

*Storey Drive  
Community Development District*

*Agenda*

*June 19, 2025*

# 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

June 12, 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, June 19, 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 Daniel La Rosa and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025
  - B. Appointment of Individual to Fulfill the Vacancy with a Term Ending November 2027
  - C. Administration of Oath of Office to Newly Appointed Board Member(s)
  - D. Election of Officers
  - E. Consideration of Resolution 2025-03 Electing Officers
4. Approval of Minutes of the March 20, 2025 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll
6. Ratification of Series 2022 Requisition #16
7. District Goals and Objectives
  - A. Adoption of Fiscal Year 2026 Goals and Objectives
  - B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chair to Execute
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
    - iii. Status of Construction Funds & Requisitions
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Series 2022 Arbitrage Rebate Calculation Report
    - iv. Presentation of Number of Registered Voters – 0
    - v. Approval of Fiscal Year 2026 Meeting Schedule

vi. 2024 Form 1 Filing Reminder – Due July 1st

D. Field Manager's Report

9. Other Business

10. Supervisor's Requests

11. 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

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com   
**Subject:** Storey Drive CDD board resignation.  
**Date:** May 15, 2025 at 6:26 PM  
**To:**



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**From:** Daniel La Rosa <[Daniel.LaRosa@Lennar.com](mailto:Daniel.LaRosa@Lennar.com)>  
**Subject:** Storey Drive CDD board resignation.  
**Date:** May 15, 2025 at 4:12:48 PM EDT  
**To:** George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>

Good afternoon George,  
This email is to inform you that I am formally resigning from the Story Drive CDD board.  
Thank you,  
Dan La Rosa



Dan La Rosa  
Director of Entitlements, Central Florida

[Daniel.LaRosa@Lennar.com](mailto:Daniel.LaRosa@Lennar.com)  
[www.LennarOrlando.com](http://www.LennarOrlando.com)

6675 Westwood Boulevard  
5<sup>th</sup> Floor  
Orlando, FL 32821

# SECTION E



**RESOLUTION 2025-03**

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of June, 2025.

**ATTEST:**

**STOREY DRIVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

# MINUTES

MINUTES OF MEETING  
STOREY DRIVE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, March 20, 2025, at 11:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Dan La Rosa	Vice Chairman
Brent Kewley	Assistant Secretary
Josh Jochims	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Stephen Saha <i>by phone</i>	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: There are no members of the public other than the Board and staff here. We'll move on to organizational matters.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fulfill the Vacancy with a Term Ending November 2027**

Mr. Flint: You do have a vacancy. Are there any nominations at this time to fill that?

Mr. Morgan: Not at this time.

Mr. Flint: We'll continue to carry that item then on the next agenda.

**B. Administration of Oath of Office to Newly Appointed Board Member**

**C. Consideration of Resolution 2025-01 Designating Assistant Secretary**

Items B and C were tabled to a future meeting agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 20, 2025 Meeting**

Mr. Flint: The next is approval of your February 20<sup>th</sup> minutes. Did the Board have any comments or questions?

Mr. Morgan: Is everybody good with the minutes?

Mr. Lazarovich: I just have a couple of comments that I have printed here. They are minor corrections.

Mr. Flint: Is the Board okay to approve the minutes subject to incorporation of Counsel's comments?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the February 20, 2025, Meeting, were approved, as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02  
Approving the Proposed Fiscal Year 2026  
Budget and Setting a Public Hearing**

Mr. Flint: Item 5 is Resolution 2025-02 approving a proposed budget for FY26 and setting the public hearing. Each year the Board is required to approve what's called a proposed budget and set the date, place, and time of the public hearing for its final consideration. The proposed budget doesn't bind you in any way. We can make changes to this. The only issue would be whether there would need to be an increase in assessments because it can go down but not up. We're recommending your June 19<sup>th</sup> meeting at 11:00 a.m. in this location for the final adoption. That's your regular June meeting. Attached as Exhibit A to the resolution is the proposed budget. It does not contemplate a change in the per unit assessment amounts. We are using about \$40,599 of carry forward a balance of the budget right now for next year. We still have some unknowns on some of the expenses, water and sewer. I know that it's master metered. I think the HOA is paying that bill right now. If there's some intent in the future to allocate a portion of those costs to the CDD, we'll need to figure that out. Right now we're not getting billed for any of the irrigation. We've kept that budgeted. Next year we'll need to zero in on what the right number is going to be. Landscape maintenance, we're projecting \$97,000 through the end of this year. There are still some areas that we'll be maintaining that aren't online yet, and we're also going to be soliciting a

proposal from another landscape company as well per the recommendation of Mark. He asked us to get a price, so we'll be getting another price and that will keep Cherry Lake honest as well on their pricing. We don't expect that number to go higher than 134, but it's possible we could bring that down. We have \$40,000 in carry forward balance so right now we've got a mismatch on expenses and assessments, but we don't want to recommend an increase in the assessments until we get the expenses zeroed in a little bit better

Mr. Jochims: What are the non-assessed areas? You said there were some areas that are not on yet.

Mr. Scheerer: Yeah, there's a lift station trash compactor area in an area we're supposed to be maintaining which hasn't been turned over yet and there's another section along the parking lot that is supposed to be HOA, that Mark made clear he wanted CDD to do it as well.

Mr. Kewley: Along the condo 1-2-3 parking lot. Yeah, the buffer between the town homes and the condos that was all installed together. It's ready to turn over now.

Mr. Scheerer: Whenever Cherry Lake wants to do the walk, I'll be happy to do the walk with them.

Mr. Kewley: Why don't we shoot for sometime early next week? Felix is around all the time. He's over at Universal and the trail over there so he can come over.

Mr. Morgan: Don't we have a one-year warranty on all landscaping that's installed?

Mr. Kewley: We do.

Mr. Morgan: So why would we want to change vendors when the warranty is still in effect? Wouldn't it be easier to keep the same vendor for the one year.

Mr. Kewley: Well, for continuity and consistency, we would like to look at the Floralawn because they're doing everything else in there. What we're trying to do is we're trying to get the entire system over to one maintenance contractor because it's getting confusing with, is this our valve, is this your valve, etc.?

Mr. Morgan: Got it.

Mr. Kewley: You know, so the assessment areas are a little wonky. I have Felix right now putting together a master list with a site plan to turn over to floor lawn as well as Henderson, the installer, to show them where every zone is, every valve is, everything is because Cherry Lake has made it clear that they kind of have a desire to sort of get out of there and just let the whole thing go to somebody else.

Mr. Morgan: Because most of the time we keep the same vendor during the warranty period, but that makes sense.

Mr. Scheerer: If you think about it though, the only portion that probably wouldn't be covered under that one year is the new area that we're getting ready to turn over.

Mr. Kewley: Ponds 3 & 4 have just had all their trees and all their landscaping as well at the same time that we did the lift station and we did that, but just, get those coupons as well, but Ponds 1 & 2 were turned over a long time ago.

Mr. Scheerer: Cherry Lake was working on updated numbers to make sure that they have all the Palm trees captured and all of the F&P that's going to go along with that, but there isn't that much that's outside the one year that we would have to worry about going with Floralawn or whoever wants us to deal with.

Mr. Morgan: So we feel like this proposed budget is good?

Mr. Flint: Yes, I think this gives us the flexibility we need going into the public hearing in June.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, Resolution 2025-02 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Series 2022 Requisition #15**

Mr. Flint: Item 6 is Requisition #15. This is for TraceAir, that's being paid out of the construction account.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2022 Requisition #15 was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Flint: Staff reports, Jay?

Mr. Lazarovich: Yes, I spoke to Kristen, and she said that all the platted tracts dedicated to the CDD have been turned over. We'll just confirm that lift station tract to make sure of the ownership.

Mr. Scheerer: Well, the ownership of the lift stations, there's just the landscaping around there's some vegetation around that were going to maintain. But the lift station we don't own or maintain the lift.

Mr. Lazarovich: So, everything has been turned over. So we're now working on the completion certificate, which is required under Trust Indenture. Accompanying that is a Certificate of the District Engineer, so that will come back to the next meeting. Other than that she said that she received an update and I guess there was a reimbursement request for damage caused to a pedestrian bridge. It was denied by the GC's. The GC's claim was denied by the carrier so she's still working on that and she'll bring up the next month.

Mr. Morgan: How could it be denied?

Mr. Jochims: It's just the carrier.

Mr. Flint: Yeah, the sub was claiming that dewatering wasn't part of the contract or they told their insurer that the dewatering wasn't part of the contract and the GC is like, yes, it was part of your contract. You did do the dewatering but they told your insurance company that the dewatering was part of their contract. So, their insurer denied it.

Mr. Jochims: So, when you say everything has been turned over, we have deeded and have all the ponds been put into maintenance certified operation?

Mr. Scheerer: We're doing the maintenance of all the ponds.

Mr. Flint: He's talking about the ERP.

Mr. Jochims: Yeah, I want to make sure that if they are deeded over, then everything needs to be also with the operation and the ERP and if not, we can fill all those out and send them in.

Mr. Flint: Steve, do you want to do it or do you want Poulos & Bennett?

Mr. Jochims: Well, this certification is going to have to come from Poulos & Bennett. Your Engineer has to certify it.

Mr. Saha: We certified them as far as transferring it over to the CDD as the entity.

Mr. Jochims: You transferred them into operation though?

Mr. Saha: Yes, that's been done. The transfer to the CDD is something that sometimes we do, sometimes the developer client does it.

Mr. Flint: But the form, do you want them to do it, the actual form transferring it to the operating entity.

Mr. Jochims: I would prefer that you guys do it.

Mr. Saha: Yeah, we'll get those over to you. As we do our annual reports for the CDD this is something we're going to start tracking. I have a list of all the ERPs that are associated with it and if it is closed out, we know it has been transferred operations. But we may have to look to see if it was transferred over to the CDD. I'm just going to create a table and just show that date in there and make sure everything is transferred over, so we'll be tracking those regularly.

Mr. Flint: We want to make sure we don't close the construction account out until we're done with the TraceAir because we're paying TraceAir out of that. We don't want to certify it complete yet and close that account out until we run out of money.

## **B. Engineer**

### **i. Discussion of Pending Plat Conveyances**

### **ii. Status of Permit Transfers**

### **iii. Status of Construction Funds & Requisitions**

Mr. Flint: Steve, do you have anything?

Mr. Saha: Nothing additional. I will get in touch with Allen in the next couple of weeks about doing the yearly inspections.

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

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

Mr. Flint: I have the approval of the check register for the month of February for the General Fund and Board compensations. Were there any questions on that?

On MOTION by Mr. Morgan, seconded by Mr. Jochims, 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. There is no action required. If you have any questions, we can discuss those. It looks like you have \$3,600 left in the construction account.

### **iii. Designation of November 20, 2025, as Landowners' Meeting Date**

Mr. Flint: We need to designate our landowner meeting date. You do have three seats that are coming up in November, so we're recommending November 20, in this location at 11:00 a.m. Is there a motion to designate?



Mr. Morgan: That's our normal meeting date? I'm the only one that needs to here for the Landowner meeting.

Mr. Flint: Yeah, or someone from Lennar, it doesn't need to be you. It could be whoever the proxy holder is that's designated.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Designation of November 20, 2025, as Landowners' Meeting Date, was approved.

#### **D. Field Manager's Report**

Mr. Scheerer: We may have touched on this or not, but we did the harvesting of the vegetation behind the amenity, we'll call it pond 3. I was out there this morning, did another ride through. It's looking pretty good when you have some shoreline torpedo grass that's coming up. I sent some pictures to the aquatic vendor and I also found some algae on what I'm calling pond 4, the one all the way in the back so they'll get that sprayed. Also one of the fountains was down, so it was just a trip breaker. I went ahead and reset it. They're relatively new, so it'd be kind of strange if they'd have any kind of problems at this point, but we'll keep an eye on that. That's been reset this morning.

Mr. Morgan: Is that box locked? Can the kids flip it off?

Mr. Scheerer: No, it wasn't flipped off and it was tripped. I had to reset it. I did adjust the time as well because they weren't adjusted for daylight savings time.

Mr. Jochims: We are adding an additional fountain in pond 3.

Mr. Scheerer: The one in the middle? Yeah, I figured. Just one fountain?

Mr. Jochims: Just a single one in the middle. It's a larger one than the others. It's a 5-horsepower versus the three. It's going to have a larger spread. We drew that pond down to fix the mitered end section. It has all been injection grouted and fixed. It's going to start coming back up. So now would be a great time to get in there and just because they could just walk along the shoreline and spray everything.

Mr. Scheerer: Yeah, that's what I told him in my video. I'll just have somebody come in and backpack it.

Mr. Jochims: In a month that water is going to be back up.

Mr. Scheerer: Yeah, because it's well below the normal water level, you can see it. Other than that, I think everything is looking pretty good.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: All right, 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**

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

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Chairman/Vice Chairman

## SECTION V

# SECTION A

## **RESOLUTION 2025-04**

### **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, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, 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 19, 2025**, 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 2025 and/or revised projections for Fiscal Year 2026.
- 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, 2026", as adopted by the Board of Supervisors on [June 19, 2025](#).

## **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, 2025, and ending September 30, 2026, the sum of \$ 1,097,636 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>316,737</u>
TOTAL DEBT SERVICE FUND – SERIES 2022	\$ <u>769,699</u>
TOTAL CAPITAL RESERVE FUND	\$ <u>11,200</u>
TOTAL ALL FUNDS	\$ <u>1,097,636</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 19<sup>th</sup> day of June, 2025.

ATTEST:

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

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

***Storey Drive***  
***Community Development District***

***Proposed Budget***  
***FY2026***





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**Storey Drive**  
**Community Development District**  
**Proposed Budget**  
**FY2026**  
**General Fund**

	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Special Assessments	\$ 313,137	\$ 319,895	\$ -	\$ 319,895	\$ 313,137
Interest	-	3,663	2,000	5,663	3,600
Carry Forward Surplus	87,145	111,051 *	-	111,051	-
<b>Total Revenues</b>	<b>\$ 400,282</b>	<b>\$ 434,609</b>	<b>\$ 2,000</b>	<b>\$ 436,609</b>	<b>\$ 316,737</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,400	\$ 4,400	\$ 12,000
FICA Expense	918	153	184	337	918
Engineering Fees	12,000	538	3,500	4,038	12,000
Attorney	25,000	6,804	5,741	12,545	25,000
Arbitrage	450	450	-	450	450
Dissemination	3,675	2,450	1,225	3,675	3,785
Annual Audit	3,600	-	3,200	3,200	3,600
Trustee Fees	4,050	-	4,041	4,041	4,445
Assessment Administration	5,513	5,513	-	5,513	5,678
Management Fees	40,000	26,667	13,333	40,000	41,200
Information Technology	1,890	1,260	630	1,890	1,947
Website Maintenance	1,260	840	420	1,260	1,298
Telephone	75	-	25	25	75
Postage	500	163	72	235	500
Printing & Binding	500	26	74	100	500
Insurance	6,150	5,814	-	5,814	6,395
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	600	335	200	535	600
Office Supplies	150	8	42	50	150
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 121,006</b>	<b>\$ 53,195</b>	<b>\$ 37,587</b>	<b>\$ 90,782</b>	<b>\$ 123,216</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 10,002	\$ 6,668	\$ 3,334	\$ 10,002	\$ 10,302
Property Insurance	5,000	7,444	-	7,444	8,500
Electric	21,500	-	5,375	5,375	21,500
Water & Sewer	20,000	-	5,000	5,000	10,000
Landscape Maintenance	134,304	64,528	32,264	96,792	99,696
Landscape Contingency	2,500	-	1,250	1,250	2,500
Lake Maintenance	8,467	5,648	2,824	8,472	8,724
Lake Contingency	-	10,500	-	10,500	-
Irrigation Repairs	2,500	1,700	800	2,500	2,500
Fountain Maintenance	-	-	-	-	5,000
Pressure Washing	2,500	-	1,250	1,250	2,500
Repairs & Maintenance	3,500	-	1,750	1,750	3,500
Contingency	2,500	-	1,250	1,250	8,799
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 212,773</b>	<b>\$ 96,488</b>	<b>\$ 55,097</b>	<b>\$ 151,585</b>	<b>\$ 183,521</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 66,503	\$ 6,503	\$ 60,000	\$ 66,503	\$ 10,000
<b>Total Reserves</b>	<b>\$ 66,503</b>	<b>\$ 6,503</b>	<b>\$ 60,000</b>	<b>\$ 66,503</b>	<b>\$ 10,000</b>
<b>Total Expenditures</b>	<b>\$ 400,282</b>	<b>\$ 156,186</b>	<b>\$ 152,684</b>	<b>\$ 308,870</b>	<b>\$ 316,737</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 0</b>	<b>\$ 278,423</b>	<b>\$ (150,684)</b>	<b>\$ 127,739</b>	<b>\$ -</b>

\*Less 1st quartering operating funds.

# Storey Drive

## Community Development District

### FY 2026 Assessment Charts

Net Annual Assessments (Total)	\$	313,137
Collection Cost (6%)		\$19,987
Gross Assessments		<b>\$333,124</b>

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$478.63	\$122,528.54
Townhomes	200	0.75	150	\$717.94	\$143,588.13
Single Family	70	1.00	70	\$957.25	\$67,007.80
<b>Total</b>	<b>526</b>		<b>348</b>		<b>\$333,124.47</b>

### Fiscal Year 2025

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$478.63	\$122,529.28
Townhomes	200	0.75	150	\$717.94	\$143,588.00
Single Family	70	1.00	70	\$957.25	\$67,007.50
<b>Total</b>	<b>526</b>		<b>348</b>		<b>\$333,124.78</b>

### Proposed Increase

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$0.00	-\$0.74
Townhomes	200	0.75	150	\$0.00	\$0.13
Single Family	70	1.00	70	\$0.00	\$0.30
<b>Total</b>	<b>526</b>		<b>348</b>		<b>-\$0.31</b>

**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.

*Interest*

The District generates funds from invested funds.

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**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.

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	\$8,308	\$99,696
<b>Total</b>		<b>\$99,696</b>

*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	\$727	\$8,724
<b>Total</b>		<b>\$8,724</b>

*Irrigation Repairs*

Represents estimated costs for any repairs to the irrigation system.

*Fountain Maintenance*

Represents estimated costs for any repairs & maintenance to fountains maintained by the District.

*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**  
**FY2026**  
**Capital Reserve Fund**

	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues:</b>					
Transfer In	\$ 66,503	\$ 6,503	\$ 60,000	\$ 66,503	\$ 10,000
Interest	6,000	0	500	500	1,200
<b>Total Revenues</b>	<b>\$ 72,503</b>	<b>\$ 6,503</b>	<b>\$ 60,500</b>	<b>\$ 67,003</b>	<b>\$ 11,200</b>
<b>Expenditures:</b>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 72,503</b>	<b>\$ 6,503</b>	<b>\$ 60,500</b>	<b>\$ 67,003</b>	<b>\$ 11,200</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,003</b>
<b>Fund Balance - Ending</b>	<b>\$ 72,503</b>	<b>\$ 6,503</b>	<b>\$ 60,500</b>	<b>\$ 67,003</b>	<b>\$ 78,203</b>

**Storey Drive**  
**Community Development District**  
**Proposed Budget**  
**FY2026**  
**Debt Service Fund**  
**Series 2022**

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	5/31/25	4 Months	9/30/25	FY2026

**Revenues:**

Special Assessments	\$	536,213	\$	547,782	\$	-	\$	547,782	\$	536,213
Interest		18,000		16,213		7,100		23,313		18,000
Carry Forward Surplus*		210,417		219,729		-		219,729		242,486
<b>Total Revenues</b>	<b>\$</b>	<b>764,630</b>	<b>\$</b>	<b>783,725</b>	<b>\$</b>	<b>7,100</b>	<b>\$</b>	<b>790,825</b>	<b>\$</b>	<b>796,699</b>

**Expenditures:**

**Series 2022**

Interest - 12/15	\$	163,968	\$	163,968	\$	-	\$	163,968	\$	161,290
Principal - 06/15		210,000		-		210,000		210,000		215,000
Interest - 06/15		163,968		-		163,968		163,968		161,290
<b>Total Expenditures</b>	<b>\$</b>	<b>537,935</b>	<b>\$</b>	<b>163,968</b>	<b>\$</b>	<b>373,968</b>	<b>\$</b>	<b>537,935</b>	<b>\$</b>	<b>537,580</b>

**Other Sources/(Uses)**

Transfer In/(Out)	\$	(12,000)	\$	(7,204)	\$	(3,200)	\$	(10,404)	\$	(10,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>(12,000)</b>	<b>\$</b>	<b>(7,204)</b>	<b>\$</b>	<b>(3,200)</b>	<b>\$</b>	<b>(10,404)</b>	<b>\$</b>	<b>(10,000)</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>214,695</b>	<b>\$</b>	<b>612,553</b>	<b>\$</b>	<b>(370,068)</b>	<b>\$</b>	<b>242,486</b>	<b>\$</b>	<b>249,119</b>
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\*Represents carry forward surplus less Reserve amount.

Interest - 12/15/2026	<u>\$158,549</u>
<b>Total</b>	<u><b>\$158,549</b></u>
 Net Assessment	 \$536,213
Collection Cost (6%)	<u>\$34,226</u>
<b>Gross Assessment</b>	<u><b>\$570,439</b></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
<b>Total</b>	<b>526</b>		<b>\$570,437</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
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
<b>Totals</b>		<b>\$ 9,305,000</b>	<b>\$ 5,653,345</b>	<b>\$ 14,958,345.00</b>

## SECTION B

## **RESOLUTION 2025-05**

### **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 2025-2026 (“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 2025-2026; 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 collected 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, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. 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 2026 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 19<sup>th</sup> day of June, 2025.

ATTEST:

**STOREY DRIVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_



<b>Storey Drive CDD</b> <b>FY 26 Assessment Roll</b>
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Parcel Id	Units	Type	O&M	Debt	Total
302329830500010	1.00	TH	717.94	1,101.54	1,819.48
302329830500020	1.00	TH	717.94	1,101.54	1,819.48
302329830500030	1.00	TH	717.94	1,101.54	1,819.48
302329830500040	1.00	TH	717.94	1,101.54	1,819.48
302329830500050	1.00	TH	717.94	1,101.54	1,819.48
302329830500060	1.00	TH	717.94	1,101.54	1,819.48
302329830500070	1.00	TH	717.94	1,101.54	1,819.48
302329830500080	1.00	TH	717.94	1,101.54	1,819.48
302329830500090	1.00	TH	717.94	1,101.54	1,819.48
302329830500100	1.00	TH	717.94	1,101.54	1,819.48
302329830500110	1.00	TH	717.94	1,101.54	1,819.48
302329830500120	1.00	TH	717.94	1,101.54	1,819.48
302329830500130	1.00	TH	717.94	1,101.54	1,819.48
302329830500140	1.00	TH	717.94	1,101.54	1,819.48
302329830500150	1.00	TH	717.94	1,101.54	1,819.48
302329830500160	1.00	TH	717.94	1,101.54	1,819.48
302329830500170	1.00	TH	717.94	1,101.54	1,819.48
302329830500180	1.00	TH	717.94	1,101.54	1,819.48
302329830500190	1.00	TH	717.94	1,101.54	1,819.48
302329830500200	1.00	TH	717.94	1,101.54	1,819.48
302329830500210	1.00	TH	717.94	1,101.54	1,819.48
302329830500220	1.00	TH	717.94	1,101.54	1,819.48
302329830500230	1.00	TH	717.94	1,101.54	1,819.48
302329830500240	1.00	TH	717.94	1,101.54	1,819.48
302329830500250	1.00	TH	717.94	1,101.54	1,819.48
302329830500260	1.00	TH	717.94	1,101.54	1,819.48
302329830500270	1.00	TH	717.94	1,101.54	1,819.48
302329830500280	1.00	TH	717.94	1,101.54	1,819.48
302329830500290	1.00	TH	717.94	1,101.54	1,819.48
302329830500300	1.00	TH	717.94	1,101.54	1,819.48
302329830500310	1.00	TH	717.94	1,101.54	1,819.48
302329830500320	1.00	TH	717.94	1,101.54	1,819.48
302329830500330	1.00	TH	717.94	1,101.54	1,819.48
302329830500340	1.00	TH	717.94	1,101.54	1,819.48
302329830500350	1.00	TH	717.94	1,101.54	1,819.48
302329830500360	1.00	TH	717.94	1,101.54	1,819.48
302329830500370	1.00	TH	717.94	1,101.54	1,819.48
302329830500380	1.00	TH	717.94	1,101.54	1,819.48
302329830500390	1.00	TH	717.94	1,101.54	1,819.48
302329830500400	1.00	TH	717.94	1,101.54	1,819.48
302329830500410	1.00	TH	717.94	1,101.54	1,819.48
302329830500420	1.00	TH	717.94	1,101.54	1,819.48
302329830500430	1.00	TH	717.94	1,101.54	1,819.48
302329830500440	1.00	TH	717.94	1,101.54	1,819.48

Parcel Id	Units	Type	O&M	Debt	Total
302329830500450	1.00	TH	717.94	1,101.54	1,819.48
302329830500460	1.00	TH	717.94	1,101.54	1,819.48
302329830500470	1.00	TH	717.94	1,101.54	1,819.48
302329830500480	1.00	TH	717.94	1,101.54	1,819.48
302329830500490	1.00	TH	717.94	1,101.54	1,819.48
302329830500500	1.00	TH	717.94	1,101.54	1,819.48
302329830500510	1.00	TH	717.94	1,101.54	1,819.48
302329830500520	1.00	TH	717.94	1,101.54	1,819.48
302329830500530	1.00	TH	717.94	1,101.54	1,819.48
302329830500540	1.00	TH	717.94	1,101.54	1,819.48
302329830500550	1.00	TH	717.94	1,101.54	1,819.48
302329830500560	1.00	TH	717.94	1,101.54	1,819.48
302329830500570	1.00	TH	717.94	1,101.54	1,819.48
302329830500580	1.00	TH	717.94	1,101.54	1,819.48
302329830500590	1.00	TH	717.94	1,101.54	1,819.48
302329830500600	1.00	TH	717.94	1,101.54	1,819.48
302329830500610	1.00	TH	717.94	1,101.54	1,819.48
302329830500620	1.00	TH	717.94	1,101.54	1,819.48
302329830500630	1.00	TH	717.94	1,101.54	1,819.48
302329830500640	1.00	TH	717.94	1,101.54	1,819.48
302329830500650	1.00	TH	717.94	1,101.54	1,819.48
302329830500660	1.00	TH	717.94	1,101.54	1,819.48
302329830500670	1.00	TH	717.94	1,101.54	1,819.48
302329830500680	1.00	TH	717.94	1,101.54	1,819.48
302329830500690	1.00	TH	717.94	1,101.54	1,819.48
302329830500700	1.00	TH	717.94	1,101.54	1,819.48
302329830500710	1.00	TH	717.94	1,101.54	1,819.48
302329830500720	1.00	TH	717.94	1,101.54	1,819.48
302329830500730	1.00	TH	717.94	1,101.54	1,819.48
302329830500740	1.00	TH	717.94	1,101.54	1,819.48
302329830500750	1.00	TH	717.94	1,101.54	1,819.48
302329830500760	1.00	TH	717.94	1,101.54	1,819.48
302329830500770	1.00	TH	717.94	1,101.54	1,819.48
302329830500780	1.00	TH	717.94	1,101.54	1,819.48
302329830500790	1.00	TH	717.94	1,101.54	1,819.48
302329830500800	1.00	TH	717.94	1,101.54	1,819.48
302329830500810	1.00	TH	717.94	1,101.54	1,819.48
302329830500820	1.00	TH	717.94	1,101.54	1,819.48
302329830500830	1.00	TH	717.94	1,101.54	1,819.48
302329830500840	1.00	TH	717.94	1,101.54	1,819.48
302329830500850	1.00	TH	717.94	1,101.54	1,819.48
302329830500860	1.00	TH	717.94	1,101.54	1,819.48
302329830500870	1.00	TH	717.94	1,101.54	1,819.48
302329830500880	1.00	TH	717.94	1,101.54	1,819.48
302329830500890	1.00	TH	717.94	1,101.54	1,819.48
302329830500900	1.00	TH	717.94	1,101.54	1,819.48
302329830500910	1.00	TH	717.94	1,101.54	1,819.48

Parcel Id	Units	Type	O&M	Debt	Total
302329830500920	1.00	TH	717.94	1,101.54	1,819.48
302329830500930	1.00	SF	957.25	1,762.27	2,719.52
302329830500940	1.00	SF	957.25	1,762.27	2,719.52
302329830500950	1.00	SF	957.25	1,762.27	2,719.52
302329830500960	1.00	SF	957.25	1,762.27	2,719.52
302329830500970	1.00	SF	957.25	1,762.27	2,719.52
302329830500980	1.00	SF	957.25	1,762.27	2,719.52
302329830500990	1.00	SF	957.25	1,762.27	2,719.52
302329830501000	1.00	SF	957.25	1,762.27	2,719.52
302329830501010	1.00	SF	957.25	1,762.27	2,719.52
302329830501020	1.00	SF	957.25	1,762.27	2,719.52
302329830501030	1.00	SF	957.25	1,762.27	2,719.52
302329830501040	1.00	SF	957.25	1,762.27	2,719.52
302329830501050	1.00	SF	957.25	1,762.27	2,719.52
302329830501060	1.00	SF	957.25	1,762.27	2,719.52
302329830501070	1.00	SF	957.25	1,762.27	2,719.52
302329830501080	1.00	SF	957.25	1,762.27	2,719.52
302329830501090	1.00	SF	957.25	1,762.27	2,719.52
302329830501100	1.00	SF	957.25	1,762.27	2,719.52
302329830501110	1.00	SF	957.25	1,762.27	2,719.52
302329830501120	1.00	SF	957.25	1,762.27	2,719.52
302329830501130	1.00	TH	717.94	1,101.54	1,819.48
302329830501140	1.00	TH	717.94	1,101.54	1,819.48
302329830501150	1.00	TH	717.94	1,101.54	1,819.48
302329830501160	1.00	TH	717.94	1,101.54	1,819.48
302329830501170	1.00	TH	717.94	1,101.54	1,819.48
302329830501180	1.00	TH	717.94	1,101.54	1,819.48
302329830501190	1.00	TH	717.94	1,101.54	1,819.48
302329830501200	1.00	TH	717.94	1,101.54	1,819.48
302329830501210	1.00	TH	717.94	1,101.54	1,819.48
302329830501220	1.00	TH	717.94	1,101.54	1,819.48
302329830501230	1.00	TH	717.94	1,101.54	1,819.48
302329830501240	1.00	TH	717.94	1,101.54	1,819.48
302329830501250	1.00	TH	717.94	1,101.54	1,819.48
302329830501260	1.00	TH	717.94	1,101.54	1,819.48
302329830501270	1.00	TH	717.94	1,101.54	1,819.48
302329830501280	1.00	TH	717.94	1,101.54	1,819.48
302329830501290	1.00	TH	717.94	1,101.54	1,819.48
302329830501300	1.00	TH	717.94	1,101.54	1,819.48
302329830501310	1.00	TH	717.94	1,101.54	1,819.48
302329830501320	1.00	TH	717.94	1,101.54	1,819.48
302329830501330	1.00	TH	717.94	1,101.54	1,819.48
302329830501340	1.00	TH	717.94	1,101.54	1,819.48
302329830501350	1.00	TH	717.94	1,101.54	1,819.48
302329830501360	1.00	TH	717.94	1,101.54	1,819.48
302329830501370	1.00	TH	717.94	1,101.54	1,819.48
302329830501380	1.00	TH	717.94	1,101.54	1,819.48

Parcel Id	Units	Type	O&M	Debt	Total
302329830501390	1.00	TH	717.94	1,101.54	1,819.48
302329830501400	1.00	TH	717.94	1,101.54	1,819.48
302329830501410	1.00	SF	957.25	1,762.27	2,719.52
302329830501420	1.00	SF	957.25	1,762.27	2,719.52
302329830501430	1.00	SF	957.25	1,762.27	2,719.52
302329830501440	1.00	SF	957.25	1,762.27	2,719.52
302329830501450	1.00	SF	957.25	1,762.27	2,719.52
302329830501460	1.00	SF	957.25	1,762.27	2,719.52
302329830501470	1.00	SF	957.25	1,762.27	2,719.52
302329830501480	1.00	SF	957.25	1,762.27	2,719.52
302329830501490	1.00	SF	957.25	1,762.27	2,719.52
302329830501500	1.00	SF	957.25	1,762.27	2,719.52
302329830501510	1.00	SF	957.25	1,762.27	2,719.52
302329830501520	1.00	SF	957.25	1,762.27	2,719.52
302329830501530	1.00	SF	957.25	1,762.27	2,719.52
302329830501540	1.00	SF	957.25	1,762.27	2,719.52
302329830503010	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830503020	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830503030	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830601550	1.00	SF	957.25	1,762.27	2,719.52
302329830601560	1.00	SF	957.25	1,762.27	2,719.52
302329830601570	1.00	SF	957.25	1,762.27	2,719.52
302329830601580	1.00	SF	957.25	1,762.27	2,719.52
302329830601590	1.00	SF	957.25	1,762.27	2,719.52
302329830601600	1.00	SF	957.25	1,762.27	2,719.52
302329830601610	1.00	SF	957.25	1,762.27	2,719.52
302329830601620	1.00	SF	957.25	1,762.27	2,719.52
302329830601630	1.00	SF	957.25	1,762.27	2,719.52
302329830601640	1.00	SF	957.25	1,762.27	2,719.52
302329830601650	1.00	SF	957.25	1,762.27	2,719.52
302329830601660	1.00	SF	957.25	1,762.27	2,719.52
302329830601670	1.00	SF	957.25	1,762.27	2,719.52
302329830601680	1.00	SF	957.25	1,762.27	2,719.52
302329830601690	1.00	SF	957.25	1,762.27	2,719.52
302329830601700	1.00	SF	957.25	1,762.27	2,719.52
302329830601710	1.00	SF	957.25	1,762.27	2,719.52
302329830601720	1.00	SF	957.25	1,762.27	2,719.52
302329830601730	1.00	SF	957.25	1,762.27	2,719.52
302329830601740	1.00	SF	957.25	1,762.27	2,719.52
302329830601750	1.00	SF	957.25	1,762.27	2,719.52
302329830601760	1.00	SF	957.25	1,762.27	2,719.52
302329830601770	1.00	SF	957.25	1,762.27	2,719.52
302329830601780	1.00	SF	957.25	1,762.27	2,719.52
302329830601790	1.00	SF	957.25	1,762.27	2,719.52
302329830601800	1.00	SF	957.25	1,762.27	2,719.52
302329830601810	1.00	SF	957.25	1,762.27	2,719.52
302329830601820	1.00	SF	957.25	1,762.27	2,719.52

Parcel Id	Units	Type	O&M	Debt	Total
302329830601830	1.00	SF	957.25	1,762.27	2,719.52
302329830601840	1.00	SF	957.25	1,762.27	2,719.52
302329830601850	1.00	SF	957.25	1,762.27	2,719.52
302329830601860	1.00	SF	957.25	1,762.27	2,719.52
302329830601870	1.00	SF	957.25	1,762.27	2,719.52
302329830601880	1.00	SF	957.25	1,762.27	2,719.52
302329830601890	1.00	SF	957.25	1,762.27	2,719.52
302329830601900	1.00	SF	957.25	1,762.27	2,719.52
302329830601910	1.00	TH	717.94	1,101.54	1,819.48
302329830601920	1.00	TH	717.94	1,101.54	1,819.48
302329830601930	1.00	TH	717.94	1,101.54	1,819.48
302329830601940	1.00	TH	717.94	1,101.54	1,819.48
302329830601950	1.00	TH	717.94	1,101.54	1,819.48
302329830601960	1.00	TH	717.94	1,101.54	1,819.48
302329830601970	1.00	TH	717.94	1,101.54	1,819.48
302329830601980	1.00	TH	717.94	1,101.54	1,819.48
302329830601990	1.00	TH	717.94	1,101.54	1,819.48
302329830602000	1.00	TH	717.94	1,101.54	1,819.48
302329830602010	1.00	TH	717.94	1,101.54	1,819.48
302329830602020	1.00	TH	717.94	1,101.54	1,819.48
302329830602030	1.00	TH	717.94	1,101.54	1,819.48
302329830602040	1.00	TH	717.94	1,101.54	1,819.48
302329830602050	1.00	TH	717.94	1,101.54	1,819.48
302329830602060	1.00	TH	717.94	1,101.54	1,819.48
302329830602070	1.00	TH	717.94	1,101.54	1,819.48
302329830602080	1.00	TH	717.94	1,101.54	1,819.48
302329830602090	1.00	TH	717.94	1,101.54	1,819.48
302329830602100	1.00	TH	717.94	1,101.54	1,819.48
302329830602110	1.00	TH	717.94	1,101.54	1,819.48
302329830602120	1.00	TH	717.94	1,101.54	1,819.48
302329830602130	1.00	TH	717.94	1,101.54	1,819.48
302329830602140	1.00	TH	717.94	1,101.54	1,819.48
302329830602150	1.00	TH	717.94	1,101.54	1,819.48
302329830602160	1.00	TH	717.94	1,101.54	1,819.48
302329830602170	1.00	TH	717.94	1,101.54	1,819.48
302329830602180	1.00	TH	717.94	1,101.54	1,819.48
302329830602190	1.00	TH	717.94	1,101.54	1,819.48
302329830602200	1.00	TH	717.94	1,101.54	1,819.48
302329830602210	1.00	TH	717.94	1,101.54	1,819.48
302329830602220	1.00	TH	717.94	1,101.54	1,819.48
302329830602230	1.00	TH	717.94	1,101.54	1,819.48
302329830602240	1.00	TH	717.94	1,101.54	1,819.48
302329830602250	1.00	TH	717.94	1,101.54	1,819.48
302329830602260	1.00	TH	717.94	1,101.54	1,819.48
302329830602270	1.00	TH	717.94	1,101.54	1,819.48
302329830602280	1.00	TH	717.94	1,101.54	1,819.48
302329830602290	1.00	TH	717.94	1,101.54	1,819.48

Parcel Id	Units	Type	O&M	Debt	Total
302329830602300	1.00	TH	717.94	1,101.54	1,819.48
302329830602310	1.00	TH	717.94	1,101.54	1,819.48
302329830602320	1.00	TH	717.94	1,101.54	1,819.48
302329830602330	1.00	TH	717.94	1,101.54	1,819.48
302329830602340	1.00	TH	717.94	1,101.54	1,819.48
302329830602350	1.00	TH	717.94	1,101.54	1,819.48
302329830602360	1.00	TH	717.94	1,101.54	1,819.48
302329830602370	1.00	TH	717.94	1,101.54	1,819.48
302329830602380	1.00	TH	717.94	1,101.54	1,819.48
302329830602390	1.00	TH	717.94	1,101.54	1,819.48
302329830602400	1.00	TH	717.94	1,101.54	1,819.48
302329830602410	1.00	TH	717.94	1,101.54	1,819.48
302329830602420	1.00	TH	717.94	1,101.54	1,819.48
302329830602430	1.00	TH	717.94	1,101.54	1,819.48
302329830602440	1.00	TH	717.94	1,101.54	1,819.48
302329830602450	1.00	TH	717.94	1,101.54	1,819.48
302329830602460	1.00	TH	717.94	1,101.54	1,819.48
302329830602470	1.00	TH	717.94	1,101.54	1,819.48
302329830602480	1.00	TH	717.94	1,101.54	1,819.48
302329830602490	1.00	TH	717.94	1,101.54	1,819.48
302329830602500	1.00	TH	717.94	1,101.54	1,819.48
302329830602510	1.00	TH	717.94	1,101.54	1,819.48
302329830602520	1.00	TH	717.94	1,101.54	1,819.48
302329830602530	1.00	TH	717.94	1,101.54	1,819.48
302329830602540	1.00	TH	717.94	1,101.54	1,819.48
302329830602550	1.00	TH	717.94	1,101.54	1,819.48
302329830602560	1.00	TH	717.94	1,101.54	1,819.48
302329830602570	1.00	TH	717.94	1,101.54	1,819.48
302329830602580	1.00	TH	717.94	1,101.54	1,819.48
302329830602590	1.00	TH	717.94	1,101.54	1,819.48
302329830602600	1.00	TH	717.94	1,101.54	1,819.48
302329830602610	1.00	TH	717.94	1,101.54	1,819.48
302329830602620	1.00	TH	717.94	1,101.54	1,819.48
302329830602630	1.00	TH	717.94	1,101.54	1,819.48
302329830602640	1.00	TH	717.94	1,101.54	1,819.48
302329830602650	1.00	TH	717.94	1,101.54	1,819.48
302329830602660	1.00	TH	717.94	1,101.54	1,819.48
302329830602670	1.00	TH	717.94	1,101.54	1,819.48
302329830602680	1.00	TH	717.94	1,101.54	1,819.48
302329830602690	1.00	TH	717.94	1,101.54	1,819.48
302329830602700	1.00	TH	717.94	1,101.54	1,819.48
302329830603004	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830603005	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830603006	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830603007	32.00	Condo	15,316.16	28,346.21	43,662.37
302329830603008	32.00	Condo	15,316.16	28,346.21	43,662.37
<b>Total Gross Assessments</b>	<b>526.00</b>		<b>333,124.78</b>	<b>570,436.58</b>	<b>903,561.36</b>

Parcel Id	Units	Type	O&M	Debt	Total
Total Net Assessments			313,137.29	536,210.39	849,347.68

## SECTION VI



**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: **16**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **TraceAir Technologies, Inc.**
- (D) Amount Payable: **\$2,661.36**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

**Invoices #20425 & 21201 – Basic scan services for tracking construction progress. – February - March 2025**

- (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: 5/7/25

**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: 2025.05.05 09:04:33-04'00'  
Consulting Engineer

# INVOICE

**TraceAir Technologies, Inc**  
1700 Westlake Ave N Ste 200 PMB  
2001  
Seattle, WA 98109

billing@traceair.net  
+1 (206) 437-4290  
traceair.net



Lennar Homes:Governmental Management Services - Central Florida, LLC

**Bill to**

Governmental Management Services -  
Central Florida, LLC  
219 East Livingston St  
Orlando, FL 32801 USA

**Ship to**

Storey Drive

**Invoice details**

Invoice no.: 20425  
Terms: Net 30  
Invoice date: 02/28/2025  
Due date: 03/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Basic Scan	2/10/2025, 2/26/2025	2	\$665.34	\$1,330.68

**Total** **\$1,330.68**

**Overdue** 03/30/2025

# INVOICE

**TraceAir Technologies, Inc**  
1700 Westlake Ave N Ste 200 PMB  
2001  
Seattle, WA 98109

billing@traceair.net  
+1 (206) 437-4290  
traceair.net



Lennar Homes:Governmental Management Services - Central Florida, LLC

**Bill to**

Governmental Management Services -  
Central Florida, LLC  
219 East Livingston St  
Orlando, FL 32801 USA

**Ship to**

Storey Drive

**Invoice details**

Invoice no.: 21201  
Terms: Net 30  
Invoice date: 03/31/2025  
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Basic Scan	03/11/25, 03/25/25	2	\$665.34	\$1,330.68
Total						<b>\$1,330.68</b>

## SECTION VII

# SECTION A

# Storey Drive Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3: Annual Financial Audit**



**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Storey Drive Community Development District

District Manager: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Storey Drive Community Development District

## SECTION B

# Storey Drive Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

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**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

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**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

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**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

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**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair:\_\_\_\_\_

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

Print Name:\_\_\_\_\_

Storey Drive Community Development District

District Manager:\_\_\_\_\_

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

Print Name:\_\_\_\_\_

Storey Drive Community Development District

## SECTION VIII

# SECTION C

# SECTION 1



# Storey Drive

## Community Development District

### Summary of Invoices

March 1, 2025 - May 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/6/25	206	\$ 10,500.00
	3/13/25	207-209	14,006.64
	3/20/25	210	200.00
	3/26/25	211	450.00
	4/3/25	212	706.00
	4/17/25	213-215	6,962.22
	4/24/25	216-217	1,126.01
	5/16/25	218-220	20,904.04
	5/22/25	221-222	756.00
			<hr/>
			\$ 55,610.91
Payroll			
	<u>March 2025</u>		
	Adam Morgan	50078	\$ 184.70
	Brent Kewley	50079	164.70
	Joshua Jochims	50080	184.70
			<hr/>
			\$ 534.10
<b>TOTAL</b>			<b>\$ 56,145.01</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/06/25	00014	2/10/25 226088	202502 320-53800-47100	MECH.RMV-SHORELINE VEGETA	*	10,500.00	
				APPLIED AQUATIC MANAGEMENT INC			10,500.00 000206
3/13/25	00011	3/07/25 131423	202503 320-53800-46200	MTHLY GROUNDS MAINT MAR25	*	8,066.00	
				CHERRYLAKES INC			8,066.00 000207
3/13/25	00001	3/01/25 81	202503 310-51300-34000	MANAGEMENT FEES MAR25	*	3,333.33	
		3/01/25 81	202503 310-51300-35200	WEBSITE ADMIN MAR25	*	105.00	
		3/01/25 81	202503 310-51300-35100	INFORMATION TECH MAR25	*	157.50	
		3/01/25 81	202503 310-51300-31300	DISSEMIANTION FEE MAR25	*	306.25	
		3/01/25 81	202503 310-51300-51000	OFFICE SUPPLIES	*	.27	
		3/01/25 81	202503 310-51300-42000	POSTAGE	*	127.19	
		3/01/25 81	202503 310-51300-42500	COPIES	*	24.15	
		3/01/25 82	202503 320-53800-12000	FIELD MANAGEMENT MAR25	*	833.50	
		3/01/25 82A	202501 310-51300-51000	OFFICE DEPOT-W2/1099 ENVL	*	6.64	
		3/01/25 82A	202501 310-51300-42000	USPS-MAIL 941 FORMS	*	1.84	
				GOVERNMENTAL MANAGEMENT SERVICES			4,895.67 000208
3/13/25	00002	3/11/25 138040	202502 310-51300-31500	TECO EASE/CANAL/BRDGE DMG	*	1,044.97	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,044.97 000209
3/20/25	00007	3/07/25 19-060(1	202502 310-51300-31100	MTG/RESEARCH WMD TRANSFER	*	200.00	
				POULOS & BENNETT LLC			200.00 000210
3/26/25	00013	3/25/25 6836-03-	202503 310-51300-31200	ARBITRAGE SERIES 2022	*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 000211
4/03/25	00014	3/31/25 227115	202503 320-53800-47000	AQUATIC PLANT MGMT MAR25	*	706.00	
				APPLIED AQUATIC MANAGEMENT INC			706.00 000212
				STCD STOREY DRIVE TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/17/25	00001	4/01/25 83	202504 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES APR25				
		4/01/25 83	202504 310-51300-35200		*	105.00	
			WEBSITE ADMIN APR25				
		4/01/25 83	202504 310-51300-35100		*	157.50	
			INFORMATION TECH APR25				
		4/01/25 83	202504 310-51300-31300		*	306.25	
			DISSEMINATION FEE APR25				
		4/01/25 83	202504 310-51300-51000		*	.48	
			OFFICE SUPPLIES				
		4/01/25 83	202504 310-51300-42000		*	7.91	
			POSTAGE				
		4/01/25 83	202504 310-51300-42500		*	2.25	
			COPIES				
		4/01/25 84	202504 320-53800-12000		*	833.50	
			FIELD MANAGEMENT APR25				
				GOVERNMENTAL MANAGEMENT SERVICES			4,746.22 000213
4/17/25	00002	4/11/25 139853	202503 310-51300-31500		*	2,016.00	
			PURCH.ADJ.PRCL/MTG/BRIDGE				
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			2,016.00 000214
4/17/25	00007	4/16/25 19-060(1	202503 310-51300-31100		*	200.00	
			ATTEND CDD MEETING				
				POULOS & BENNETT LLC			200.00 000215
4/24/25	00014	4/15/25 227622	202504 320-53800-47000		*	706.00	
			AQUATIC PLANT MGMT APR25				
				APPLIED AQUATIC MANAGEMENT INC			706.00 000216
4/24/25	00011	4/14/25 133129	202504 320-53800-47300		*	420.01	
			RPR 4LINE BRK/SPRAY/NOZZL				
				CHERRYLAKE INC			420.01 000217
5/16/25	00011	5/01/25 132801	202504 320-53800-46200		*	8,066.00	
			GROUNDS MAINT APR25				
		5/06/25 134330	202505 320-53800-46200		*	8,066.00	
			GROUNDS MAINT MAY25				
				CHERRYLAKE INC			16,132.00 000218
5/16/25	00001	5/01/25 85	202505 310-51300-34000		*	3,333.33	
			MANAGEMENT FEES MAY25				
		5/01/25 85	202505 310-51300-35200		*	105.00	
			WEBSITE ADMIN MAY25				
		5/01/25 85	202505 310-51300-35100		*	157.50	
			INFORMATION TECH MAY25				

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/25 85	202505 310-51300-31300		*	306.25	
			DISSEMINATION SVCS MAY25				
		5/01/25 85	202505 310-51300-51000		*	.09	
			OFFICE SUPPLIES MAY25				
		5/01/25 85	202505 310-51300-42000		*	7.37	
			POSTAGE MAY25				
		5/01/25 86	202505 320-53800-12000		*	833.50	
			FIELD MANAGEMENT MAY25				
				GOVERNMENTAL MANAGEMENT SERVICES			4,743.04 000219
5/16/25 00002		5/08/25 140226	202504 310-51300-31500		*	29.00	
			RESP TO GMS REGARD AGENDA				
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			29.00 000220
5/22/25 00014		5/15/25 228286	202505 320-53800-47000		*	706.00	
			AQUATIC PLANT MGMT MAY25				
				APPLIED AQUATIC MANAGEMENT INC			706.00 000221
5/22/25 00007		5/09/25 19-060(1	202504 310-51300-31100		*	50.00	
			ENG REPORT/CDD MEETING				
				POULOS & BENNETT LLC			50.00 000222
				TOTAL FOR BANK A		55,610.91	
				TOTAL FOR REGISTER		55,610.91	

STCD STOREY DRIVE TVISCARRA

## SECTION 2

***Storey Drive***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2025***



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1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>CAPITAL RESERVE FUND</u>
4	<u>DEBT SERVICE FUND SERIES 2022</u>
5	<u>CAPITAL PROJECTS FUND SERIES 2022</u>
6	<u>MONTH TO MONTH</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY25 ASSESSMENT RECEIPT SCHEDULE</u>
9	<u>CONSTRUCTION SCHEDULE SERIES 2022</u>

**Storey Drive**  
**Community Development District**  
**Balance Sheet**  
**May 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>
<b>Assets:</b>					
Cash - Truist Bank	\$ 59,607	\$ 6,503	\$ -	\$ -	\$ 66,110
Investments:					
Series 2022					
Reserve	-	-	268,106	-	268,106
Revenue	-	-	612,553	-	612,553
Construction	-	-	-	3,507	3,507
State Board of Administration	318,663	-	-	-	318,663
<b>Total Assets</b>	<b>\$ 378,270</b>	<b>\$ 6,503</b>	<b>\$ 880,660</b>	<b>\$ 3,507</b>	<b>\$ 1,268,939</b>
<b>Liabilities:</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ 1,331	\$ 1,331
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,331</b>	<b>\$ 1,331</b>
<b>Fund Balances:</b>					
Restricted For Debt Service	\$ -	\$ -	\$ 880,660	\$ -	\$ 880,660
Assigned For CAPITAL Reserves	-	6,503	-	-	6,503
Assigned For Capital Projects	-	-	-	2,176	2,176
Unassigned	378,270	-	-	-	378,270
<b>Total Fund Balances</b>	<b>\$ 378,270</b>	<b>\$ 6,503</b>	<b>\$ 880,660</b>	<b>\$ 2,176</b>	<b>\$ 1,267,609</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 378,270</b>	<b>\$ 6,503</b>	<b>\$ 880,660</b>	<b>\$ 3,507</b>	<b>\$ 1,268,939</b>



# Storey Drive

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 313,137	\$ 313,137	\$ 319,895	\$ 6,758
Interest	-	-	3,663	3,663
<b>Total Revenues</b>	<b>\$ 313,137</b>	<b>\$ 313,137</b>	<b>\$ 323,558</b>	<b>\$ 10,421</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 6,000
FICA Expense	918	612	153	459
Engineering Fees	12,000	8,000	538	7,463
Attorney	25,000	16,667	6,804	9,863
Arbitrage	450	450	450	-
Dissemination	3,675	2,450	2,450	-
Annual Audit	3,600	-	-	-
Trustee Fees	4,050	-	-	-
Assessment Administration	5,513	5,513	5,513	-
Management Fees	40,000	26,667	26,667	0
Information Technology	1,890	1,260	1,260	-
Website Maintenance	1,260	840	840	-
Telephone	75	50	-	50
Postage	500	333	163	171
Printing & Binding	500	333	26	307
Insurance	6,150	6,150	5,814	336
Legal Advertising	2,500	1,667	-	1,667
Other Current Charges	600	400	335	65
Office Supplies	150	100	8	92
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 121,006</b>	<b>\$ 79,667</b>	<b>\$ 53,195</b>	<b>\$ 26,471</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,002	\$ 6,668	\$ 6,668	\$ -
Property Insurance	5,000	5,000	7,444	(2,444)
Electric	21,500	14,333	-	14,333
Water & Sewer	20,000	13,333	-	13,333
Landscape Maintenance	134,304	89,536	64,528	25,008
Landscape Contingency	2,500	1,667	-	1,667
Lake Maintenance	8,467	5,645	5,648	(3)
Lake Contingency	-	-	10,500	(10,500)
Irrigation Repairs	2,500	1,667	1,700	(33)
Pressure Washing	2,500	1,667	-	1,667
Repairs & Maintenance	3,500	2,333	-	2,333
Contingency	2,500	1,667	-	1,667
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 212,773</b>	<b>\$ 143,515</b>	<b>\$ 96,488</b>	<b>\$ 47,027</b>
<b>Reserves</b>				
Capital Reserve Transfer	\$ 66,503	\$ 6,503	\$ 6,503	\$ -
<b>Total Reserves</b>	<b>\$ 66,503</b>	<b>\$ 6,503</b>	<b>\$ 6,503</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 400,282</b>	<b>\$ 229,685</b>	<b>\$ 156,186</b>	<b>\$ 73,499</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (87,145)</b>		<b>\$ 167,372</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 87,145</b>		<b>\$ 210,898</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 378,270</b>	

**Storey Drive**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b><u>Revenues:</u></b>				
Transfer In	\$ 66,503	\$ 6,503	\$ 6,503	\$ -
Interest	6,000	4,000	0	(4,000)
<b>Total Revenues</b>	<b>\$ 72,503</b>	<b>\$ 10,503</b>	<b>\$ 6,503</b>	<b>\$ (4,000)</b>
<b><u>Expenditures:</u></b>				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 72,503</b>	<b>\$ 10,503</b>	<b>\$ 6,503</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 72,503</b>		<b>\$ 6,503</b>	

# Storey Drive

## Community Development District

### Debt Service Fund - Series 2022

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

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 536,213	\$ 536,213	\$ 547,782	\$ 11,569
Interest	18,000	12,000	16,213	4,213
<b>Total Revenues</b>	<b>\$ 554,213</b>	<b>\$ 548,213</b>	<b>\$ 563,996</b>	<b>\$ 15,783</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 163,968	\$ 163,968	\$ 163,968	\$ -
Principal - 06/15	210,000	-	-	-
Interest - 06/15	163,968	-	-	-
<b>Total Expenditures</b>	<b>\$ 537,935</b>	<b>\$ 163,968</b>	<b>\$ 163,968</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (12,000)	\$ (8,000)	\$ (7,204)	\$ (796)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (12,000)</b>	<b>\$ (8,000)</b>	<b>\$ (7,204)</b>	<b>\$ (796)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 4,278</b>		<b>\$ 392,824</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 210,417</b>		<b>\$ 487,835</b>	
<b>Fund Balance - Ending</b>	<b>\$ 214,695</b>		<b>\$ 880,660</b>	

# Storey Drive

## Community Development District

### Capital Projects Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 143	\$ 143
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 143</b>	<b>\$ 143</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 7,319	\$ (7,319)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,319</b>	<b>\$ (7,319)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,204	\$ (7,204)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,204</b>	<b>\$ (7,204)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 28</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,148</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,176</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	\$ -	\$ -	\$ 176	\$ 319,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,895
Interest	-	-	-	-	45	1,243	1,166	1,208	-	-	-	-	3,663
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 176</b>	<b>\$ 319,719</b>	<b>\$ 45</b>	<b>\$ 1,243</b>	<b>\$ 1,166</b>	<b>\$ 1,208</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 323,558</b>
<b>Expenditures:</b>													
<b><u>Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,000
FICA Expense	-	61	-	-	46	46	-	-	-	-	-	-	153
Engineering Fees	-	-	88	-	200	200	50	-	-	-	-	-	538
Attorney	1,085	1,499	29	1,102	1,045	2,016	29	-	-	-	-	-	6,804
Arbitrage	-	-	-	-	-	450	-	-	-	-	-	-	450
Dissemination	306	306	306	306	306	306	306	306	-	-	-	-	2,450
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,513	-	-	-	-	-	-	-	-	-	-	-	5,513
Management Fees	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	-	-	-	-	26,667
Information Technology	158	158	158	158	158	158	158	158	-	-	-	-	1,260
Website Maintenance	105	105	105	105	105	105	105	105	-	-	-	-	840
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	9	1	3	3	5	127	8	7	-	-	-	-	163
Printing & Binding	-	-	-	-	-	24	2	-	-	-	-	-	26
Insurance	5,814	-	-	-	-	-	-	-	-	-	-	-	5,814
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	39	38	38	39	41	42	56	41	-	-	-	-	335
Office Supplies	0	0	0	7	0	0	0	0	-	-	-	-	8
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 16,536</b>	<b>\$ 6,301</b>	<b>\$ 4,060</b>	<b>\$ 5,053</b>	<b>\$ 5,839</b>	<b>\$ 7,407</b>	<b>\$ 4,048</b>	<b>\$ 3,951</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,195</b>
<b><u>Operations &amp; Maintenance</u></b>													
Field Operations	\$ 834	\$ 834	\$ 834	\$ 834	\$ 834	\$ 834	\$ 834	\$ 834	\$ -	\$ -	\$ -	\$ -	6,668
Property Insurance	7,444	-	-	-	-	-	-	-	-	-	-	-	7,444
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	8,066	8,066	8,066	8,066	8,066	8,066	8,066	-	-	-	-	64,528
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	706	706	706	706	706	706	706	706	-	-	-	-	5,648
Lake Contingency	-	-	-	-	10,500	-	-	-	-	-	-	-	10,500
Irrigation Repairs	-	1,280	-	-	-	-	420	-	-	-	-	-	1,700
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 17,050</b>	<b>\$ 10,885</b>	<b>\$ 9,606</b>	<b>\$ 9,606</b>	<b>\$ 20,106</b>	<b>\$ 9,606</b>	<b>\$ 10,026</b>	<b>\$ 9,606</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 96,488</b>
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ 6,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,503
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,503</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,503</b>
<b>Total Expenditures</b>	<b>\$ 33,586</b>	<b>\$ 17,186</b>	<b>\$ 13,665</b>	<b>\$ 21,161</b>	<b>\$ 25,945</b>	<b>\$ 17,013</b>	<b>\$ 14,074</b>	<b>\$ 13,556</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 156,186</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (33,586)</b>	<b>\$ (17,186)</b>	<b>\$ (13,490)</b>	<b>\$ 298,558</b>	<b>\$ (25,899)</b>	<b>\$ (15,770)</b>	<b>\$ (12,908)</b>	<b>\$ (12,348)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 167,372</b>

# 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)
<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>
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
<b>TOTAL</b>		<b>\$ 903,561.36</b>	<b>\$ 217.81</b>	<b>\$ 36,142.52</b>	<b>\$ 476.56</b>	<b>\$ 867,677.59</b>	<b>\$ 319,895.16</b>	<b>\$ 547,782.43</b>	<b>\$ 867,677.59</b>

<b>102.16%</b>	<b>Net Percent Collected</b>
<b>\$ (18,329.91)</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 2025</b>				
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
4/15/25	15	TraceAir Technologies, Inc.	Invs #18925 & 19696 - Basic scan services for tracking construction - Dec.24/Jan.25	3,326.70
5/8/25	16	TraceAir Technologies, Inc.	Invs #20425 & 21201 - Basic scan services for tracking construction - Feb./Mar.25	2,661.36
<b>TOTAL</b>				<b>\$ 7,154.76</b>
<b>Fiscal Year 2025</b>				
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
2/3/25		Interest		19.60
2/4/25		Transfer from Reserve		879.32
3/3/25		Interest		20.12
3/4/25		Transfer from Reserve		789.01
4/1/25		Interest		24.79
4/2/25		Transfer from Reserve		867.03
5/1/25		Interest		21.35
5/2/25		Transfer from Reserve		837.46
<b>TOTAL</b>				<b>\$ 7,346.62</b>
Project (Construction) Fund at 09/30/24				\$ 3,314.82
Interest Earned/Transferred Funds thru 5/31/25				\$ 7,346.62
Requisitions Paid thru 5/31/25				\$ (7,154.76)
<b>Remaining Project (Construction) Fund</b>				<b>\$ 3,506.68</b>



## SECTION 3

**REBATE REPORT**  
**\$9,710,000**  
**Storey Drive Community**  
**Development District**  
**(City of Orlando, Florida)**  
**Special Assessment Bonds**  
**Series 2022**

**Dated: January 27, 2022**  
**Delivered: January 27, 2022**

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**Rebate Report to the Computation Date**  
**January 27, 2025**  
**Reflecting Activity To**  
**January 27, 2025**



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# AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001  
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(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

March 25, 2025

Storey Drive Community Development District  
c/o Ms. Teresa Viscarra  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: \$9,710,000 Storey Drive Community Development District, (City of Orlando, Florida),  
Special Assessment Bonds, Series 2022

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of Storey Drive Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended s(the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of January 31, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

David G. Mancuso, CPA, MBA  
Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the January 27, 2025 Computation Date  
Reflecting Activity from January 27, 2022 through January 27, 2025

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition and Construction Fund	1.904478%	214,711.91	(167,245.17)
Capitalized Interest Fund	0.060640%	30.14	(1,743.80)
Cost of Issuance Fund	0.000000%	0.00	(2.86)
Debt Service Reserve Fund	3.496322%	28,255.16	1,752.71
<b>Totals</b>	<b>2.001165%</b>	<b>\$242,997.21</b>	<b>\$(167,239.12)</b>
<b>Bond Yield</b>	<b>3.288207%</b>		
Rebate Computation Credits			(6,350.74)
<b>Net Rebatable Arbitrage</b>			<b>\$(173,589.86)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from January 27, 2022, the date of the closing, to January 27, 2025, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of January 27, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 1, 2010 and January 27, 2025, the District made periodic payments into the Interest Fund and Sinking Fund (collectively, the "Debt Service Funds"), which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

January 27, 2025.

### **7. Computation Period**

The period beginning on January 27, 2022, the date of the closing, and ending on January 27, 2025, the Computation Date.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on January 27<sup>th</sup>, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	252703000
Interest	252703001
Sinking	252703002
Reserve	252703003
Prepayment	252703004
Acquisition and Construction	252703005
Cost of Issuance	252703006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of January 27, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to January 27, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on January 27, 2025, is the Rebatable Arbitrage.



**\$9,710,000**  
**Storey Drive Community Development District**  
**(City of Orlando, Florida)**  
**Special Assessment Bonds, Series 2022**  
**Delivered: January 27, 2022**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$9,710,000.00</b>
<b>Net Original Issue Premium</b>	<b>209,766.10</b>
<b>Total</b>	<b>\$9,919,766.10</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition and Construction Fund</b>	<b>\$9,116,917.56</b>
<b>Capitalized Interest Fund</b>	<b>129,667.29</b>
<b>Cost of Issuance Fund</b>	<b>210,875.00</b>
<b>Debt Service Reserve Fund</b>	<b>268,106.25</b>
<b>Underwriter's Discount</b>	<b>194,200.00</b>
<b>Total</b>	<b>\$9,919,766.10</b>

## PROOF OF ARBITRAGE YIELD

\$9,710,000

Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 01/27/2022 @ 3.2882067646%
06/15/2022	129,667.29	128,056.24
12/15/2022	169,131.25	164,328.16
06/15/2023	369,131.25	352,847.27
12/15/2023	166,581.25	156,657.02
06/15/2024	371,581.25	343,791.68
12/15/2024	163,967.50	149,250.97
06/15/2025	373,967.50	334,896.84
12/15/2025	161,290.00	142,102.74
06/15/2026	376,290.00	326,163.59
12/15/2026	158,548.75	135,205.21
06/15/2027	378,548.75	317,592.51
12/15/2027	155,743.75	128,551.42
06/15/2028	380,743.75	309,183.87
12/15/2028	152,368.75	121,730.04
06/15/2029	387,368.75	304,469.82
12/15/2029	148,843.75	115,098.08
06/15/2030	388,843.75	295,821.96
12/15/2030	145,243.75	108,710.27
06/15/2031	390,243.75	287,360.37
12/15/2031	141,568.75	102,559.55
06/15/2032	4,801,568.75	3,422,233.89
12/15/2032	49,643.75	34,810.39
06/15/2033	314,643.75	217,060.73
12/15/2033	45,337.50	30,770.71
06/15/2034	315,337.50	210,558.80
12/15/2034	40,950.00	26,901.07
06/15/2035	320,950.00	207,429.62
12/15/2035	36,400.00	23,144.76
06/15/2036	326,400.00	204,182.81
12/15/2036	31,687.50	19,501.81
06/15/2037	331,687.50	200,832.39
12/15/2037	26,812.50	15,972.02
06/15/2038	336,812.50	197,391.51
12/15/2038	21,775.00	12,554.99
06/15/2039	341,775.00	193,872.49
12/15/2039	16,575.00	9,250.12
06/15/2040	346,575.00	190,286.83
12/15/2040	11,212.50	6,056.64
06/15/2041	351,212.50	186,645.32
12/15/2041	5,687.50	2,973.63
06/15/2042	355,687.50	182,957.98
	13,538,404.79	9,919,766.10

Proceeds Summary

Delivery date	01/27/2022
Par Value	9,710,000.00
Premium (Discount)	209,766.10
Target for yield calculation	9,919,766.10

## BOND DEBT SERVICE

\$9,710,000

Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
01/27/2022					
06/15/2022			129,667.29	129,667.29	129,667.29
12/15/2022			169,131.25	169,131.25	
06/15/2023	200,000	2.550%	169,131.25	369,131.25	538,262.50
12/15/2023			166,581.25	166,581.25	
06/15/2024	205,000	2.550%	166,581.25	371,581.25	538,162.50
12/15/2024			163,967.50	163,967.50	
06/15/2025	210,000	2.550%	163,967.50	373,967.50	537,935.00
12/15/2025			161,290.00	161,290.00	
06/15/2026	215,000	2.550%	161,290.00	376,290.00	537,580.00
12/15/2026			158,548.75	158,548.75	
06/15/2027	220,000	2.550%	158,548.75	378,548.75	537,097.50
12/15/2027			155,743.75	155,743.75	
06/15/2028	225,000	3.000%	155,743.75	380,743.75	536,487.50
12/15/2028			152,368.75	152,368.75	
06/15/2029	235,000	3.000%	152,368.75	387,368.75	539,737.50
12/15/2029			148,843.75	148,843.75	
06/15/2030	240,000	3.000%	148,843.75	388,843.75	537,687.50
12/15/2030			145,243.75	145,243.75	
06/15/2031	245,000	3.000%	145,243.75	390,243.75	535,487.50
12/15/2031			141,568.75	141,568.75	
06/15/2032	255,000	3.000%	141,568.75	396,568.75	538,137.50
12/15/2032			137,743.75	137,743.75	
06/15/2033	265,000	3.250%	137,743.75	402,743.75	540,487.50
12/15/2033			133,437.50	133,437.50	
06/15/2034	270,000	3.250%	133,437.50	403,437.50	536,875.00
12/15/2034			129,050.00	129,050.00	
06/15/2035	280,000	3.250%	129,050.00	409,050.00	538,100.00
12/15/2035			124,500.00	124,500.00	
06/15/2036	290,000	3.250%	124,500.00	414,500.00	539,000.00
12/15/2036			119,787.50	119,787.50	
06/15/2037	300,000	3.250%	119,787.50	419,787.50	539,575.00
12/15/2037			114,912.50	114,912.50	
06/15/2038	310,000	3.250%	114,912.50	424,912.50	539,825.00
12/15/2038			109,875.00	109,875.00	
06/15/2039	320,000	3.250%	109,875.00	429,875.00	539,750.00
12/15/2039			104,675.00	104,675.00	
06/15/2040	330,000	3.250%	104,675.00	434,675.00	539,350.00
12/15/2040			99,312.50	99,312.50	
06/15/2041	340,000	3.250%	99,312.50	439,312.50	538,625.00
12/15/2041			93,787.50	93,787.50	
06/15/2042	350,000	3.250%	93,787.50	443,787.50	537,575.00
12/15/2042			88,100.00	88,100.00	
06/15/2043	365,000	4.000%	88,100.00	453,100.00	541,200.00
12/15/2043			80,800.00	80,800.00	
06/15/2044	380,000	4.000%	80,800.00	460,800.00	541,600.00
12/15/2044			73,200.00	73,200.00	
06/15/2045	395,000	4.000%	73,200.00	468,200.00	541,400.00
12/15/2045			65,300.00	65,300.00	
06/15/2046	410,000	4.000%	65,300.00	475,300.00	540,600.00
12/15/2046			57,100.00	57,100.00	
06/15/2047	430,000	4.000%	57,100.00	487,100.00	544,200.00
12/15/2047			48,500.00	48,500.00	
06/15/2048	445,000	4.000%	48,500.00	493,500.00	542,000.00
12/15/2048			39,600.00	39,600.00	
06/15/2049	465,000	4.000%	39,600.00	504,600.00	544,200.00
12/15/2049			30,300.00	30,300.00	
06/15/2050	485,000	4.000%	30,300.00	515,300.00	545,600.00

## BOND DEBT SERVICE

\$9,710,000

Storey Drive Community Development District

(City of Orlando, Florida)

Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2050			20,600.00	20,600.00	
06/15/2051	505,000	4.000%	20,600.00	525,600.00	546,200.00
12/15/2051			10,500.00	10,500.00	
06/15/2052	525,000	4.000%	10,500.00	535,500.00	546,000.00
	9,710,000		6,618,404.79	16,328,404.79	16,328,404.79

\$9,710,000  
Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-9,116,917.56	-10,054,052.83
02/02/22		-0.22	-0.24
03/02/22		-1.25	-1.37
04/04/22		-1.36	-1.49
05/03/22		-1.32	-1.44
05/20/22		4,020.00	4,388.07
06/02/22		-36.26	-39.54
07/05/22		-113.06	-122.91
08/02/22		-217.05	-235.38
09/02/22		-351.14	-379.76
10/04/22		-404.33	-436.02
10/17/22		1,177.50	1,268.31
11/02/22		-548.41	-589.90
11/23/22		165.00	177.15
12/02/22		-684.28	-734.05
12/22/22		-0.33	-0.35
01/04/23		-782.58	-837.07
02/02/23		-832.80	-888.53
03/02/23		-798.77	-849.91
04/04/23		-911.28	-966.82
04/17/23		618.75	655.69
04/17/23		165.00	174.85
04/18/23		9,311,491.35	9,866,452.19
05/02/23		-933.16	-987.52
06/02/23		-1,016.89	-1,073.21
07/05/23		-998.01	-1,050.14
08/02/23		-1,045.66	-1,097.59
09/02/23		-1,087.81	-1,138.73
09/14/23		165.00	172.54
09/14/23		1,815.00	1,897.90
10/03/23		-1,055.17	-1,101.47
10/31/23		82.50	85.91
11/02/23		-1,094.30	-1,139.32
11/07/23		742.50	772.70
12/04/23		-1,062.85	-1,103.37
01/03/24		-1,097.72	-1,136.58
02/02/24		-1,093.07	-1,128.80
03/04/24		-1,015.77	-1,045.93
04/02/24		-1,085.90	-1,115.31
05/02/24		-1,049.49	-1,074.99
06/04/24		-1,085.70	-1,108.86
06/21/24		31,426.17	32,047.20
07/02/24		-1,051.24	-1,070.95
08/02/24		-1,085.59	-1,102.94
09/04/24		-1,083.07	-1,097.19
10/01/24		725.00	732.66
10/02/24		-1,011.83	-1,022.43
11/04/24		-985.93	-993.37

\$9,710,000  
Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022  
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
11/07/24		354.20	356.78
11/07/24		87.50	88.14
12/03/24		-915.93	-920.42
12/20/24		-1.21	-1.21
01/03/25		-916.33	-918.32
01/27/25	Bal	6,036.06	6,036.06
01/27/25	Acc	15.01	15.01
-----			
01/27/25	TOTALS:	214,711.91	-167,245.17
-----			

ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	-167,245.17
COMP DATE:	01/27/25	NET INCOME:	214,711.91
BOND YIELD:	3.288207%	TAX INV YIELD:	1.904478%

\$9,710,000  
Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-129,667.29	-142,995.89
02/02/22		0.11	0.12
03/02/22		0.60	0.66
04/04/22		0.66	0.72
05/03/22		0.64	0.70
06/02/22		17.54	19.13
06/15/22		129,667.29	141,219.25
07/01/22		10.59	11.52
-----			
01/27/25	TOTALS:	30.14	-1,743.80
-----			

ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	-1,743.80
COMP DATE:	01/27/25	NET INCOME:	30.14
BOND YIELD:	3.288207%	TAX INV YIELD:	0.060640%

\$9,710,000  
Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022  
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-210,875.00	-232,551.01
01/27/22		55,000.00	60,653.49
01/27/22		46,000.00	50,728.38
01/27/22		33,500.00	36,943.49
01/27/22		6,000.00	6,616.74
01/27/22		1,500.00	1,654.19
01/27/22		63,150.00	69,641.24
02/02/22		5,725.00	6,310.62
-----			
01/27/25	TOTALS:	0.00	-2.86
-----			
ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	-2.86
COMP DATE:	01/27/25	NET INCOME:	0.00
BOND YIELD:	3.288207%	TAX INV YIELD:	0.000000%



\$9,710,000  
Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-268,106.25	-295,665.11
02/02/22		0.22	0.24
03/02/22		1.25	1.37
04/04/22		1.36	1.49
05/03/22		1.32	1.44
06/02/22		36.26	39.54
07/05/22		113.06	122.91
08/02/22		217.05	235.38
09/02/22		351.14	379.76
10/04/22		404.33	436.02
11/02/22		548.41	589.90
12/02/22		684.28	734.05
12/22/22		0.33	0.35
01/04/23		782.58	837.07
02/02/23		832.80	888.53
03/02/23		798.77	849.91
04/04/23		911.28	966.82
05/02/23		933.16	987.52
06/02/23		1,016.89	1,073.21
07/05/23		998.01	1,050.14
08/02/23		1,045.66	1,097.59
09/02/23		1,087.81	1,138.73
10/03/23		1,055.17	1,101.47
11/02/23		1,094.30	1,139.32
12/04/23		1,062.85	1,103.37
01/03/24		1,097.72	1,136.58
02/02/24		1,093.07	1,128.80
03/04/24		1,015.77	1,045.93
04/02/24		1,085.90	1,115.31
05/02/24		1,049.49	1,074.99
06/04/24		1,085.70	1,108.86
07/02/24		1,051.24	1,070.95
08/02/24		1,085.59	1,102.94
09/04/24		1,083.07	1,097.19
10/02/24		1,011.83	1,022.43
11/04/24		985.93	993.37
12/03/24		915.93	920.42
12/20/24		1.21	1.21
01/03/25		916.33	918.32
01/27/25	Bal	268,106.25	268,106.25
01/27/25	Acc	798.09	798.09
-----			
01/27/25	TOTALS:	28,255.16	1,752.71
-----			

ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	1,752.71
COMP DATE:	01/27/25	NET INCOME:	28,255.16
BOND YIELD:	3.288207%	TAX INV YIELD:	3.496322%

\$9,710,000  
Storey Drive Community Development District  
(City of Orlando, Florida)  
Special Assessment Bonds, Series 2022  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/23		-1,960.00	-2,092.11
01/27/24		-2,070.00	-2,138.63
01/27/25		-2,120.00	-2,120.00
-----			
01/27/25	TOTALS:	-6,150.00	-6,350.74
-----			

ISSUE DATE: 01/27/22    REBATABLE ARBITRAGE: -6,350.74  
COMP DATE: 01/27/25  
BOND YIELD: 3.288207%

## SECTION 4



April 18, 2025

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, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, 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](mailto:soemapping@ocfelections.gov)

## SECTION 5

**BOARD OF SUPERVISORS MEETING DATES  
STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026**

The Board of Supervisors of the **Storey Drive Community Development District** will hold their regular meetings for Fiscal Year 2026 at 11:00 AM, at the GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801, on the third Thursday of the month, unless otherwise indicated, as follows:

**October 16, 2025  
November 20, 2025  
December 18, 2025  
January 15, 2026  
February 19, 2026  
March 19, 2026  
April 16, 2026  
May 21, 2026  
June 18, 2026  
July 16, 2026  
August 20, 2026  
September 17, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
District Manager  
Governmental Management Services – Central Florida, LLC

## SECTION 6

# 2024 Form 1 Instructions Statement of Financial Interests

## Notice

The annual Statement of Financial Interests is due July 1, 2025. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 3, 2025, 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 \$20,000. [s. 112.317, F.S.]

## Instructions for Completing and Filing Form 1 Statement of Financial Interests

### 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, 2024.

### 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

[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.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

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.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

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 its market 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 officer of an independent special district, including any person appointed to fill a vacancy on an elected independent 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.

CE FORM 1 - Effective: January 1, 2025

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C