

*Storey Drive
Community Development District*

Agenda

February 20, 2025

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

February 13, 2025

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, February 20, 2025 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. Organizational Matters
 - A. Acceptance of Resignation of Teresa Diaz and Appointment of Individual to Fulfill the Vacancy with a Term Ending November 2027
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2025-01 Designating Assistant Secretary
4. Approval of Minutes of the November 21, 2024 Meeting
5. 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 Registers
 - ii. Balance Sheet and Income Statement
 - 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

SECTION III

SECTION A

*This item will be provided under
separate cover*

SECTION C

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Storey Drive Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Orlando, Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

SECTION 1. _____ is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of February, 2025.

ATTEST:

STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, November 21, 2024 at 10:00 a.m. at the Offices of GMS-CF, 219 E. 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 anyone here other than Board Members and staff here. There are no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 5, 2024 Meeting

Mr. Flint: We have approval of the minutes from September 5th. Were there any comments or corrections to those?

Ms. Trucco: I have just a few things.

Mr. Flint: Can the minutes be approved subject to incorporation of counsel's changes?

Mr. Morgan: Sure.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the September 5, 2024 Meeting, were approved subject to incorporation of District Counsel’s changes.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for the Fiscal Year 2024

Mr. Flint: The next item is the agreement with DiBartolomeo, McBee, Hartley, & Barnes for the independent audit for FY24. They were selected as the District’s independent auditor. We enter into an engagement with them annually. Are there any questions?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, to Provide Auditing Services for the Fiscal Year 2024, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Series 2022 Requisition #12

Mr. Flint: The next item is ratification of Requisition #12 for Series 2022. The bonds are for District Counsel services for supplemental services for \$25. Is there a motion to ratify?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2022 Requisition #12, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services

Mr. Flint: Item 6 is the proposal from Trace Air for drone services. This proposal is for 11 flyovers from October through March for \$7,318.74.

Mr. Morgan: Do we have any money for this?

Mr. Flint: Yes.

Mr. Morgan: Alright. Make a motion to approve.

Mr. Flint: We do not have a specific line item for this, but we can accommodate it within our general budget.

Mr. Morgan: General fund?

Mr. Flint: The construction fund is better.

On MOTION by Mr. Morgan, seconded by Ms. Diaz, with all in favor, the Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: Good morning. One update is on the pedestrian and canal bridge damage. As you know we sent a demand letter to the subcontractor and we received a response back from their lawyer who had confirmed that she submitted a claim against the subcontractor’s general liability policy, who she believes is responsible for the drainage and took out the permit. We are continuing to follow-up with her. I called her this afternoon and I did speak with one of the litigators in our in-house litigation department too. They are just recommending we be aggressive in the follow-up. But we are not in a position right now to recommend filing a lawsuit or something like that. We are just going to get more aggressive with our follow up and hope to get this ironed out as quickly as possible. I’ll continue to keep you updated on that. Otherwise, the easement with TECO gas has been recorded and I got a copy from their representative, but there is a blank in the date. So, we will fill in the date and then re-record that. As soon as we get that back, I’ll submit that to GMS to hold on for the records for the CDD. That’s all I have unless you have any questions for me.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: I don’t think we have the Engineer on the phone.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from August 29th through October 31st for the General Fund and the Board compensation totaling \$50,363.25. Any questions on the check register?

Mr. Morgan: Everything looks good.

Mr. Flint: Is there a motion to approve?

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Check Register totaling \$50,363.25, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through October 31st. This is the first month of FY25. If there are any questions, we can discuss those. There is no action required.

D. Field Manager's Report

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

Mr. Scheerer: Yeah, just a couple of things. There was some landscaping installed in and around Hero and Paradox Road out there. I'm working with Cherry Lakes on that and I'm pretty sure that's all supposed to be CDD. We'll see at what point in time if they let us do a turnover and acceptance of that. All the mulch should be completed by Friday. I think they just had some of the tree rings around some of the ponds. I also noticed it looks like Deezer installed their connecting sidewalk across the utility easement on their portion of the property. I saw that out there. There's a utility easement with power lines on it.

Mr. Morgan: It connects up to our bridge?

Mr. Scheerer: Yeah. I'm not sure how all that is going to work out, because it's a private gated community.

Mr. Morgan: Broc will have that gate locked; I guarantee it.

Mr. Scheerer. Yeah, so just a head's up the sidewalk is in.

Ms. Trucco: Is that on the CDD's property?

Mr. Scheerer: No ma'am.

Ms. Trucco: Okay, it's just adjacent.

Mr. Scheerer: It's on the backside of the seat 2 canal, the CDD. I know you mentioned you were meeting about the washouts.

Mr. Morgan: I was going to ask you to tag me. Have you checked on those? Did Briar fix them?

Mr. Scheerer: I'm going there after the meeting today. I didn't see anything while I was out there. It looks like everything is so grown over; they've not done any work out there.

Mr. Morgan: So, along the inside of the walls on the utility easement side, the north side.

Mr. Scheerer: Yeah, on the seat 2 canal side, right?

Mr. Morgan: Walk along that wall and see if they fixed that or if you see anything.

Mr. Scheerer: Okay.

Mr. Morgan: Walk directly if you see that, stuff is washing under the walls. If they haven't fixed that, then it means they haven't fixed. They were supposed to do some utility work on the pond banks, or something on the east side where there was a huge washout, but I haven't had any confirmation on whether that's been done yet.

Mr. Scheerer: I'll be out there as soon as the meeting is over. I'll be heading that way anyway. I'll be happy to take a look at that. Other than that, I think we are geared up for the holidays. I'll answer any questions you all might have.

Mr. Morgan: Thank you.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisors' requests?

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

December 01, 2024 - December 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	12/5/24	188-189	\$ 1,985.93
	12/12/24	190-192	14,304.02
	12/14/24	193	300.86
			<hr/>
			\$ 16,590.81
TOTAL			\$ 16,590.81

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/05/24	00014	11/30/24 224393	202411 320-53800-47000	AQUATIC PLANT MGMT NOV24	*	706.00	
				APPLIED AQUATIC MANAGEMENT INC			706.00 000188
12/05/24	00011	11/26/24 126908	202411 320-53800-47300	RPR LAT.LN.BRK/VLV BX/PEB	*	1,279.93	
				CHERRYLAKE INC			1,279.93 000189
12/12/24	00011	12/06/24 127984	202412 320-53800-46200	MTHLY GROUNDS MAINT DEC24	*	8,066.00	
				CHERRYLAKE INC			8,066.00 000190
12/12/24	00001	12/01/24 75	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	3,333.33	
		12/01/24 75	202412 310-51300-35200	WEBSITE ADMIN DEC24	*	105.00	
		12/01/24 75	202412 310-51300-35100	INFORMATION TECH DEC24	*	157.50	
		12/01/24 75	202412 310-51300-31300	DISSEMINATION FEE DEC24	*	306.25	
		12/01/24 75	202412 310-51300-51000	OFFICE SUPPLIES	*	.12	
		12/01/24 75	202412 310-51300-42000	POSTAGE	*	2.92	
		12/01/24 76	202412 320-53800-12000	FIELD MANAGEMENT DEC24	*	833.50	
		12/01/24 76A	202410 310-51300-42000	USPS-MAIL 941 FORMS	*	.85	
				GOVERNMENTAL MANAGEMENT SERVICES			4,739.47 000191
12/12/24	00002	12/09/24 133034	202411 310-51300-31500	TECO EASE/MTG/CANAL DMG	*	1,498.55	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,498.55 000192
12/14/24	00010	12/13/24 12132024	202412 300-20700-10000	FY25 DEBT SERV SER2022	*	300.86	
				STOREY DRIVE CDD C/O USBANK			300.86 000193
				TOTAL FOR BANK A		16,590.81	
				TOTAL FOR REGISTER		16,590.81	

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Storey Drive Community Development District

Summary of Invoices

January 01, 2025 - January 31, 2025

Fund	Date	Check No.'s	Amount
General Fund	1/9/25	194-195	\$ 5,443.11
	1/16/25	196	547,481.57
			<hr/>
			\$ 552,924.68
TOTAL			\$552,924.68

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/25	00014	12/31/24	225115	202412	320	53800	47000		AQUATIC PLANT MGMT DEC24	*	706.00		
APPLIED AQUATIC MANAGEMENT INC												706.00	000194
1/09/25	00001	1/01/25	77	202501	310	51300	34000		MANAGEMENT FEES JAN25	*	3,333.33		
		1/01/25	77	202501	310	51300	35200		WEBSITE ADMIN JAN25	*	105.00		
		1/01/25	77	202501	310	51300	35100		INFORMATION TECH JAN25	*	157.50		
		1/01/25	77	202501	310	51300	31300		DISSEMIANTION FEE JAN25	*	306.25		
		1/01/25	77	202501	310	51300	51000		OFFICE SUPPLIES	*	.06		
		1/01/25	77	202501	310	51300	42000		POSTAGE	*	1.47		
		1/01/25	78	202501	320	53800	12000		FIELD MANAGEMENT JAN25	*	833.50		
GOVERNMENTAL MANAGEMENT SERVICES												4,737.11	000195
1/16/25	00010	1/15/25	01152025	202501	300	20700	10000		FY25 SPCL ASMNT SER2022	*	547,481.57		
STOREY DRIVE CDD C/O USBANK												547,481.57	000196
TOTAL FOR BANK A											552,924.68		
TOTAL FOR REGISTER											552,924.68		

STCD STOREY DRIVE TVISCARRA

SECTION 2

Storey Drive

Community Development District

Unaudited Financial Reporting

January 31, 2025



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8	<u>FY25 ASSESSMENT RECEIPT SCHEDULE</u>
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Storey Drive
Community Development District
Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist Bank	\$ 431,194	\$ 6,503	\$ -	\$ -	\$ 437,697
Investments:					
Series 2022					
Reserve	-	-	268,106	-	268,106
Revenue	-	-	606,410	-	606,410
Construction	-	-	-	6,036	6,036
Due from Other	24,224	-	-	-	24,224
Total Assets	\$ 455,418	\$ 6,503	\$ 874,516	\$ 6,036	\$ 1,342,472
Liabilities:					
Accounts Payable	\$ 8,801	\$ -	\$ -	\$ -	\$ 8,801
Total Liabilities	\$ 8,801	\$ -	\$ -	\$ -	\$ 8,801
Fund Balances:					
Restricted For Debt Service	\$ -	\$ -	\$ 874,516	\$ -	\$ 874,516
Assigned For CAPITAL Reserves	-	6,503	-	-	6,503
Assigned For Capital Projects	-	-	-	6,036	6,036
Unassigned	446,617	-	-	-	446,617
Total Fund Balances	\$ 446,617	\$ 6,503	\$ 874,516	\$ 6,036	\$ 1,333,671
Total Liabilities & Fund Equity	\$ 455,418	\$ 6,503	\$ 874,516	\$ 6,036	\$ 1,342,472

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments	\$ 313,137	\$ 313,137	\$ 319,895	\$ 6,758
Total Revenues	\$ 313,137	\$ 313,137	\$ 319,895	\$ 6,758
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 800	\$ 3,200
FICA Expense	918	306	61	245
Engineering Fees	12,000	4,000	-	4,000
Attorney	25,000	8,333	2,612	5,721
Arbitrage	450	-	-	-
Dissemination	3,675	1,225	1,225	-
Annual Audit	3,600	-	-	-
Trustee Fees	4,050	-	-	-
Assessment Administration	5,513	5,513	5,513	-
Management Fees	40,000	13,333	13,333	0
Information Technology	1,890	630	630	-
Website Maintenance	1,260	420	420	-
Telephone	75	25	-	25
Postage	500	167	14	153
Printing & Binding	500	167	-	167
Insurance	6,150	6,150	5,814	336
Legal Advertising	2,500	833	-	833
Other Current Charges	600	200	154	46
Office Supplies	150	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 121,006	\$ 45,527	\$ 30,752	\$ 14,776
Operations & Maintenance				
Field Operations	\$ 10,002	\$ 3,334	\$ 3,334	\$ -
Property Insurance	5,000	5,000	7,444	(2,444)
Electric	21,500	7,167	-	7,167
Water & Sewer	20,000	6,667	-	6,667
Landscape Maintenance	134,304	44,768	32,264	12,504
Landscape Contingency	2,500	833	-	833
Lake Maintenance	8,467	2,822	2,824	(2)
Irrigation Repairs	2,500	833	1,280	(447)
Pressure Washing	2,500	833	-	833
Repairs & Maintenance	3,500	1,167	-	1,167
Contingency	2,500	833	-	833
Total Operations & Maintenance:	\$ 212,773	\$ 74,258	\$ 47,146	\$ 27,112
Reserves				
Capital Reserve Transfer	\$ 66,503	\$ 6,503	\$ 6,503	\$ -
Total Reserves	\$ 66,503	\$ 6,503	\$ 6,503	\$ -
Total Expenditures	\$ 400,282	\$ 126,288	\$ 84,401	\$ 41,887
Excess Revenues (Expenditures)	\$ (87,145)		\$ 235,495	
Fund Balance - Beginning	\$ 87,145		\$ 211,122	
Fund Balance - Ending	\$ -		\$ 446,617	

Storey Drive

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Transfer In	\$ 66,503	\$ 6,503	\$ 6,503	\$ -
Interest	6,000	2,000	0	(2,000)
Total Revenues	\$ 72,503	\$ 8,503	\$ 6,503	\$ (2,000)
Expenditures:				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 72,503	\$ 8,503	\$ 6,503	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 72,503		\$ 6,503	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments	\$ 536,213	\$ 536,213	\$ 547,782	\$ 11,569
Interest	18,000	6,000	6,697	697
Total Revenues	\$ 554,213	\$ 542,213	\$ 554,479	\$ 12,266
Expenditures:				
Series 2022				
Interest - 12/15	\$ 163,968	\$ 163,968	\$ 163,968	\$ -
Principal - 06/15	210,000	-	-	-
Interest - 06/15	163,968	-	-	-
Total Expenditures	\$ 537,935	\$ 163,968	\$ 163,968	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (12,000)	\$ (4,000)	\$ (3,831)	\$ (169)
Total Other Financing Sources (Uses)	\$ (12,000)	\$ (4,000)	\$ (3,831)	\$ (169)
Excess Revenues (Expenditures)	\$ 4,278		\$ 386,681	
Fund Balance - Beginning	\$ 210,417		\$ 487,835	
Fund Balance - Ending	\$ 214,695		\$ 874,516	

Storey Drive

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 01/31/25		Thru 01/31/25		
Revenues:							
Interest	\$	-	\$	-	\$	57	\$ 57
Total Revenues	\$	-	\$	-	\$	57	\$ 57
Expenditures:							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	3,831	\$ (3,831)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	3,831	\$ (3,831)
Excess Revenues (Expenditures)	\$	-	\$	-	\$	3,888	\$ 3,888
Fund Balance - Beginning	\$	-	\$	-	\$	2,148	\$ 2,148
Fund Balance - Ending	\$	-	\$	-	\$	6,036	\$ 6,036

Storey Drive
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ 176	\$ 319,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,895
Total Revenues	\$ -	\$ -	\$ 176	\$ 319,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,895
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	-	61	-	-	-	-	-	-	-	-	-	-	61
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	1,085	1,499	29	-	-	-	-	-	-	-	-	-	2,612
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	306	306	306	306	-	-	-	-	-	-	-	-	1,225
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,513	-	-	-	-	-	-	-	-	-	-	-	5,513
Management Fees	3,333	3,333	3,333	3,333	-	-	-	-	-	-	-	-	13,333
Information Technology	158	158	158	158	-	-	-	-	-	-	-	-	630
Website Maintenance	105	105	105	105	-	-	-	-	-	-	-	-	420
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	9	1	3	1	-	-	-	-	-	-	-	-	14
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	5,814	-	-	-	-	-	-	-	-	-	-	-	5,814
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	39	38	38	39	-	-	-	-	-	-	-	-	154
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 16,536	\$ 6,301	\$ 3,972	\$ 3,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,752
Operations & Maintenance													
Field Operations	\$ 834	\$ 834	\$ 834	\$ 834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,334
Property Insurance	7,444	-	-	-	-	-	-	-	-	-	-	-	7,444
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	8,066	8,066	8,066	-	-	-	-	-	-	-	-	32,264
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	706	706	706	706	-	-	-	-	-	-	-	-	2,824
Irrigation Repairs	-	1,280	-	-	-	-	-	-	-	-	-	-	1,280
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 17,050	\$ 10,885	\$ 9,606	\$ 9,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,146
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ 6,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,503
Total Reserves	\$ -	\$ -	\$ -	\$ 6,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,503
Total Expenditures	\$ 33,586	\$ 17,186	\$ 13,578	\$ 20,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,401
Excess Revenues (Expenditures)	\$ (33,586)	\$ (17,186)	\$ (13,402)	\$ 299,669	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,495

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)
LESS: PRINCIPAL PAYMENT - 06/15/24		(\$205,000)
CURRENT BONDS OUTSTANDING		\$9,305,000

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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2022 Debt Service Asmt	Total
12/11/24	5	\$0.00	\$0.00	\$0.00	\$476.56	\$476.56	\$175.70	\$300.86	\$476.56
01/13/25	7	\$903,561.36	\$217.81	\$36,142.52	\$0.00	\$867,201.03	\$319,719.46	\$547,481.57	\$867,201.03
						\$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		\$ 903,561.36	\$ 217.81	\$ 36,142.52	\$ 476.56	\$ 867,677.59	\$ 319,895.16	\$ 547,782.43	\$ 867,677.59

102.16%	Net Percent Collected
\$ (18,329.91)	Balance Remaining to Collect

**Storey Drive
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
10/1/24	12	Latham, Luna, Eden & Beaudine, LLP	Invoice #131219 - Finalize conveyance documents for Phase 2 plats. - Aug.24	\$ 725.00
11/7/24	13	Latham, Luna, Eden & Beaudine, LLP	Invoice #131753 - Finalize conveyance documents for Phase 2 plats. - Sept.24	\$ 354.20
11/7/24	14	Poulos & Bennett, LLC	Invoice #19-060(106) - Review & Sign CDD Tract Conveyances Certificate - Sept.24	\$ 87.50
TOTAL				\$ 1,166.70
Fiscal Year 2025				
10/1/24		Interest		\$ 12.08
10/2/24		Transfer from Reserve		\$ 1,011.83
11/1/24		Interest		\$ 13.17
11/4/24		Transfer from Reserve		\$ 985.93
12/2/24		Interest		\$ 14.21
12/3/24		Transfer from Reserve		\$ 915.93
12/19/24		Interest		\$ 0.02
12/20/24		Transfer from Reserve		\$ 1.21
1/2/25		Interest		\$ 17.23
1/3/25		Transfer from Reserve		\$ 916.33
TOTAL				\$ 3,887.94
Project (Construction) Fund at 09/30/24				\$ 3,314.82
Interest Earned/Transferred Funds thru 1/31/25				\$ 3,887.94
Requisitions Paid thru 1/31/25				\$ (1,166.70)
Remaining Project (Construction) Fund				\$ 6,036.06