

*Storey Drive  
Community Development District*

*Agenda*

*November 21, 2024*

# AGENDA

# *Storey Drive*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

November 14, 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, November 21, 2024 at 11:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 5, 2024 Meeting
4. Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for the Fiscal Year 2024
5. Ratification of Series 2022 Requisition #12
6. Ratification of Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services
7. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
STOREY DRIVE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, September 5, 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
Josh Jochims	Assistant Secretary
Teresa Diaz	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We don't have any members of the public here.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 6, 2024 Meeting**

Mr. Flint: We have approval of the minutes from June 6. Were there any comments or corrections to those?

Mr. Morgan: I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the June 6, 2024 Meeting, were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of the Fiscal Year 2023 Audit Report**

Mr. Flint: Next we have the annual independent audit for Fiscal Year 2023. You retained DiBartolomeo, McBee, Hartley & Barnes, P.A. as your independent auditor and they prepared the audit. It's been transmitted to the State of Florida as required.

Mr. Morgan: I am assuming it's a clean audit if it was transmitted.

Mr. Flint: We have to transmit it either way, but if you refer to the management letter which is on the last three pages, you will see that there are no comments or recommendations and we've complied with the provisions of the auditor general.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Easement with Peoples Gas System, Inc.**

Mr. Flint: The next item is the easement with Peoples Gas, Kristen.

Ms. Trucco: We received this request from your District Engineer. It's basically an easement that the CDD would give Peoples Gas so that TECO can install underground gas lines and necessary improvements above ground which include telecommunication equipment, risers, pipeline markers, etc. They are seeking a ten foot wide easement for that over the three tracts that are identified on page three, which is Exhibit A. We had some time before this meeting to get this approved, so I did send over some comments, but the main one you'll see in the handout is a request that TECO indemnify and hold harmless to the CDD for any damage that they cost to the CDD's property. So, indemnification is basically reimbursing the CDD for damage and the hold harmless is pay for a legal defense. For example, if one of their contractors are negligent or damages something and then the CDD gets sued, A, they are going to reimburse us for our damages and B, they are going to pay for our legal defense of that. That's that main one that is listed there. The form of their agreement already has a requirement for them to repair damage to the easement area, so that's something that is already in there. If you turn to the next page, I just added the

standard language about an acknowledgement of the CDD's sovereign immunity rights under Florida law, so that limits the CDD's liability. It puts a monetary cap, I think it's \$200,000 for one claim and if there is two people that bring a claim related to the same incident, it's \$300,000. It's just an acknowledgment of the sovereign immunity rights that the CDD has as a government unit and then a requirement that TECO comply with all the laws, regulations, codes, etc. I sent these comments over, I think, approximately three weeks ago and their counsel is still reviewing it. This is a standard form. It's really up to the Board if you want to approve this in substantial final form subject to these changes or as many of these changes we can receive. I think Stephen Saha did mention that it's time sensitive per the developer, so it's really up to you how you want to handle it if you want to give it a couple of more days for their counsel to respond.

Mr. Morgan: It's time sensitive for us, the developer, to get the gas installed.

Ms. Trucco: I believe so.

Mr. Flint: You could approve in substantial form.

Mr. Morgan: I will make a motion to approve in substantial form.

Mr. Flint: That will give you the option of executing it if you need to.

Ms. Trucco: Okay, can we delegate authority to the Chairman just to make the decision?

Mr. Flint: Yes.

Ms. Trucco: I will contact you in a week if we don't hear back.

Mr. Morgan: Yes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Easement with Peoples Gas System, Inc. and Delegating Authority to Chairman to Sign, was approved in substantial form.
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## SIXTH ORDER OF BUSINESS

## Staff Reports

### A. Attorney

#### i. Memorandum Regarding Recently Enacted Legislation

Mr. Flint: Staff reports, attorney.

Ms. Trucco: It looks like we've got our memorandum, which I think the majority of you here have already heard this spiel, but the Florida Legislature passed a bill then made new requirements on special Districts and just a couple apply to CDDs, so we've listed those two out in this memorandum here. Basically, CDDs are required by October 1 of 2024 to adopt goals and objectives for each program and activity undertaken by the CDD and then as standard for

measuring whether or not those goals and objectives were reached. And then by December 1 of each year thereafter beginning December 1, 2025, an annual report must be prepared and published on the CDD's website listing whether or not the CDD achieved their goals and objectives and then the standard for measuring whether or not they achieved them. We are asking GMS; I think they have already prepared.

Mr. Flint: Yes. It's farther down in the agenda.

Ms. Trucco: They are good. They've already got that. You will be taking a look at that today. The only other thing was it repealed a section in the chapter that deals with CDDs, 190.047, which had previously required a referendum and general election to be held prior to the CDD incorporating, so becoming a city, which is irrelevant here, but just making you aware. We always make you aware of any legislation changes that impact CDDs. My only other update for you is that we finally did hear back a response to our demand letter for the pedestrian and canal bridge. After some following up, we did get a response and we've heard from counsel for Devcon Site Development, LLC, which is the company that managed the sitework at that location. And their counsel's stated that they filed an insurance claim against their general liability policy of the subcontractor Brown Brothers, LLC and that Brown Brothers, LLC was responsible for the damage in obtaining permission from the city to discharge the water into the canal tract. So, that is the message that we received from their counsel. I am continuing to follow up with her, but from the emails I've had with her so far, it looks like obviously it's going through the process with the insurance company to see if they are going to pay on the claim. And she did assure me that she submitted a claim for the entire amount for the \$24,000.

Mr. Morgan: Great.

Ms. Trucco: I'll continue to follow up with her. At some point, if we don't, if this becomes stagnant and we feel that what we are up against a statute of limitations issue, then we will bring it back to the Board and make a different recommendation to take other actions so you can preserve your rights.

Mr. Morgan: Very good.

Ms. Trucco: Okay. That is all I have for you today unless you have any questions for me.



**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

Mr. Flint: There is no engineer's report.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register from May 31 through July 25 for the General Fund and the Board pay totaling \$30,488.95. The detail is behind the summary. Any questions on the check register?

Mr. Morgan: My only question is the special assessment for the Series 2022 to U.S. Bank. What is a special assessment?

Mr. Flint: Which one are you looking at?

Mr. Morgan: It's 6/20/24 00010. It says Storey Drive CDD C/O USBank.

Mr. Flint: Yes. That is the debt service assessment that's collected by the county and then we have to send it to the trustee.

Mr. Morgan: So, it's just a regular assessment. I just saw the word special assessment and I was wondering why.

Mr. Flint: No. It's the debt assessment. We get it from the county, and we have to write a check to the trustee for the debt.

Mr. Morgan: Okay, that's good.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, the Check Register totaling \$30,488.95, was approved.

Mr. Flint: You also have the check register from July 25 through August 29 for \$21,434.38. The detail is behind that. Any questions on that one?

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, the Check Register totaling \$21,434.38, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through July 31. If there are any questions, we can discuss those.

**iii. Approval of Fiscal Year 2025 Meeting Schedule**

Mr. Flint: Each year you are required to approve an annual meeting notice, and we've prepared one based on your current practice of meeting on the first Thursday of each month at 10:00 a.m. in this location. If you want to continue that, you can approve this notice.

Mr. Morgan: Is that still good with everybody? The first Thursday.

Mr. Jochims: I would prefer the second, but it's up to the team.

Mr. Morgan: What is the second Thursday?

Mr. Jochims: The only reason is because for me the first Thursday.

Mr. Morgan: You're right in the middle of doing the end of the quarter.

Mr. Jochims: Yes.

Mr. Flint: Alan and I are not available on the second Thursday at 10:00 a.m. We could do it in the afternoon.

Mr. Scheerer: I have two meetings on Thursday. One in the morning and one in the afternoon. I can do them at 8:00 a.m. on Thursday.

Ms. Trucco: Is there a different day of the week?

Mr. Jochims: It's always the first one of the week and a lot of times it falls in my supposed to be doing the close.

Ms. Trucco: Oh okay.

Mr. Jochims: Yes. It's the second week and the third week.

Mr. Scheerer: What about past the second Monday?

Mr. Morgan: What's the third Thursday look like, George?

Mr. Flint: If you wanted to do it at 11:00 a.m. on the third Thursday, we could do that.

Mr. Morgan: That works for me. Does that work for everybody else? Brent?

Mr. Kewley: Yes.

Mr. Morgan: Teresa?

Ms. Diaz: What day?

Mr. Morgan: It's the third Thursday at 11:00 a.m.

Ms. Diaz: Yes.

Mr. Scheerer: That will work.

Mr. Morgan: Because the first Thursday is crunch time for Josh.

Mr. Jochims: Correct. Yes.

Mr. Morgan: He really shouldn't be here right now. He probably snuck out without telling anybody so he wouldn't get in trouble.

Mr. Flint: Is there a motion to approve the meeting schedule with the meetings being on the third Thursday at 11:00 a.m. in this location?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, meeting on the third Thursday at 11:00 a.m. in this location for the Fiscal Year 2025 Meeting Schedule, was approved.

**iv. Adoption of District Goals & Objectives**

Mr. Flint: As you're familiar with what Kristen brought up, we're required for the Board to approve goals and objectives each year. We've prepared recommended ones that I think you are familiar with. If there is any question, we can discuss. If not, I would ask for a motion to approve these.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, Adoption of District Goals & Objectives, was approved.

**v. Presentation of Arbitrage Rebate Calculation Report for the Series 2022 Bonds**

Mr. Flint: Next is the Arbitrage Rebate Report for the Series 2022 Bonds. We're required under IRS rules to do a calculation demonstrating we're not earning more interest than we're paying. You can see we have a negative net rebatable arbitrage of \$175,000, so there is no arbitrage issue. Any questions on the report? If not, is there a motion to accept it?

Mr. Morgan: I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2022 Bonds, was approved.

**D. Field Manager's Report**

Mr. Flint: Field Manager's report.

Mr. Scheerer: Not a lot to report. We're working with CherryLake to finish up a couple of small areas on Del Verde where the landscaping needs to be completed. It's something I've been talking to Dan about for the last couple of weeks. And then we also noticed there is a palm tree that was removed that you have to have replaced on Del Verde. We're getting that done as well. Also, I had a discussion with the pond contractor due to all this crazy weather we are getting. We are starting to see an influx of algae along the edge of the ponds. I did speak with them last week to make sure when they are out, they're staying focused on spraying that and keeping the edges clean considering we went through the expense of harvesting all the shoreline vegetation.

Mr. Morgan: We are meeting on site tomorrow at 12:30 p.m. with Brian, Dan, Mark McDonald, and myself.

Mr. Scheerer: Okay.

Mr. Morgan: Evidently we have three more canal washout areas that are impacting CDD properties, and the owner is complaining. So, we are meeting out there to see what we can do about regrading, resodding and all that good stuff. I just wanted to make you aware of that.

Mr. Scheerer: Alright. Would you want me to try to be out there at all?

Mr. Morgan: You don't need to be there.

Mr. Scheerer: Okay.

Mr. Morgan: I think there is going to be enough of us there.

Mr. Scheerer: I knew we had some on the C3 Canal and when I was out there Tuesday, I think I was out there Tuesday morning, I went to check the pedestrian bridge to make sure at that time we didn't have any problems.

Mr. Morgan: Right. Evidently the city's gotten involved. The city always calls me first. This is between the owner and Lennar. I just wanted to be there as representing the CDD because it is a CDD tract. But I just wanted to let you know that is going on.

Mr. Scheerer: Yes. If you need me there, just shoot me a text.

Ms. Trucco: Can you take photographs?

Mr. Morgan: Oh yes.

Ms. Trucco: Like a panorama, video too.

Mr. Morgan: Yes.

Mr. Scheerer: Yes. I think they have an app.

**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. Jochims, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

September 9, 2024

Storey Drive Community Development District  
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Storey Drive Community Development District, (“the District”) for the fiscal year ended September 30, 2024.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2024. In addition, we will examine the District’s compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management’s discussion and analysis (MD&A), to supplement the District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District’s RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management’s Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor’s Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.



## **Other Services**

We will also prepare the financial statements of Storey Drive Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

## **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

## **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one year. Our fees for these services are not to exceed \$3,200 for the year ending 2024. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

**Reporting**

We will issue a written report upon completion of our audit of Storey Drive Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Storey Drive Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Storey Drive Community Development District.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# SECTION V

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

(Acquisition and Construction)

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

- (A) Requisition Number: **12**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Latham, Luna, Eden & Beaudine, LLP**
- (D) Amount Payable: **\$725.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):  
  
**Invoice #131219 – Finalize conveyance documents for Phase 2 plats.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
**Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

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

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

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

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

STOREY DRIVE COMMUNITY  
DEVELOPMENT DISTRICT

By:

  
Responsible Officer

Date:

10/1/24

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

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

*Stephen Saha* Digitally signed by Stephen K Saha  
Date: 2024.09.30 15:43:38 -04'00'

\_\_\_\_\_  
Consulting Engineer



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

September 16, 2024

Invoice #: 131219  
Federal ID #:59-3366512

**Storey Drive Community Development District**  
c/o GMS-CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Matter ID: 7894-004

Storey Drive – Conveyance/Requisitions

**For Professional Services Rendered:**

Date	Type	Description	Hours	Amount
8/16/2024	KET	Review of NOTs forwarded by Lennar related to the Phase 1 and Phase 2 plat conveyances. Email correspondence to Fidelity to request updated title work related to same. Updated conveyance documents for same with current date. Email correspondence to the District Engineer for execution of Certificate related to same.	0.80	\$232.00
8/26/2024	KET	Review of updated title work for tracts located in the Storey Drive plat and Storey Drive Phase 2 plat. Sent follow-up email correspondence to the District Engineer for sign-off on Certificate needed prior to recording deed.	0.20	\$58.00
8/30/2024	KET	Finalized conveyance documents for Storey Drive and the Storey Drive Phase 2 plats. Prepared Bill of Sale to County for sewer system improvements. Email correspondence with the District Engineer, Lennar and Adam Morgan regarding same.	1.50	\$435.00
<b>Total Professional Services:</b>			<b>2.50</b>	<b>\$725.00</b>

Total \$725.00  
Previous Balance \$0.00

**Payments & Credits**

Date	Type	Notes	Amount
		Payments & Credits	\$0.00
		<b>Total Due</b>	<b>\$725.00</b>

# SECTION VI





October 21, 2024  
George S. Flint  
Governmental Management Services - Central Florida, LLC  
219 East Livingston Street, Orlando, FL, 32801  
(407) 841-5524  
gflint@gmscfl.com

**Subject:** Storey Drive  
**Flight Acreage:** 80 +/-

**Fee estimate for drone flyovers, data processing, and cloud software subscription (Oct 2024 - Mar 2025).**

We are happy to begin services to track construction progress for this project on the following terms. Access to each project within the software is included for 60 days after the final scan date. This 60-day period restarts with contract extensions and renewals. Read-only software extensions are available. Contact your Account Executive for more details. Start and end dates are approximates. If services are delayed for any reason, this agreement automatically extends in duration to account for the quantities agreed herein.


TraceAir reserves the right to revise service fees upon requested change(s) to the project monitoring area.

Service (See Descriptions Below)	Frequency	Price	Quantity	Subtotal
<b>Silver Scans</b> Oct 21, 2024 – Mar 31, 2025	Bi-Weekly	\$665.34	11	\$7,318.74
<b>Estimated Total Cost: \$7,318.74 USD</b>				

Initials:  Initials: \_\_\_\_\_



Product Descriptions	
Service	Scope
Silver Scans	- Drone flyover. Processing of photos to create non-geo-referenced ortho-photo & digital elevation model. One 360 panorama per scan (location on customer's choice). Software, hosting and support included.

Initials:  Initials: \_\_\_\_\_

Billing Contact:  
Email:  
PO/Project Number:



By signing below both parties agree to the Terms & Conditions.

Agreed,

**Will Johnson**  
Head of Sales,  
TraceAir Technologies

DocuSigned by:  
*George Flint*  
B61B5DF431644AD...

**George S. Flint**  
Governmental Management Services - Central Florida, LLC

# SECTION VII

# SECTION C

# SECTION 1

# Storey Drive Community Development District

## Summary of Invoices

August 29, 2024 - October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	9/5/24	171	\$ 685.00
	9/11/24	172-173	8,719.00
	9/19/24	174-176	12,098.85
	9/24/24	177-178	13,856.78
	10/17/24	179-180	12,809.64
	10/24/24	181-183	1,270.48
			\$ 49,439.75
Payroll			
	<u>September 2024</u>		
	Teresa Diaz	50066*	\$ 184.70
	Adam Morgan	50067	\$ 184.70
	Brent Kewley	50068	\$ 184.70
	Joshua Jochims	50069	\$ 184.70
	Teresa Diaz	50070	\$ 184.70
			\$ 923.50
<b>TOTAL</b>			<b>\$ 50,363.25</b>

\*Replacement check for April meeting.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/05/24	00014	8/31/24	222169	202408	320	53800	47000		AQUATIC PLANT MGMT AUG24	*	685.00		
									APPLIED AQUATIC MANAGEMENT INC			685.00	000171
9/11/24	00011	9/05/24	124477	202409	320	53800	46200		MTHLY GROUNDS MAINT SEP24	*	8,066.00		
									CHERRYLAKE INC			8,066.00	000172
9/11/24	00004	9/05/24	25320	202409	320	53800	45000		FY24 GEN LIAB-PROP.ADDED	*	653.00		
									EGIS INSURANCE & RISK ADVISORS			653.00	000173
9/19/24	00014	9/15/24	222638	202409	320	53800	47000		AQUATIC PLANT MGMT SEP24	*	685.00		
									APPLIED AQUATIC MANAGEMENT INC			685.00	000174
9/19/24	00001	9/01/24	68	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	3,062.50		
		9/01/24	68	202409	310	51300	35200		WEBSITE ADMIN SEP24	*	100.00		
		9/01/24	68	202409	310	51300	35100		INFORMATION TECH SEP24	*	150.00		
		9/01/24	68	202409	310	51300	31300		DISSEMINATION FEE SEP24	*	291.67		
		9/01/24	68	202409	310	51300	51000		OFFICE SUPPLIES	*	.12		
		9/01/24	68	202409	310	51300	42000		POSTAGE	*	2.42		
		9/01/24	68	202409	310	51300	42500		COPIES	*	2.70		
		9/01/24	69	202409	320	53800	12000		FIELD MANAGEMENT SEP24	*	656.25		
		9/01/24	69A	202407	310	51300	42000		USPS-MAIL 2ND QTR-941FORM	*	.80		
		9/15/24	70	202409	300	15500	10000		FY25 ASSESSMENT ROLL CERT	*	5,513.00		
									GOVERNMENTAL MANAGEMENT SERVICES			9,779.46	000175
9/19/24	00010	9/16/24	09162024	202409	300	20700	10000		FY24 SPCL ASMNT SER2022	*	1,634.39		
									STOREY DRIVE CDD C/O USBANK			1,634.39	000176
9/24/24	00004	9/18/24	25941	202409	300	15500	10000		FY25 GEN.LIAB/PUBLIC OFFC	*	5,814.00		
		9/18/24	25941	202409	300	15500	10000		FY25 PROPERTY INSURANCE	*	7,444.00		
									EGIS INSURANCE & RISK ADVISORS			13,258.00	000177
									STCD STOREY DRIVE TVISCARRA				



CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/24/24	00002	9/16/24	131218	202408	310-51300-31500				PEOPLE GAS EASE/BRDG DMG	*	598.78		
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			598.78	000178
10/17/24	00011	10/09/24	125653	202410	320-53800-46200				MTHLY GROUNDS MAINT OCT24	*	8,066.00		
									CHERRYLAKE INC			8,066.00	000179
10/17/24	00001	10/01/24	71	202410	310-51300-34000				MANAGEMENT FEES OCT24	*	3,333.33		
		10/01/24	71	202410	310-51300-35200				WEBSITE ADMIN OCT24	*	105.00		
		10/01/24	71	202410	310-51300-35100				INFORMATION TECH OCT24	*	157.50		
		10/01/24	71	202410	310-51300-31300				DISSEMINATION FEE OCT24	*	306.25		
		10/01/24	71	202410	310-51300-51000				OFFICE SUPPLIES	*	.30		
		10/01/24	71	202410	310-51300-42000				POSTAGE	*	7.76		
		10/01/24	72	202410	320-53800-12000				FIELD MANAGEMENT OCT24	*	833.50		
									GOVERNMENTAL MANAGEMENT SERVICES			4,743.64	000180
10/24/24	00005	10/01/24	91468	202410	310-51300-54000				FY25 SPECIAL DISTRICT FEE	*	175.00		
									FLORIDACOMMERCE			175.00	000181
10/24/24	00002	10/15/24	131752	202410	310-51300-31500				PEOPLE GAS EASE/CANAL DMG	*	823.55		
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			823.55	000182
10/24/24	00003	9/30/24	10122202	202409	310-51300-48000				NOT.OF FY25 MEETING DATES	*	271.93		
									ORLANDO SENTINEL			271.93	000183
									TOTAL FOR BANK A		49,439.75		
									TOTAL FOR REGISTER		49,439.75		

STCD STOREY DRIVE TVISCARRA

# SECTION 2

***Storey Drive***

***Community Development District***

***Unaudited Financial Reporting***

***October 31, 2024***



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8	<u>CONSTRUCTION SCHEDULE SERIES 2022</u>

**Storey Drive**  
**Community Development District**  
**Balance Sheet**  
**October 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 154,280	\$ -	\$ -	\$ 154,280
Investments:				
Series 2022				
Reserve	\$ -	\$ 268,106	\$ -	\$ 268,106
Revenue	\$ -	\$ 220,553	\$ -	\$ 220,553
Construction	\$ -	\$ -	\$ 3,614	\$ 3,614
Due from Other	\$ 24,224	\$ -	\$ -	\$ 24,224
<b>Total Assets</b>	<b>\$ 178,504</b>	<b>\$ 488,659</b>	<b>\$ 3,614</b>	<b>\$ 670,777</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 706	\$ -	\$ 442	\$ 1,148
<b>Total Liabilities</b>	<b>\$ 706</b>	<b>\$ -</b>	<b>\$ 442</b>	<b>\$ 1,148</b>
<b>Fund Balances:</b>				
Restricted For Debt Service	\$ -	\$ 488,659	\$ -	\$ 488,659
Assigned For Capital Reserves	\$ -	\$ -	\$ 3,172	\$ 3,172
Unassigned	\$ 177,798	\$ -	\$ -	\$ 177,798
<b>Total Fund Balances</b>	<b>\$ 177,798</b>	<b>\$ 488,659</b>	<b>\$ 3,172</b>	<b>\$ 669,629</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 178,504</b>	<b>\$ 488,659</b>	<b>\$ 3,614</b>	<b>\$ 670,777</b>

# Storey Drive

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 313,137	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 313,137</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 918	\$ 77	\$ -	\$ 77
Engineering Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Attorney	\$ 25,000	\$ 2,083	\$ 824	\$ 1,260
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,675	\$ 306	\$ 306	\$ -
Annual Audit	\$ 3,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,513	\$ 5,513	\$ 5,513	\$ -
Management Fees	\$ 40,000	\$ 3,333	\$ 3,333	\$ 0
Information Technology	\$ 1,890	\$ 158	\$ 158	\$ -
Website Maintenance	\$ 1,260	\$ 105	\$ 105	\$ -
Telephone	\$ 75	\$ 6	\$ -	\$ 6
Postage	\$ 500	\$ 42	\$ 8	\$ 34
Printing & Binding	\$ 500	\$ 42	\$ -	\$ 42
Insurance	\$ 6,150	\$ 6,150	\$ 5,814	\$ 336
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208
Other Current Charges	\$ 600	\$ 50	\$ 39	\$ 11
Office Supplies	\$ 150	\$ 13	\$ 0	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 121,006</b>	<b>\$ 20,260</b>	<b>\$ 16,274</b>	<b>\$ 3,986</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,002	\$ 834	\$ 834	\$ -
Property Insurance	\$ 5,000	\$ 5,000	\$ 7,444	\$ (2,444)
Electric	\$ 21,500	\$ 1,792	\$ -	\$ 1,792
Water & Sewer	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Landscape Maintenance	\$ 134,304	\$ 11,192	\$ 8,066	\$ 3,126
Landscape Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
Lake Maintenance	\$ 8,467	\$ 706	\$ 706	\$ (0)
Irrigation Repairs	\$ 2,500	\$ 208	\$ -	\$ 208
Pressure Washing	\$ 2,500	\$ 208	\$ -	\$ 208
Repairs & Maintenance	\$ 3,500	\$ 292	\$ -	\$ 292
Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 212,773</b>	<b>\$ 22,314</b>	<b>\$ 17,050</b>	<b>\$ 5,265</b>
<b>Reserves</b>				
Capital Reserve Transfer	\$ 66,503	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ 66,503</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 400,282</b>	<b>\$ 42,575</b>	<b>\$ 33,324</b>	<b>\$ 9,251</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (87,145)</b>		<b>\$ (33,324)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 87,145</b>		<b>\$ 211,122</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 177,798</b>	

# Storey Drive

## Community Development District

### Debt Service Fund - Series 2022

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

#### For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 536,213	\$ -	\$ -	\$ -
Interest	\$ 18,000	\$ 1,500	\$ 1,836	\$ 336
<b>Total Revenues</b>	<b>\$ 554,213</b>	<b>\$ 1,500</b>	<b>\$ 1,836</b>	<b>\$ 336</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 163,968	\$ -	\$ -	\$ -
Principal - 06/15	\$ 210,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 163,968	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 537,935</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (12,000)	\$ (1,000)	\$ (1,012)	\$ 12
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (12,000)</b>	<b>\$ (1,000)</b>	<b>\$ (1,012)</b>	<b>\$ 12</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 4,278</b>		<b>\$ 824</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 210,417</b>		<b>\$ 487,835</b>	
<b>Fund Balance - Ending</b>	<b>\$ 214,695</b>		<b>\$ 488,659</b>	

# Storey Drive

## Community Development District Capital Projects Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 12	\$ 12
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12</b>	<b>\$ 12</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,012	\$ (1,012)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,012</b>	<b>\$ (1,012)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,024</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 3,172</b>	



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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 824
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,513
Management Fees	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Information Technology	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Website Maintenance	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 5,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,814
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 16,274</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,274</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 834
Property Insurance	\$ 7,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,444
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 8,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,066
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 706
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 17,050</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,050</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 33,324</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,324</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (33,324)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (33,324)</b>

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

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.550%, 3.000%, 3.250%, 4.000%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$268,106	
RESERVE FUND BALANCE	\$268,106	
BONDS OUTSTANDING - 1/27/22		\$9,710,000
LESS: PRINCIPAL PAYMENT - 06/15/23		(\$200,000)
LESS: PRINCIPAL PAYMENT - 06/15/24		(\$205,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$9,305,000</b>

**Storey Drive**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

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&amp;M Portion</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
						\$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
<b>TOTAL</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>0.00%</b>	<b>Net Percent Collected</b>
<b>\$ 849,347.68</b>	<b>Balance Remaining to Collect</b>

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

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
10/31/23	9	Poulos & Bennett, LLC	Invoice #19-060(80) - Utility ownership coordination.	\$ 82.50
11/7/23	10	Poulos & Bennett, LLC	Invoice #19-060(82) - Revision of District requisition costs.	\$ 742.50
6/21/24	11	Lennar Homes LLC	Reimbursement of unfunded infrastructure for PH1 & 2	\$ 31,426.17
<b>TOTAL</b>				<b>\$ 32,251.17</b>

<b>Fiscal Year 2024</b>				
10/2/23		Interest		\$ 88.10
10/3/23		Transfer from Reserve		\$ 1,055.17
11/1/23		Interest		\$ 92.87
11/2/23		Transfer from Reserve		\$ 1,094.30
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
5/1/24		Interest		\$ 113.58
5/2/24		Transfer from Reserve		\$ 1,049.49
6/3/24		Interest		\$ 122.22
6/4/24		Transfer from Reserve		\$ 1,085.70
7/1/24		Interest		\$ 81.63
7/2/24		Transfer from Reserve		\$ 1,051.24
8/1/24		Interest		\$ 4.45
8/2/24		Transfer from Reserve		\$ 1,085.59
9/3/24		Interest		\$ 8.84
9/4/24		Transfer from Reserve		\$ 1,083.07
<b>TOTAL</b>				<b>\$ 13,880.51</b>

Project (Construction) Fund at 09/30/23	\$ 21,685.48
Interest Earned/Transferred Funds thru 9/30/24	\$ 13,880.51
Requisitions Paid thru 9/30/24	\$ (32,251.17)

Remaining Project (Construction) Fund	<b>\$ 3,314.82</b>
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Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
10/1/24	12	Latham, Luna, Eden & Beaudine, LLP	Invoice #131219 - Finalize conveyance documents for Phase 2 plats. - Aug.24	\$ 725.00
<b>TOTAL</b>				<b>\$ 725.00</b>

<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 12.08
10/2/24		Transfer from Reserve		\$ 1,011.83
<b>TOTAL</b>				<b>\$ 1,023.91</b>

Project (Construction) Fund at 09/30/24	\$ 3,314.82
Interest Earned/Transferred Funds thru 10/31/24	\$ 1,023.91
Requisitions Paid thru 10/31/24	\$ (725.00)

Remaining Project (Construction) Fund	<b>\$ 3,613.73</b>
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