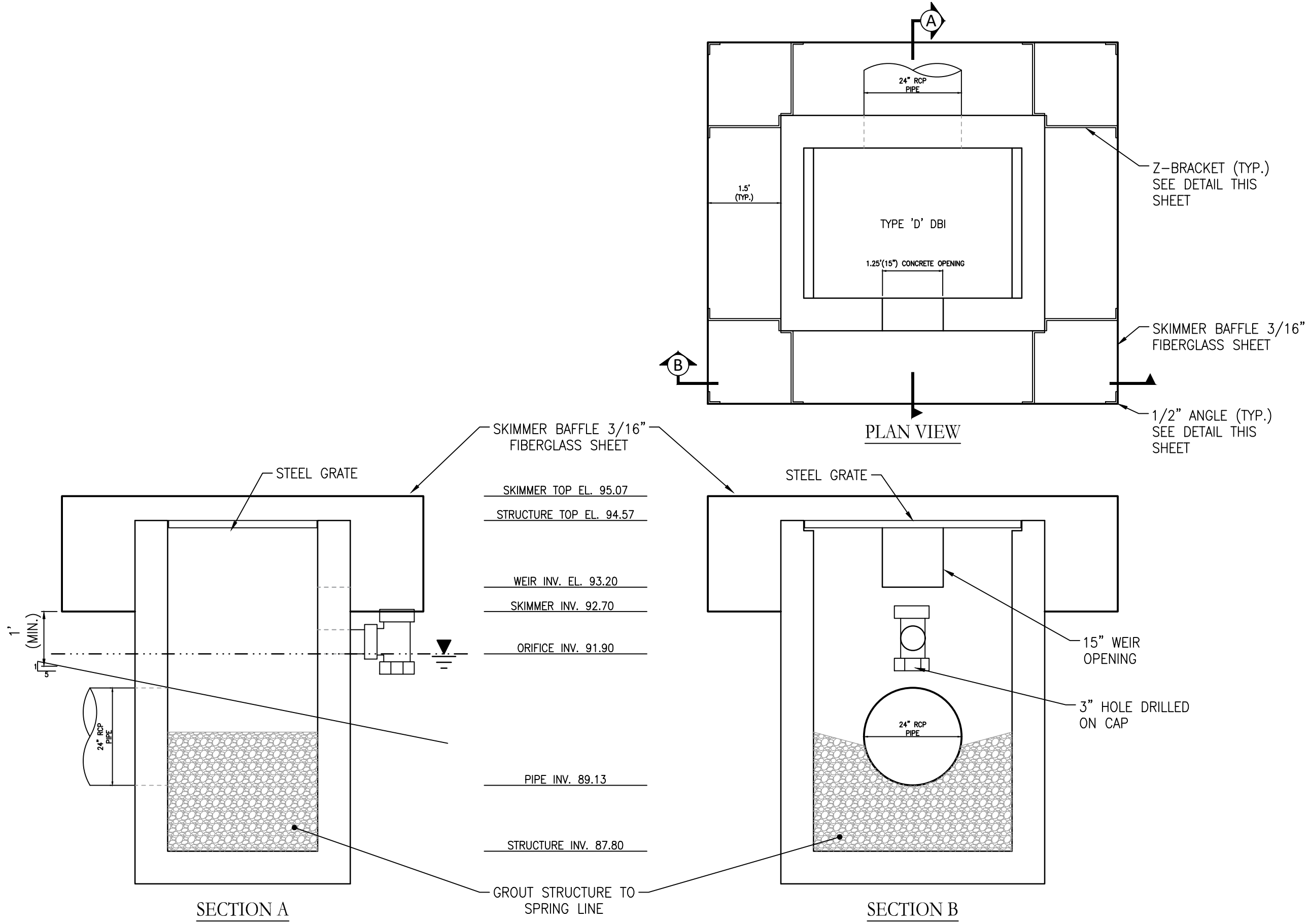
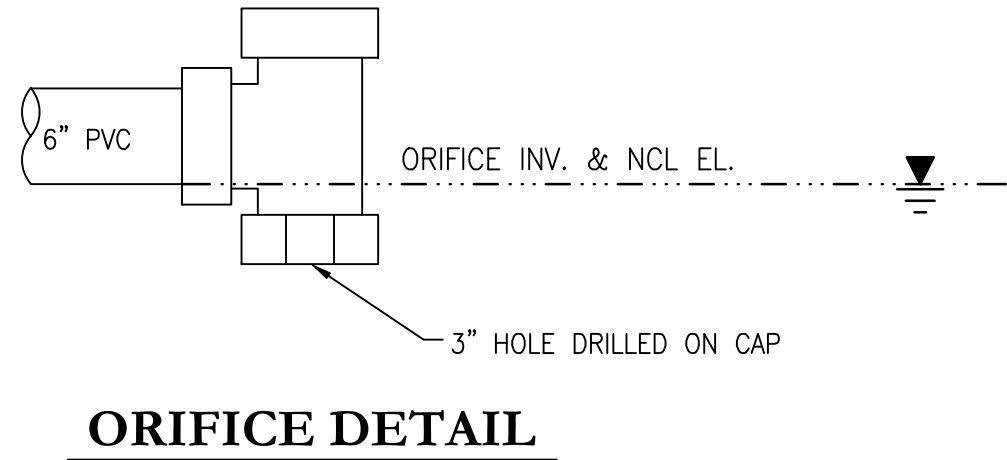


Poulos & Bennett, LLC
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Eng. Bus. No. 28567

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 2. MOUNT BRACKETS TO STRUCTURES W/ 3/8"x3 1/2" STAINLESS STEEL WEDGE ANCHORS.
 3. A BENCH MARK IS TO BE SET ON TOP OF THE OUTFALL STRUCTURES.
 4. SKIMMER TO BE MOUNTED TO D.B.I. IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS USING Z-BRACKETS.
 5. THE CONTROL STRUCTURES ARE TO BE LOCATED IN THE POND PER THE CONTROL STRUCTURE DETAIL.
 6. ALL BOX STRUCTURES ARE TO INCLUDE GRATES AND CHAINS.



Key Map:

Consultant:

15	04/06/2022	GUARD HOUSE FIRE ACCESS
14	10/25/2021	REV PER OCU COMMENTS
13	10/06/2021	MOVE DIRECT. DRILL TO POMELO DR.
12	09/23/2021	JACK & BORE PROFILE
11	09/02/2021	FORCEMAIN CONNECTION UPDATE
10	07/06/2021	GUARD HOUSE LOCATION
09	03/18/2021	IS PUMP CHANGE PER CLIENT
08	02/25/2021	REV PER CITY COMMENTS
07	01/22/2021	REV PER CITY COMMENTS
06	12/03/2020	REV PER OUC COMMENTS
05	11/11/2020	REV PER OCU COMMENTS
04	11/09/2020	REV PER CITY & OCPW COMMENTS
03	10/14/2020	REV PER OCPW & OCU COMMENTS
02	08/25/2020	SUBMIT TO ORANGE COUNTY
01	08/21/2020	SUBMIT TO CITY OF ORLANDO & OCU
00	07/10/2020	SUBMIT TO OUC
NO.	DATE:	DESCRIPTIONS:

SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	19-060
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	DAL
APPROVED BY:	DAL
SCALE IN FEET:	1"=2'

Project Name:

**INTERNATIONAL
DRIVE RESORT
COMMUNITY -
PHASE 1 & MASS
GRADING
PHASE 2**

Jurisdiction:

CITY OF ORLANDO, FL

Sheet Title:

**CONTROL
STRUCTURE DETAILS**

Sheet No.:

C5.02

Seal:



DARIN ALEX LOCKWOOD
P.E. NO. 63504
DATE: April 6, 2022

This item has been electronically signed and sealed by Darin Alex Lockwood on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

SECTION 2

Maintenance Protocol

MAINTENANCE PROTOCOL

2.1 MAINTENANCE SUMMARY

The master stormwater management system requires periodic maintenance to ensure that it functions properly. If the system does not function properly there may be flooding, erosion and potentially unpermitted discharges. The SFWMD and City of Orlando permits require that the system be maintained and they can initiate enforcement actions for violations.

The operation and maintenance entity shall inspect the stormwater or surface water management system once within 18 months after the completion of construction and at least quarterly thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request during normal business hours.

The entities responsible for the systems should also inspect the systems after major storm events to check that they are functioning properly and make any necessary corrections or repairs.

2.2 RECOMMENDED MAINTENANCE ACTIVITIES:

Schedule	Wet Pond
Monthly	1. Remove nuisance vegetation including cattails, floating algae, excessive shoreline weeds and brush.
As Needed	2. Repair eroded side slopes, ruts, drop-offs
Monthly	3. Remove floating trash.
Monthly	4. Mow pond banks.

Schedule	Control Structure
Monthly	1. Remove vegetation around structure.
Monthly	2. Remove trash around structure.
As Needed	3. Repair or replace broken or missing parts including skimmers, grates, PVC pipe elbows.
As Needed	4. Patch leaks.
As Needed	5. Maintain 12 inches clearance beneath skimmers and PVC elbows.

Schedule	Inlets and Manholes
Monthly	1. Remove vegetation.
As Needed	2. Replace broken or missing grates or covers.
As Needed	3. Patch leaks.
As Needed	4. Remove trash and sediments inside structure.

Schedule	Pipes
As Needed	1. Remove sediments and trash.
As Needed	2. Patch leaks.

Schedule	Large Diameter Culverts (Corrugated Metal Pipe)
Monthly	1. Inspect for debris & blockages; Remove sediments, vegetation and blockages inside structure.

Yearly	2. Visual inspection for any damage or deterioration to culvert pipes & headwalls. Repair deficiencies as needed; Report any signs of undermining or structural damage for further evaluation as needed.
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SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

March 27, 2024 - May 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/28/24	141	\$ 1,450.00
	4/12/24	142-143	12,338.21
	4/18/24	144	1,268.55
	5/9/24	145-146	21,876.00
	5/15/24	147	4,281.81
	5/22/24	148	726.05
			<hr/>
			\$ 41,940.62
Payroll			
	<u>April 2024</u>		
	Adam Morgan	50058	\$ 184.70
	Brent Kewley	50059	\$ 184.70
	Joshua Jochims	50060	\$ 184.70
	Teresa Diaz	50061	\$ 184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 42,679.42

*** CHECK DATES 03/27/2024 - 05/30/2024 *** STOREY DRIVE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/28/24	00002	3/18/24 124103	202402 310-51300-31500		*	551.00	
		BRDGE RPR/MTG/CANAL/CRSPD					
		3/18/24 124104	202402 310-51300-31500		*	899.00	
		PH II PLAT/COMMENCE NOTIC					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,450.00 000141
4/12/24	00011	4/08/24 118685	202404 320-53800-46200		*	8,066.00	
		LANDSCAPE MAINT APR24					
				CHERRYLAKE INC			8,066.00 000142
4/12/24	00001	4/01/24 59	202404 310-51300-34000		*	3,062.50	
		MANAGEMENT FEES APR24					
		4/01/24 59	202404 310-51300-35200		*	100.00	
		WEBSITE ADMIN APR24					
		4/01/24 59	202404 310-51300-35100		*	150.00	
		INFORMATION TECH APR24					
		4/01/24 59	202404 310-51300-31300		*	291.67	
		DISSEMINATION FEE APR24					
		4/01/24 59	202404 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		4/01/24 59	202404 310-51300-42000		*	6.99	
		POSTAGE					
		4/01/24 59	202404 310-51300-42500		*	4.65	
		COPIES					
		4/01/24 60	202404 320-53800-12000		*	656.25	
		FIELD MANAGEMENT APR24					
				GOVERNMENTAL MANAGEMENT SERVICES			4,272.21 000143
4/18/24	00002	4/15/24 124580	202403 310-51300-31500		*	1,210.55	
		SDWLK PIECE/FUND AGR/BRDG					
		4/15/24 124581	202403 310-51300-31500		*	58.00	
		SIGN OFF CERT/PHASE2 PLAT					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,268.55 000144
5/09/24	00014	4/30/24 219289	202404 320-53800-47000		*	685.00	
		AQUATIC PLANT MGMT APR24					
		5/01/24 219515	202405 320-53800-47000		*	7,875.00	
		POND 4-RMV SHORELN VEGETA					
		5/01/24 219516	202405 320-53800-47000		*	5,250.00	
		POND 2-RMV SHORELN VEGETA					
				APPLIED AQUATIC MANAGEMENT INC			13,810.00 000145
5/09/24	00011	5/08/24 120098	202405 320-53800-46200		*	8,066.00	
		MTHLY GROUND MAINT MAY24					
				CHERRYLAKE INC			8,066.00 000146
				STCD STOREY DRIVE TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/15/24	00001	5/01/24 61	202405 310-51300-34000	MANAGEMENT FEES MAY24	*	3,062.50	
		5/01/24 61	202405 310-51300-35200	WEBSITE ADMIN MAY24	*	100.00	
		5/01/24 61	202405 310-51300-35100	INFORMATION TECH MAY24	*	150.00	
		5/01/24 61	202405 310-51300-31300	DISSEMINATION FEE MAY24	*	291.67	
		5/01/24 61	202405 310-51300-51000	OFFICE SUPPLIES	*	.39	
		5/01/24 61	202405 310-51300-42000	POSTAGE	*	5.55	
		5/01/24 61	202405 310-51300-42500	COPIES	*	15.45	
		5/01/24 62	202405 320-53800-12000	FIELD MANAGEMENT MAY24	*	656.25	
GOVERNMENTAL MANAGEMENT SERVICES							4,281.81 000147
5/22/24	00002	5/15/24 128995	202404 310-51300-31500	MTG/PED.BRDGE/COST SHARE	*	639.05	
		5/15/24 128996	202404 310-51300-31500	PH2 PLAT/INTERLOC AGR/CS	*	87.00	
LATHAM, LUNA, EDEN & BEAUDINE, LLP							726.05 000148
TOTAL FOR BANK A						41,940.62	
TOTAL FOR REGISTER						41,940.62	

STCD STOREY DRIVE TVISCARRA

SECTION 2

Storey Drive
Community Development District

Unaudited Financial Reporting
April 30, 2024



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2	<u>GENERAL FUND INCOME STATEMENT</u>
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4	<u>CAPITAL PROJECTS FUND SERIES 2022</u>
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6	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>
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8	<u>FY24 ASSESSMENT RECEIPT SCHEDULE</u>
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Storey Drive
Community Development District
Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 277,535	\$ -	\$ -	\$ 277,535
Investments:				
Series 2022				
Reserve	\$ -	\$ 268,106	\$ -	\$ 268,106
Revenue	\$ -	\$ 579,498	\$ -	\$ 579,498
Construction	\$ -	\$ -	\$ 29,055	\$ 29,055
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Due from Other	\$ 24,224	\$ -	\$ -	\$ 24,224
Total Assets	\$ 301,759	\$ 847,604	\$ 29,055	\$ 1,178,419
Liabilities:				
Accounts Payable	\$ 1,411	\$ -	\$ -	\$ 1,411
Total Liabilities	\$ 1,411	\$ -	\$ -	\$ 1,411
Fund Balances:				
Restricted For Debt Service	\$ -	\$ 847,604	\$ -	\$ 847,604
Assigned For Capital Reserves	\$ -	\$ -	\$ 29,055	\$ 29,055
Unassigned	\$ 300,348	\$ -	\$ -	\$ 300,348
Total Fund Balances	\$ 300,348	\$ 847,604	\$ 29,055	\$ 1,177,008
Total Liabilities & Fund Equity	\$ 301,759	\$ 847,604	\$ 29,055	\$ 1,178,419

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 313,137	\$ 313,137	\$ 321,160	\$ 8,023
Total Revenues	\$ 313,137	\$ 313,137	\$ 321,160	\$ 8,023
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,400	\$ 4,600
FICA Expense	\$ 918	\$ 536	\$ 184	\$ 352
Engineering Fees	\$ 12,000	\$ 7,000	\$ 413	\$ 6,588
Attorney	\$ 25,000	\$ 14,583	\$ 9,295	\$ 5,288
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 2,042	\$ 2,042	\$ (0)
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ 5,000	\$ 4,041	\$ 959
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Management Fees	\$ 36,750	\$ 21,438	\$ 21,438	\$ -
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 75	\$ 44	\$ -	\$ 44
Postage	\$ 500	\$ 292	\$ 125	\$ 167
Insurance	\$ 5,915	\$ 5,915	\$ 5,590	\$ 325
Printing & Binding	\$ 500	\$ 292	\$ 80	\$ 212
Legal Advertising	\$ 2,835	\$ 1,654	\$ 685	\$ 969
Other Current Charges	\$ 600	\$ 350	\$ 164	\$ 186
Office Supplies	\$ 150	\$ 88	\$ 16	\$ 72
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 118,218	\$ 73,406	\$ 53,646	\$ 19,760
Operations & Maintenance				
Field Operations	\$ 7,875	\$ 4,594	\$ 4,594	\$ -
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Electric	\$ 3,500	\$ 2,042	\$ -	\$ 2,042
Water & Sewer	\$ 20,000	\$ 11,667	\$ -	\$ 11,667
Landscape Maintenance	\$ 134,304	\$ 78,344	\$ 56,462	\$ 21,882
Landscape Contingency	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Lake Maintenance	\$ 8,220	\$ 4,795	\$ 10,295	\$ (5,500)
Pressure Washing	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Repairs & Maintenance	\$ 3,520	\$ 2,053	\$ -	\$ 2,053
Contingency	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Total Operations & Maintenance:	\$ 194,919	\$ 115,786	\$ 71,351	\$ 44,435
Total Expenditures	\$ 313,137	\$ 189,192	\$ 124,997	\$ 64,196
Excess Revenues (Expenditures)	\$ -		\$ 196,163	
Fund Balance - Beginning	\$ -		\$ 104,185	
Fund Balance - Ending	\$ -		\$ 300,348	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 536,213	\$ 536,213	\$ 549,948	\$ 13,735
Interest	\$ 12,000	\$ 7,000	\$ 15,823	\$ 8,823
Total Revenues	\$ 548,213	\$ 543,213	\$ 565,771	\$ 22,558
Expenditures:				
Series 2022				
Interest - 12/15	\$ 166,581	\$ 166,581	\$ 166,581	\$ -
Principal - 06/15	\$ 205,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 166,581	\$ -	\$ -	\$ -
Total Expenditures	\$ 538,163	\$ 166,581	\$ 166,581	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (4,980)	\$ (2,905)	\$ (7,505)	\$ 4,600
Total Other Financing Sources (Uses)	\$ (4,980)	\$ (2,905)	\$ (7,505)	\$ 4,600
Excess Revenues (Expenditures)	\$ 5,071		\$ 391,685	
Fund Balance - Beginning	\$ 200,763		\$ 455,920	
Fund Balance - Ending	\$ 205,834		\$ 847,604	

Storey Drive

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 690	\$ 690
Total Revenues	\$ -	\$ -	\$ 690	\$ 690
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,505	\$ (7,505)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,505	\$ (7,505)
Excess Revenues (Expenditures)	\$ -		\$ 8,195	
Fund Balance - Beginning	\$ -		\$ 20,860	
Fund Balance - Ending	\$ -		\$ 29,055	

Storey Drive
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sept		Total	
Revenues:																										
Assessments	\$	-	\$	-	\$	268,051	\$	51,083	\$	-	\$	2,026	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	321,160
Total Revenues	\$	-	\$	-	\$	268,051	\$	51,083	\$	-	\$	2,026	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	321,160
Expenditures:																										
Administrative:																										
Supervisor Fees	\$	-	\$	-	\$	-	\$	800	\$	800	\$	-	\$	800	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,400
FICA Expense	\$	-	\$	-	\$	-	\$	61	\$	61	\$	-	\$	61	\$	-	\$	-	\$	-	\$	-	\$	-	\$	184
Engineering Fees	\$	165	\$	-	\$	248	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	413
Attorney	\$	1,326	\$	-	\$	1,276	\$	3,249	\$	1,450	\$	1,269	\$	726	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,295
Arbitrage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	292	\$	292	\$	292	\$	292	\$	292	\$	292	\$	292	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,042
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Trustee Fees	\$	-	\$	-	\$	-	\$	-	\$	4,041	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,041
Assessment Administration	\$	5,250	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,250
Management Fees	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	3,063	\$	-	\$	-	\$	-	\$	-	\$	-	\$	21,438
Information Technology	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,050
Website Maintenance	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	-	\$	-	\$	-	\$	-	\$	-	\$	700
Telephone	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage	\$	5	\$	49	\$	3	\$	5	\$	47	\$	9	\$	7	\$	-	\$	-	\$	-	\$	-	\$	-	\$	125
Insurance	\$	5,590	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,590
Printing & Binding	\$	31	\$	22	\$	7	\$	-	\$	16	\$	-	\$	5	\$	-	\$	-	\$	-	\$	-	\$	-	\$	80
Legal Advertising	\$	685	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	685
Other Current Charges	\$	-	\$	-	\$	8	\$	41	\$	38	\$	39	\$	38	\$	-	\$	-	\$	-	\$	-	\$	-	\$	164
Office Supplies	\$	0	\$	0	\$	0	\$	15	\$	0	\$	0	\$	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	16
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Total Administrative:	\$	16,831	\$	3,675	\$	5,146	\$	7,774	\$	10,057	\$	4,921	\$	5,242	\$	-	\$	-	\$	-	\$	-	\$	-	\$	53,646
Operations & Maintenance																										
Field Operations	\$	656	\$	656	\$	656	\$	656	\$	656	\$	656	\$	656	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,594
Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Electric	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Water & Sewer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Landscape Maintenance	\$	8,066	\$	8,066	\$	8,066	\$	8,066	\$	8,066	\$	8,066	\$	8,066	\$	-	\$	-	\$	-	\$	-	\$	-	\$	56,462
Landscape Contingency	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Irrigation Repairs	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Lake Maintenance	\$	685	\$	6,185	\$	685	\$	685	\$	685	\$	685	\$	685	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,295
Pressure Washing	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Repairs & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Contingency	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total Operations & Maintenance:	\$	9,407	\$	14,907	\$	9,407	\$	9,407	\$	9,407	\$	9,407	\$	9,407	\$	-	\$	-	\$	-	\$	-	\$	-	\$	71,351
Total Expenditures	\$	26,238	\$	18,583	\$	14,553	\$	17,181	\$	19,464	\$	14,328	\$	14,649	\$	-	\$	-	\$	-	\$	-	\$	-	\$	124,997
Excess Revenues (Expenditures)	\$	(26,238)	\$	(18,583)	\$	253,499	\$	33,901	\$	(19,464)	\$	(12,302)	\$	(14,649)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	196,163

Storey Drive
Community Development District
Developer Contributions/Due from Developer

Funding Request	Prepared Date	Payment Received	Check Amount	Total Funding	General Fund	General Fund	Due from	Over and
#		Date		Request	Portion (22)*	Portion (23)	Capital	(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	1/26/24	\$ 40,450.06	\$ 40,450.06	\$ -	\$ 40,450.06	\$ -	\$ -
3	10/28/23	3/8/24	\$ 14,295.99	\$ 14,295.99	\$ -	\$ 14,295.99	\$ -	\$ -
Due from Developer			\$ 78,105.33	\$ 78,105.33	\$ 8,531.09	\$ 69,574.24	\$ -	\$ -

Total Developer Contributions FY23 **\$ 69,574.24**

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

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
LESS: PRINCIPAL PAYMENT - 06/15/23		(\$200,000)
CURRENT BONDS OUTSTANDING		\$9,510,000

Storey Drive

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

Gross Assessments	\$	333,124.78	\$	570,436.58	\$	903,561.36
Net Assessments	\$	313,137.29	\$	536,210.39	\$	849,347.68

ON ROLL ASSESSMENTS

36.87% 63.13% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
12/19/23	6	\$756,901.59	\$110.04	\$30,276.14	\$541.88	\$727,057.29	\$268,051.30	\$459,005.99	\$727,057.29
01/10/24	7	\$144,328.56	\$0.00	\$5,773.14	\$0.00	\$138,555.42	\$51,082.58	\$87,472.84	\$138,555.42
03/13/24	9	\$0.00	\$0.00	\$0.00	\$5,495.59	\$5,495.59	\$2,026.11	\$3,469.48	\$5,495.59
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL							\$ 321,159.99	\$ 549,948.31	\$ 871,108.30

102.56%	Net Percent Collected
\$ (21,760.62)	Balance Remaining to Collect

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
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
TOTAL				\$ 825.00
Fiscal Year 2024				
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
12/1/23		Interest		\$ 92.37
12/4/23		Transfer from Reserve		\$ 1,062.85
1/2/24		Interest		\$ 99.22
1/3/24		Transfer from Reserve		\$ 1,097.72
2/1/24		Interest		\$ 103.82
2/2/24		Transfer from Reserve		\$ 1,093.07
3/1/24		Interest		\$ 101.15
3/4/24		Transfer from Reserve		\$ 1,015.77
4/1/24		Interest		\$ 112.39
4/2/24		Transfer from Reserve		\$ 1,085.90
TOTAL				\$ 8,194.70
Project (Construction) Fund at 09/30/23				\$ 21,685.48
Interest Earned/Transferred Funds thru 4/30/24				\$ 8,194.70
Requisitions Paid thru 4/30/24				\$ (825.00)
Remaining Project (Construction) Fund				\$ 29,055.18

SECTION 3

Glen Gilzean
Supervisor of Elections
Orange County, Florida



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

April 22, 2024

George Flint, District Manager
Storey Drive CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

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 district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024** there are **0** **registered voter(s)** in the
Storey Drive CDD.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

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

SECTION 4

2023 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request*.

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A “contingent liability” is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a “co-maker” and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.