

*Storey Creek Community
Development District*

Agenda

April 3, 2023

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 27, 2023

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, April 3, 2023 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 6, 2023 Meeting
4. Consideration of Landscape Maintenance Agreements with Frank Polly Sod & Landscape
5. Consideration of Aquatic Plant Management Agreement Applied Aquatic Management, Inc.
6. Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Designation of **November 6, 2023** as Landowners' Meeting Date
8. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
9. Supervisor's Requests
10. Adjournment

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

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, February 6, 2023 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Logan Lantrip	Assistant Secretary
Seth Yawn	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 5, 2022 Meeting

Mr. Flint presented the minutes of the December 5, 2022 meeting. He asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the December 5, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03
Approving the Conveyance of Real
Property and Improvements in Phase 5**

Ms. Trucco stated that this resolution was going to approve the conveyance of real property tracts and infrastructure improvements that were in Phase 5. She noted that the conveyance was coming from the developer, Lennar Homes, LLC. She also noted that this conveyance was in accordance with the original development plans for the CDD and doing the recorded plat. She explained that this resolution was going to approve the documents attached to the resolution in substantially final form, and delegated authority to the Chairman and Vice Chairman to sign off once they have approval from District Counsel’s office and the District Engineer.

Ms. Trucco reviewed the documents that were attached to the resolution. The first document was the Special Warranty Deed which conveys the real property from Lennar Homes, LLC to the CDD. The next document was the bill of sale, which described the infrastructure improvements located on the real property tracts. She further explained that the bill of sale was going to convey the improvements from the developer to the CDD. Following that was their Owner’s Affidavit and their agreement regarding taxes, which she explained were assurances from the developer that there were no outstanding taxes or encumbrances on the real property tracts that would hinder the ability of the CDD to own and maintain them. She noted that they also order title work for each of the Real Property tracts to ensure that there were no liens and encumbrances as a safeguard for the District. She explained that the final document was the certificate of District Engineer, which she stated was required under the original bond documents and CDD documents that the CDD obtain the District Engineer’s sign off on any conveyances of real property or infrastructure improvements. She noted that this was just assuring that the District Engineer had reviewed the conveyances and believed that they were in accordance with the original development plans and that they received all the necessary governmental approvals for conveyance to the CDD.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2023-03 Approving the Conveyance of Real Property and Improvements in Phase 5, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Data Sharing and Usage
Agreement with Osceola County Property
Appraiser**

Mr. Flint presented the Data Usage and Data Sharing Agreement with the Property Appraiser explaining that it was to use the tax bill as the collection method for the assessments.

He noted that the Property Appraiser required this agreement, which was the same form of agreement that the Board approved in the past.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Addendum to Maintenance Contract with Frank Polly Sod & Landscape

Mr. Scheerer explained that around the end of November/December they did a walk of Phase 5, all the common area tracts and ponds. He noted that there were some clean-up items that Mr. Register and Frank Polly took care of. He stated that they had Frank Polly put together a small addendum to their contract and it would go to the overall original contract. He noted that page 41 of the agenda package was a map that showed the locations. He also noted that they would be meeting with the pond contractor next week to get those on an upcoming budget or a Board of Directors meeting. He explained that if this was approved today, they would start it on February 1st. Mr. Morgan asked if roughly \$5,000 per month was in line with all the rest of his work. Mr. Scheerer responded yes. Mr. Register noted that Mr. Polly had a typo in his proposal which stated Phase 3 and Phase 5, but it was only Phase 5.

Mr. Bonin asked if all the reuse meters go in the CDD's name. Mr. Register responded that those were set up in the CDD's name. Mr. Register asked if it was three that got set. Mr. Register responded that when he went out there, there were two left to be set. Mr. Bonin asked if it would still go in the District's name. Mr. Register responded that was correct. Mr. Register explained that they were ordered as such, so the only ones remaining to be set was the one in Phase 5, which was where the lift station was and the other meter in 2B2. Mr. Bonin asked if they could follow up on those two meters. After further Board discussion, Mr. Register stated that there were two in Phase 5 left and one in 2B2. Mr. Morgan added that they were both 3 quarters and they needed to be 1 inch. Mr. Register responded that those had already been corrected. Mr. Bonin asked for them to keep an eye on these three meters, the two in Phase 5 and the one in 2B2.

Mr. Register noted that the Oak Hammock Park was originally set up as HOA, they elected to convey that to the District, so the District's budget for 2023 did not include it. Mr. Morgan responded that the only maintenance for that was mowing. Mr. Register responded that it was going to be bush hogging, trash collections, trash pickup, and mowing. Mr. Scheerer further

explained that his point was that it was not in the budget, so they would be working with Mr. Register. Mr. Bonin suggested to make sure that when they get a quote for that, it will match what they want. Mr. Scheerer stated that they would make sure that it was where they wanted it and that everyone was on the same page.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Addendum to Maintenance Contract with Frank Polly Sod & Landscape, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2022 Requisitions #7 – #8

Mr. Flint presented this item to the Board stating that Requisition #7 was for \$75 and was to reimburse the CDD for some recording costs that were required as part of the conveyance of the lift station. He explained that Requisition #8 was for the District Engineer for his time in preparing the requisition for Assessment Area Two reimbursement for \$2,687.50.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2022 Requisitions #7 - #8, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint asked for any other pending plats or conveyances. Mr. Register responded that they would be teeing up for maybe six CDD tracts between the two phases that were in this plat. Mr. Flint noted that there was no money left in the construction account at this point. Mr. Morgan asked about permit transfers. Mr. Register stated that they had completed everything through Phase 2B2 north of the boulevard, at the end, and on the east side. He noted that 5 was in the process right now.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing further to report.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register from November 28th through January 30th for \$703,401. The Board had no further questions.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$703,401, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through December 31st.

iii. Presentation of Arbitrage Rebate Calculation Report for Series 2019

Mr. Flint noted that this was required by the IRS to demonstrate that they were not earning more interest than they were paying. He noted that there was a negative rebateable arbitrage of \$80,873.84, so there were no arbitrage issues.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Arbitrage Rebate Calculation Report for Series 2019, was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com

Storey Creek Nature Park
Storey Creek CDD

Mowing

Mowing of all turf areas will be performed (2) times per month during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.

Dispose of all trash and litter in landscape beds.

Damages

We are not responsible for freeze/freeze damage cleanup.

Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.

A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner's representative after each week of service.

Includes 20 yds Shell, 2 dog stations, 2 garbage cans

Work Not Included

The following items would be an "extra" to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner's prior authorization.

Sweeping of parking areas, driveways, and breezeways except for the clean-up of debris generated by our work.

Annuals -4" pots, installed @ \$1.50 each

Cleanup of storm damage (i.e., branches, limbs, fallen debris, and washouts).

Pruning and weeding of Homeowner's beds not included.

Length of Contract

This contract will be for a period of twelve months beginning March 1, 2023 and ending on Feb. 28, 2024



Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$3,475.00 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this _____ day of _____, 20__.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name





14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com



Addendum to Maintenance Contract
Storey Creek CDD
GMS Central Fl.
Storey Creek PH 4

2/24/2023

Mowing, Edging, String Trimming, pruning, Weeding Beds, Fertilization and Pest Control, Irrigation check and Mulch

TOTAL \$6,850.00

Frank Polly Sod

Storey Creek CDD

SECTION V



P.O. Box 1469
 Eagle Lake, FL 33839
 1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: February 10, 2023

Name Storey Creek CDD
 c/o GMS Central Florida
 Address 1408 Hamlin Ave, Unit E
 City St Cloud, FL 34771
 Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and signee hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Pond 1: \$595.00	Pond 3B: \$77.00	Pond 4A: \$425.00
Pond 2: \$174.00	Pond 3C: \$49.00	Pond 4B: \$65.00
Pond 3A: \$49.00	Pond 3D & Surrounding Areas: \$285.00	Pond 5: \$94.00

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 02/01/2023 thru 09/30/2023.
 Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,813.00	Due	monthly as billed x 12.
Total Annual Cost	\$21,756.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before March 10, 2023
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith Date: 2/10/2023

Accepted Date:

 AAM

 Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Creek Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 7, 2023
HOUR:	12:30 p.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

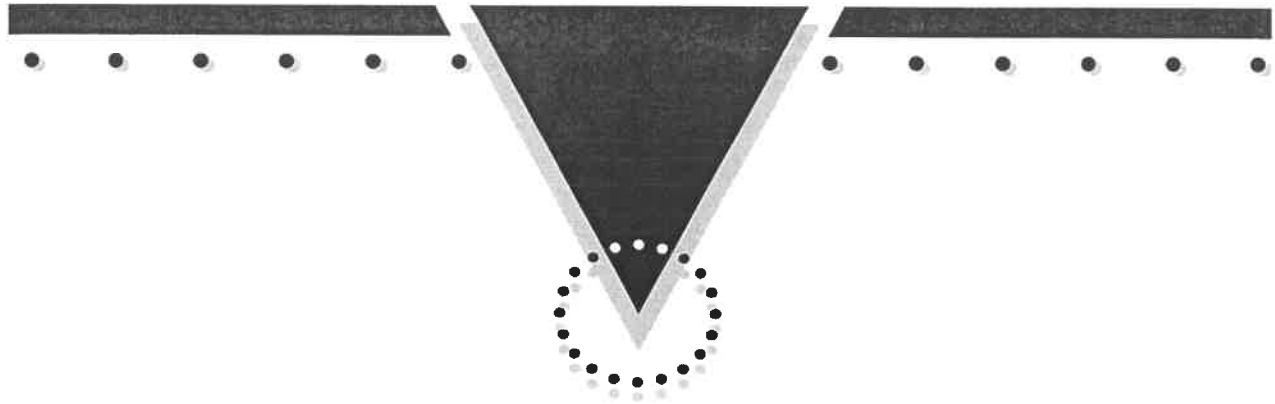
PASSED AND ADOPTED THIS 3rd DAY OF APRIL, 2023.

ATTEST:

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



**Storey Creek
Community Development District**

**Proposed Budget
FY 2024**



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Storey Creek

Community Development District

Fiscal Year 2024 General Fund

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$583,561	\$576,977	\$6,584	\$583,561	\$852,893
Developer Contributions	\$222,349	\$0	\$121,193	\$121,193	\$0
Total Revenues	\$805,910	\$576,977	\$127,777	\$704,754	\$852,893

Expenditures

Administrative

Supervisor Fees	\$9,600	\$3,985	\$6,000	\$9,985	\$12,000
FICA Expense	\$734	\$291	\$459	\$750	\$918
Engineering	\$12,000	\$1,344	\$4,656	\$8,000	\$12,000
Attorney	\$25,000	\$12,376	\$12,624	\$25,000	\$25,000
Dissemination	\$7,000	\$2,917	\$4,083	\$7,000	\$10,500
Arbitrage	\$900	\$450	\$450	\$900	\$1,350
Annual Audit	\$4,500	\$0	\$4,500	\$4,500	\$5,610
Trustee Fees	\$10,000	\$4,041	\$4,041	\$8,081	\$10,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$7,500
Management Fees	\$36,750	\$15,313	\$21,438	\$36,750	\$40,000
Information Technology	\$1,300	\$542	\$758	\$1,300	\$1,800
Website Maintenance	\$800	\$333	\$467	\$800	\$1,200
Telephone	\$150	\$0	\$25	\$25	\$150
Postage	\$750	\$32	\$98	\$130	\$500
Printing & Binding	\$750	\$28	\$222	\$250	\$600
Insurance	\$5,979	\$5,812	\$0	\$5,812	\$5,979
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$500	\$230	\$270	\$500	\$500
Office Supplies	\$250	\$1	\$2	\$3	\$100
Property Appraiser Fee	\$500	\$0	\$296	\$296	\$500
Property Taxes	\$0	\$274	\$0	\$274	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$125,138	\$53,173	\$6,288	\$116,061	\$13,9182

Operations & Maintenance

Field Services	\$15,750	\$6,563	\$9,188	\$15,750	\$16,538
Property Insurance	\$2,631	\$2,631	\$0	\$2,631	\$3,500
Electric	\$4,000	\$257	\$385	\$642	\$4,000
Streetslights	\$194,000	\$31,894	\$48,451	\$80,345	\$194,000
Water & Sewer	\$20,500	\$5,788	\$17,860	\$23,638	\$39,600
Landscape Maintenance	\$386,646	\$88,998	\$217,732	\$306,729	\$400,374
Landscape Contingency	\$7,500	\$15,320	\$7,500	\$22,820	\$7,500
Irrigation Repairs	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Lake Maintenance	\$29,245	\$3,250	\$3,900	\$7,150	\$26,700
Lake Contingency	\$1,500	\$0	\$750	\$750	\$1,500
Doggie Station Maintenance	\$4,000	\$2,360	\$1,750	\$4,110	\$5,000
Repairs & Maintenance	\$5,000	\$3,476	\$1,525	\$5,000	\$5,000
Walls, Entry & Monuments	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Total Operations & Maintenance	\$680,772	\$160,536	\$314,030	\$474,566	\$713,712

Total Expenditures	\$805,910	\$213,709	\$376,917	\$590,626	\$852,893
Excess Revenues/(Expenditures)	\$0	\$363,268	(\$249,141)	\$114,128	\$0

Net Assessment	\$852,893
Collection Cost (6%)	\$54,440
Gross Assessment	\$907,333

Storey Creek Community Development District

Fiscal Year 2024 General Fund

Fiscal Year 2024

Assessment Area One

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	126	1.00	126	25.07%	\$90,661	\$719.53
Single Family 50'	264	1.25	330	65.67%	\$237,446	\$899.42
Single Family 60'	31	1.50	47	9.25%	\$33,458	\$1,079.30
Total	421		503	100.00%	\$361,566	

Assessment Area Two

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	70	1.00	70	16.43%	\$50,387	\$719.53
Single Family 50'	152	1.25	190	44.60%	\$136,712	\$899.42
Single Family 60'	85	1.50	128	29.93%	\$91,741	\$1,079.30
Single Family 70'	22	1.75	39	9.04%	\$27,702	\$1,259.19
Total	329		426	100.00%	\$306,522	

Assessment Area Three

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	160	1.00	160	37.56%	\$115,126	\$719.53
Single Family 50'	138	1.25	173	40.49%	\$124,120	\$899.42
Total	298		333	78.05%	\$239,245	

Combined Assessments

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	356	1.00	356	28.23%	\$256,154	\$719.53
Single Family 50'	554	1.25	693	54.92%	\$498,278	\$899.42
Single Family 60'	116	1.50	174	13.80%	\$125,199	\$1,079.30
Single Family 70'	22	1.75	39	3.05%	\$27,702	\$1,259.19
Total	1048		1261	100.00%	\$907,333	

Fiscal Year 2023

Assessment Area One

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	126	1.00	128	13.57%	\$84,246	\$669
Single Family 50'	264	1.25	330	35.54%	\$220,643	\$836
Single Family 60'	31	1.50	47	5.01%	\$31,091	\$1,003
Single Family 60'	0	1.75	0	0.00%	\$0	\$0
Total	421		503	54.12%	\$335,980	

Assessment Area Two

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	70	1.00	70	7.54%	\$46,803	\$669
Single Family 50'	152	1.25	190	20.46%	\$127,037	\$836
Single Family 60'	85	1.50	128	13.73%	\$85,249	\$1,003
Single Family 70'	22	1.75	39	4.15%	\$25,742	\$1,170
Total	329		426	45.88%	\$284,830	

Combined Assessments

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	196	1.00	196	21.11%	\$131,049	\$669
Single Family 50'	416	1.25	520	58.00%	\$347,680	\$836
Single Family 60'	116	1.50	174	18.74%	\$116,339	\$1,003
Single Family 70'	22	1.75	39	4.15%	\$25,742	\$1,170
Total	750		929	100.00%	\$620,810	

Proposed Increase

Property Type	Gross Per Unit FY2023	Gross Per Unit FY2024	Gross Increase Per Unit	% Increase
Single Family 40'	\$668.62	\$719.53	\$50.92	7.62%
Single Family 50'	\$835.77	\$899.42	\$63.65	7.62%
Single Family 60'	\$1,002.92	\$1,079.30	\$76.38	7.62%
Single Family 70'	\$1,170.08	\$1,259.19	\$89.11	7.62%
Total				

Storey Creek
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.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 4 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, Boyd Civil Engineering, 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.

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 2019 Special Assessment Bonds, Area One Project and Series 2022 Special Assessment Bonds, Area Two Project.

Storey Creek

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 2019 Special Assessment Bonds (Area One Project) and the Series 2022 Special Assessment Bonds (Area Two Project). The District has contracted with AMTEC Corporation for this service.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2019 Special Assessment Bonds (Area One Project) and the Series 2022 Special Assessment Bonds (Area Two Project) that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC 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 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.

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.

Storey Creek
Community Development District
GENERAL FUND BUDGET

Postage

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

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, 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.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by Osceola County Tax Collector Office for all assessable property within the District.

Dues, Licenses & Subscriptions

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

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.

Storey Creek Community Development District GENERAL FUND BUDGET

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 cost of electric services for items such as monument, irrigation meters, etc. District currently has one account with Kissimmee Utility Authority.

Account #	Description	Monthly	Annual
002380417-123479770	44981 Storey Creek Blvd Monu/Irrg	\$50	\$600
	Contingency		\$3,400
Total			\$4,000

Streetlights

Represents cost for streetlight services maintained by the District. The District currently has one account with Kissimmee Utility Authority with two more areas set to come online within the next fiscal year.

Account #	Description	Monthly	Annual
002380417-123469510	44991 Storey Creek Boulevard V Lights	\$2,700	\$32,400
	Phase 1 - 65 Teardrop Fixtures	\$1,850	\$22,200
	Phase 2A - 24 Teardrop Fixtures	\$700	\$8,400
	Phase 2B - 55 Teardrop Fixtures	\$1,600	\$19,200
	321 Teardrop Fixtures (Future Phases)	\$9,000	\$108,000
	Contingency		\$3,800
Total			\$194,000

Water & Sewer

Represents estimated costs for water services for areas within the District.

Account #	Description	Monthly	Annual
002380417-123479770	4400 Storey Creek Boulevard ODD	\$2,550	\$30,600
	Contingency		\$9,000
Total			\$39,600

**Storey Creek
Community Development District
GENERAL FUND BUDGET**

Landscape Maintenance

The District will maintain the landscaping within the common areas, Phases 1, 2A, 2B, 3, 4, 5, 6 & Nature Park, of the District after installation of landscape material has been completed.

Description	Monthly	Annual
Landscape Maintenance	\$33,365	\$400,374
Total		\$400,374

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Lake Maintenance

Represents costs to maintain one large stormwater pond. Amount based on proposal from Applied Aquatic Management, Inc. for initial start-up, monthly maintenance and as needed clean-up/treatments. Additional ponds expected to come on line in current fiscal year.

Description	Monthly	Annual
Pond Maintenance		
Pond 1	\$595	\$7,140
Pond 2 (Future)	\$174	\$2,088
Pond 3A (Future)	\$49	\$588
Pond 3B (Future)	\$77	\$924
Pond 3C (Future)	\$49	\$588
Pond 3D (Future)	\$285	\$3,420
Pond 4A (Future)	\$425	\$5,100
Pond 4B (Future)	\$65	\$780
Pond 5 (Future)	\$94	\$1,128
Pond 6 (Future)	\$40	\$480
Pond 7 (Future)	\$265	\$3,180
Contingency		\$1,284
Total		\$26,700

Lake Contingency

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

**Storey Creek
Community Development District**
GENERAL FUND BUDGET

Doggie Station Maintenance

Represents cost for supplies, maintaining and emptying the dogipot stations located within the District. Two additional dogipot stations expected to be installed in current fiscal year.

Description	Monthly	Annual
Dogipot Station Maintenance	\$250	\$3,000
Contingency/Supplies		\$2,000
Total		\$5,000

Repairs & Maintenance

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

Walls, Entry & Monuments

Represents any costs for repairs or maintenance to the walls, entry and monuments.

Contingency

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

Storey Creek

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2019

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$491,331	\$483,424	\$7,907	\$491,331	\$491,331
Interest Income	\$0	\$5,325	\$3,175	\$8,500	\$5,000
Carry Forward Surplus	\$346,006	\$350,365	\$0	\$350,365	\$363,196
Total Revenues	\$837,337	\$839,114	\$11,082	\$850,196	\$859,527

Expenses

Interest - 12/15	\$159,828	\$159,828	\$0	\$159,828	\$157,172
Principal - 12/15	\$170,000	\$170,000	\$0	\$170,000	\$175,000
Interest - 6/15	\$157,122	\$0	\$157,172	\$157,172	\$154,438
Total Expenditures	\$486,950	\$329,828	\$157,172	\$487,000	\$486,609
Excess Revenues/(Expenditures)	\$350,387	\$509,286	(\$146,090)	\$363,196	\$372,918

Principal - 12/15/2024	\$180,000
Interest - 12/15/2024	\$154,438
Total	\$334,438

Net Assessment	\$491,331
Collection Cost (6%)	\$31,362
Gross Assessment	\$522,693

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	128	\$1,040	\$131,063
Single Family 50'	264	\$1,300	\$343,262
Single Family 60'	31	\$1,560	\$48,368
Total	421		\$522,693

**Storey Creek
Series 2019, Special Assessment Bonds (Area One Project)
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 7,950,000	\$ -	\$ 157,171.88	\$ -
12/15/23	\$ 7,950,000	\$ 175,000	\$ 157,171.88	\$ 489,343.75
6/15/24	\$ 7,775,000	\$ -	\$ 154,437.50	\$ -
12/15/24	\$ 7,775,000	\$ 180,000	\$ 154,437.50	\$ 488,875.00
6/15/25	\$ 7,595,000	\$ -	\$ 151,625.00	\$ -
12/15/25	\$ 7,595,000	\$ 185,000	\$ 151,625.00	\$ 488,250.00
6/15/26	\$ 7,410,000	\$ -	\$ 148,734.38	\$ -
12/15/26	\$ 7,410,000	\$ 190,000	\$ 148,734.38	\$ 487,468.75
6/15/27	\$ 7,220,000	\$ -	\$ 145,290.63	\$ -
12/15/27	\$ 7,220,000	\$ 200,000	\$ 145,290.63	\$ 490,581.25
6/15/28	\$ 7,020,000	\$ -	\$ 141,665.63	\$ -
12/15/28	\$ 7,020,000	\$ 205,000	\$ 141,665.63	\$ 488,331.25
6/15/29	\$ 6,815,000	\$ -	\$ 137,950.00	\$ -
12/15/29	\$ 6,815,000	\$ 215,000	\$ 137,950.00	\$ 490,900.00
6/15/30	\$ 6,600,000	\$ -	\$ 134,053.13	\$ -
12/15/30	\$ 6,600,000	\$ 220,000	\$ 134,053.13	\$ 488,106.25
6/15/31	\$ 6,380,000	\$ -	\$ 130,065.63	\$ -
12/15/31	\$ 6,380,000	\$ 230,000	\$ 130,065.63	\$ 490,131.25
6/15/32	\$ 6,150,000	\$ -	\$ 125,465.63	\$ -
12/15/32	\$ 6,150,000	\$ 240,000	\$ 125,465.63	\$ 490,931.25
6/15/33	\$ 5,910,000	\$ -	\$ 120,665.63	\$ -
12/15/33	\$ 5,910,000	\$ 250,000	\$ 120,665.63	\$ 491,331.25
6/15/34	\$ 5,660,000	\$ -	\$ 115,665.63	\$ -
12/15/34	\$ 5,660,000	\$ 260,000	\$ 115,665.63	\$ 491,331.25
6/15/35	\$ 5,400,000	\$ -	\$ 110,465.63	\$ -
12/15/35	\$ 5,400,000	\$ 270,000	\$ 110,465.63	\$ 490,931.25
6/15/36	\$ 5,130,000	\$ -	\$ 105,065.63	\$ -
12/15/36	\$ 5,130,000	\$ 280,000	\$ 105,065.63	\$ 490,131.25
6/15/37	\$ 4,850,000	\$ -	\$ 99,465.63	\$ -
12/15/37	\$ 4,850,000	\$ 290,000	\$ 99,465.63	\$ 488,931.25
6/15/38	\$ 4,560,000	\$ -	\$ 93,665.63	\$ -
12/15/38	\$ 4,560,000	\$ 300,000	\$ 93,665.63	\$ 487,331.25
6/15/39	\$ 4,260,000	\$ -	\$ 87,665.63	\$ -
12/15/39	\$ 4,260,000	\$ 315,000	\$ 87,665.63	\$ 490,331.25
6/15/40	\$ 3,945,000	\$ -	\$ 81,365.63	\$ -
12/15/40	\$ 3,945,000	\$ 325,000	\$ 81,365.63	\$ 487,731.25
6/15/41	\$ 3,620,000	\$ -	\$ 74,662.50	\$ -
12/15/41	\$ 3,620,000	\$ 340,000	\$ 74,662.50	\$ 489,325.00
6/15/42	\$ 3,280,000	\$ -	\$ 67,650.00	\$ -
12/15/42	\$ 3,280,000	\$ 355,000	\$ 67,650.00	\$ 490,300.00
6/15/43	\$ 2,925,000	\$ -	\$ 60,328.13	\$ -
12/15/43	\$ 2,925,000	\$ 370,000	\$ 60,328.13	\$ 490,656.25
6/15/44	\$ 2,555,000	\$ -	\$ 52,696.88	\$ -
12/15/44	\$ 2,555,000	\$ 385,000	\$ 52,696.88	\$ 490,393.75
6/15/45	\$ 2,170,000	\$ -	\$ 44,756.25	\$ -
12/15/45	\$ 2,170,000	\$ 400,000	\$ 44,756.25	\$ 489,512.50
6/15/46	\$ 1,770,000	\$ -	\$ 36,506.25	\$ -
12/15/46	\$ 1,770,000	\$ 415,000	\$ 36,506.25	\$ 488,012.50
6/15/47	\$ 1,355,000	\$ -	\$ 27,946.88	\$ -
12/15/47	\$ 1,355,000	\$ 435,000	\$ 27,946.88	\$ 490,893.75
6/15/48	\$ 920,000	\$ -	\$ 18,975.00	\$ -
12/15/48	\$ 920,000	\$ 450,000	\$ 18,975.00	\$ 487,950.00
6/15/49	\$ 470,000	\$ -	\$ 9,693.75	\$ -
12/15/49	\$ 470,000	\$ 470,000	\$ 9,693.75	\$ 489,387.50
Totals		\$ 7,950,000	\$ 5,267,400	\$ 13,217,400.00

Storey Creek

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2022

Proposed Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$411,766	\$409,398	\$2,368	\$411,766	\$411,766
Interest Income	\$0	\$4,322	\$3,178	\$7,500	\$0
Carry Forward Surplus	\$134,489	\$134,578	\$0	\$134,578	\$167,381
Transfer In	\$0	\$34	\$0	\$34	\$0
Total Revenues	\$546,255	\$548,332	\$5,546	\$553,878	\$ 579,147

Expenses

Interest - 12/15	\$134,489	\$134,489	\$0	\$134,489	\$158,383
Principal - 12/15	\$90,000	\$0	\$90,000	\$90,000	\$95,000
Interest - 6/15	\$160,318	\$0	\$160,318	\$160,318	\$158,383
Transfer Out	\$0	\$1,689	\$0	\$1,689	\$0
Total Expenditures	\$384,807	\$136,178	\$ 250,318	\$386,496	\$411,766
Excess Revenues/(Expenditures)	\$161,448	\$412,154	(\$244,772)	\$167,381	\$167,381

Interest - 12/15/2024	<u>\$156,341</u>
Total	<u>\$156,341</u>

Net Assessment	\$411,766
Collection Cost (6%)	<u>\$26,283</u>
Gross Assessment	<u>\$438,049</u>

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	70	\$1,043	\$72,997
Single Family 50'	152	\$1,304	\$198,134
Single Family 60'	85	\$1,560	\$132,599
Single Family 70'	22	\$1,560	\$34,320
Total	329		\$438,049

**Storey Creek
Series 2022, Special Assessment Bonds (Area Two Project)
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 6,170,000	\$ 90,000	\$ 160,318.13	\$ -
12/15/23	\$ 6,080,000	\$ -	\$ 158,383.13	\$ 408,701.25
6/15/24	\$ 6,080,000	\$ 95,000	\$ 158,383.13	\$ -
12/15/24	\$ 5,985,000	\$ -	\$ 156,340.63	\$ 409,723.75
6/15/25	\$ 5,985,000	\$ 100,000	\$ 156,340.63	\$ -
12/15/25	\$ 5,885,000	\$ -	\$ 154,190.63	\$ 410,531.25
6/15/26	\$ 5,885,000	\$ 105,000	\$ 154,190.63	\$ -
12/15/26	\$ 5,780,000	\$ -	\$ 151,933.13	\$ 411,123.75
6/15/27	\$ 5,780,000	\$ 110,000	\$ 151,933.13	\$ -
12/15/27	\$ 5,670,000	\$ -	\$ 149,568.13	\$ 411,501.25
6/15/28	\$ 5,670,000	\$ 115,000	\$ 149,568.13	\$ -
12/15/28	\$ 5,555,000	\$ -	\$ 146,693.13	\$ 411,261.25
6/15/29	\$ 5,555,000	\$ 120,000	\$ 146,693.13	\$ -
12/15/29	\$ 5,435,000	\$ -	\$ 143,693.13	\$ 410,386.25
6/15/30	\$ 5,435,000	\$ 125,000	\$ 143,693.13	\$ -
12/15/30	\$ 5,310,000	\$ -	\$ 140,568.13	\$ 409,261.25
6/15/31	\$ 5,310,000	\$ 130,000	\$ 140,568.13	\$ -
12/15/31	\$ 5,180,000	\$ -	\$ 137,318.13	\$ 407,886.25
6/15/32	\$ 5,180,000	\$ 140,000	\$ 137,318.13	\$ -
12/15/32	\$ 5,040,000	\$ -	\$ 133,818.13	\$ 411,136.25
6/15/33	\$ 5,040,000	\$ 145,000	\$ 133,818.13	\$ -
12/15/33	\$ 4,895,000	\$ -	\$ 130,048.13	\$ 408,866.25
6/15/34	\$ 4,895,000	\$ 155,000	\$ 130,048.13	\$ -
12/15/34	\$ 4,740,000	\$ -	\$ 128,018.13	\$ 411,066.25
6/15/35	\$ 4,740,000	\$ 160,000	\$ 128,018.13	\$ -
12/15/35	\$ 4,580,000	\$ -	\$ 121,858.13	\$ 407,876.25
6/15/36	\$ 4,580,000	\$ 170,000	\$ 121,858.13	\$ -
12/15/36	\$ 4,410,000	\$ -	\$ 117,438.13	\$ 409,296.25
6/15/37	\$ 4,410,000	\$ 180,000	\$ 117,438.13	\$ -
12/15/37	\$ 4,230,000	\$ -	\$ 112,758.13	\$ 410,196.25
6/15/38	\$ 4,230,000	\$ 190,000	\$ 112,758.13	\$ -
12/15/38	\$ 4,040,000	\$ -	\$ 107,818.13	\$ 410,576.25
6/15/39	\$ 4,040,000	\$ 200,000	\$ 107,818.13	\$ -
12/15/39	\$ 3,840,000	\$ -	\$ 102,618.13	\$ 410,436.25
6/15/40	\$ 3,840,000	\$ 210,000	\$ 102,618.13	\$ -
12/15/40	\$ 3,630,000	\$ -	\$ 97,158.13	\$ 409,776.25
6/15/41	\$ 3,630,000	\$ 220,000	\$ 97,158.13	\$ -
12/15/41	\$ 3,410,000	\$ -	\$ 91,438.13	\$ 408,596.25
6/15/42	\$ 3,410,000	\$ 235,000	\$ 91,438.13	\$ -
12/15/42	\$ 3,175,000	\$ -	\$ 85,328.13	\$ 411,766.25
6/15/43	\$ 3,175,000	\$ 245,000	\$ 85,328.13	\$ -
12/15/43	\$ 2,930,000	\$ -	\$ 78,743.75	\$ 409,071.88
6/15/44	\$ 2,930,000	\$ 260,000	\$ 78,743.75	\$ -
12/15/44	\$ 2,670,000	\$ -	\$ 71,756.25	\$ 410,500.00
6/15/45	\$ 2,670,000	\$ 275,000	\$ 71,756.25	\$ -
12/15/45	\$ 2,395,000	\$ -	\$ 64,365.63	\$ 411,121.88
6/15/46	\$ 2,395,000	\$ 290,000	\$ 64,365.63	\$ -
12/15/46	\$ 2,105,000	\$ -	\$ 56,571.88	\$ 410,937.50
6/15/47	\$ 2,105,000	\$ 305,000	\$ 56,571.88	\$ -
12/15/47	\$ 1,800,000	\$ -	\$ 48,375.00	\$ 409,946.88
6/15/48	\$ 1,800,000	\$ 320,000	\$ 48,375.00	\$ -
12/15/48	\$ 1,480,000	\$ -	\$ 39,775.00	\$ 408,150.00
6/15/49	\$ 1,480,000	\$ 340,000	\$ 39,775.00	\$ -
12/15/49	\$ 1,140,000	\$ -	\$ 30,637.50	\$ 410,412.50
6/15/50	\$ 1,140,000	\$ 360,000	\$ 30,637.50	\$ -
12/15/50	\$ 780,000	\$ -	\$ 20,962.50	\$ 411,600.00
6/15/51	\$ 780,000	\$ 380,000	\$ 20,962.50	\$ -
12/15/51	\$ 400,000	\$ -	\$ 10,750.00	\$ 411,712.50
6/15/52	\$ 400,000	\$ 400,000	\$ 10,750.00	\$ 410,750.00
Totals		\$ 6,170,000	\$ 6,134,168	\$ 12,304,168

SECTION VII

SECTION C

SECTION 1

Storey Creek Community Development District

Summary of Check Register

January 31, 2023 to March 27, 2023

Fund	Date	Check No.'s	Amount
General Fund	2/2/23	277-278	\$ 405.99
	2/9/23	279-283	\$ 30,481.04
	2/23/23	284-286	\$ 6,176.50
	3/2/23	287	\$ 611.80
	3/9/23	288-289	\$ 27,214.96
	3/16/23	290-291	\$ 6,800.33
	3/23/23	292-293	\$ 1,344.70
			\$ 73,035.32
Payroll	<u>March 2023</u>		
	Adam Morgan	50045	\$ 184.70
	D. Lane Register	50046	\$ 184.70
	James Yawn	50047	\$ 184.70
	Logan Lantrip	50048	\$ 184.70
	Patrick Bonin Jr.	50049	\$ 184.70
			\$ 923.50
			\$ 73,958.82

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
2/02/23	00011	2/01/23	02012023	202302	300-20700-10000		STOREY CREEK CDD C/O USBANK	*	311.63	311.63	000277
				FY23	DEBT	SRVC	SER2019				
2/02/23	00011	2/01/23	02012023	202302	300-20700-10100		STOREY CREEK CDD C/O USBANK	*	94.36	94.36	
				FY23	DEBT	SRVC	SER2022				
2/09/23	00013	2/01/23	17707	202302	320-53800-46200		STOREY CREEK CDD C/O USBANK	*	4,343.50	4,343.50	
							MOWING SERV PHASE 1 FEB23				
2/01/23		17707	202302	320-53800-46200			STOREY CREEK CDD C/O USBANK	*	1,610.00	1,610.00	
							MOWING SERV PH 2A FEB23				
2/01/23		17707	202302	320-53800-46200			STOREY CREEK CDD C/O USBANK	*	10,226.00	10,226.00	
							STOREY CREEK PH 2B FEB23				
2/01/23		17707	202302	320-53800-46200			STOREY CREEK CDD C/O USBANK	*	625.00	625.00	
							PARK, DOG PARK, ENTR FEB23				
2/01/23		17707	202302	320-53800-47800			STOREY CREEK CDD C/O USBANK	*	250.00	250.00	
							DOGGIE/GARBAGE CANS FEB23				
							FRANK POLLY SOD, INC				
2/09/23	00001	2/01/23	80	202302	310-51300-34000		STOREY CREEK CDD C/O USBANK	*	3,062.50	3,062.50	
							MANAGEMENT FEES FEB23				
2/01/23		80	202302	310-51300-35200			STOREY CREEK CDD C/O USBANK	*	66.67	66.67	
							WEBSITE ADMIN FEB23				
2/01/23		80	202302	310-51300-35100			STOREY CREEK CDD C/O USBANK	*	108.33	108.33	
							INFORMATION TECH FEB23				
2/01/23		80	202302	310-51300-31300			STOREY CREEK CDD C/O USBANK	*	583.33	583.33	
							DISSEMINATION FEE FEB23				
2/01/23		80	202302	310-51300-51000			STOREY CREEK CDD C/O USBANK	*	.51	.51	
							OFFICE SUPPLIES				
2/01/23		80	202302	310-51300-42000			STOREY CREEK CDD C/O USBANK	*	16.75	16.75	
							POSTAGE				
2/01/23		81	202302	320-53800-12000			STOREY CREEK CDD C/O USBANK	*	1,312.50	1,312.50	
							FIELD MANAGEMENT FEB23				
2/01/23		81A	202210	310-51300-42000			STOREY CREEK CDD C/O USBANK	*	.38	.38	
							USFS-941FORM MAILING 2020				
							GOVERNMENTAL MANAGEMENT SERVICES				
2/09/23	00011	2/09/23	02092023	202302	300-20700-10000		STOREY CREEK CDD C/O USBANK	*	3,250.63	3,250.63	
							FY23 DEBT SRVC SER2019				
2/09/23	00011	2/09/23	02092023	202302	300-20700-10100		STOREY CREEK CDD C/O USBANK	*	984.31	984.31	
							FY23 DEBT SRVC SER2022				
							STOREY CREEK CDD C/O USBANK				
							STOREY CREEK CDD C/O USBANK				
							SCCD STOREY CREEK				
							TVISCARRA				

17,054.50 000279
 3,250.63
 5,150.97 000280
 3,250.63 000281
 984.31
 984.31 000282

*** CHECK DATES 01/31/2023 - 03/27/2023 *** STOREY CREEK - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
2/09/23	00015	1/25/23	6809564	202301	310-51300-32300		US BANK		*	4,040.63	4,040.63	000283
								TRUSTEE FEE SER.2019				
2/23/23	00012	2/15/23	209420	202302	320-53800-47000				*	650.00		
								AQUATIC PLANT MGMT FEB23				
2/23/23	00013	2/13/23	17711	202302	320-53800-46200			APPLIED AQUATIC MANAGEMENT INC	*	4,975.00	4,975.00	000284
								MOWING SERV PH5 FEB23				
2/23/23	00002	2/17/23	110029	202301	310-51300-31500			FRANK POLLY SOD, INC	*	551.50	551.50	000285
								PH6 PLAT/PH5 LIFT STATION				
3/02/23	00020	2/20/23	141581	202302	320-53800-47800			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	611.80	611.80	000286
								2-200DOG BAG/50CT-TRASHBG				
3/09/23	00013	3/01/23	17736	202303	320-53800-46200			PROPET DISTRIBUTORS INC.	*	4,343.50	4,343.50	000287
								MOWING SERV PHASE I MAR23				
3/01/23	17736	3/01/23	17736	202303	320-53800-46200				*	1,610.00	1,610.00	000288
								MOWING SERV PH 2A MAR23				
3/01/23	17736	3/01/23	17736	202303	320-53800-46200				*	10,226.00	10,226.00	000289
								STOREY CREEK PH 2B MAR23				
3/01/23	17736	3/01/23	17736	202303	320-53800-46200				*	625.00	625.00	000290
								PARK, DOG PARK, ENTR MAR23				
3/01/23	17736	3/01/23	17736	202303	320-53800-47800				*	250.00	250.00	000291
								DOGGIE/GARBAGE CANS MAR23				
3/01/23	17736	3/01/23	17736	202303	320-53800-46200				*	4,975.00	4,975.00	000292
								MOWING SERV PHASE 5 MAR23				
3/09/23	00001	3/01/23	82	202303	310-51300-34000			FRANK POLLY SOD, INC	*	3,062.50	3,062.50	000293
								MANAGEMENT FEES MAR23				
3/01/23	82	3/01/23	82	202303	310-51300-35200				*	66.67	66.67	000294
								WEBSITE ADMIN MAR23				
3/01/23	82	3/01/23	82	202303	310-51300-35100				*	108.33	108.33	000295
								INFORMATION TECH MAR23				
3/01/23	82	3/01/23	82	202303	310-51300-31300				*	583.33	583.33	000296
								DISSEMINATION FEE MAR23				
3/01/23	82	3/01/23	82	202303	310-51300-51000				*	.24	.24	000297
								OFFICE SUPPLIES				
3/01/23	82	3/01/23	82	202303	310-51300-42000				*	15.59	15.59	000298
								POSTAGE				

SCCD STOREY CREEK TVISCARRA

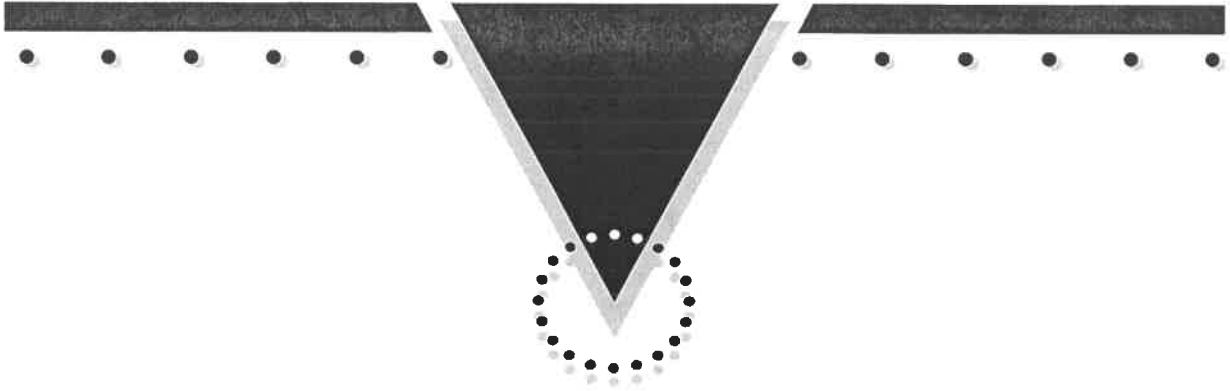
*** CHECK DATES 01/31/2023 - 03/27/2023 *** STOREY CREEK - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
3/01/23	82	202303	310	51300	42500			*	36.30	
3/01/23	83	202303	320	53800	12000			*	1,312.50	
							GOVERNMENTAL MANAGEMENT SERVICES			
3/16/23	00011	03102023	202303	300	20700	10000	STOREY CREEK CDD C/O USBANK	*	5,219.76	5,185.46
										000289
3/16/23	00011	03102023	202303	300	20700	10100	STOREY CREEK CDD C/O USBANK	*	1,580.57	5,219.76
										000290
3/23/23	00002	3/07/23	110118	202302	310	51300	31500	*	1,048.90	1,580.57
							LATHAM, LUNA, EDEN & BEAUDINE, LLP			000291
3/23/23	00018	3/13/23	2018687	202303	310	51300	49200	*	295.80	1,048.90
							OSCEOLA COUNTY PROPERTY APPRAISER			000292
										295.80
										000293

TOTAL FOR BANK A 73,035.32
 TOTAL FOR REGISTER 73,035.32

SCCD STOREY CREEK TVISCARRA

SECTION 2



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
February 28, 2023**



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9	<u>FY23 ASSESSMENT RECEIPT SCHEDULE</u>
10	<u>CONSTRUCTION SCHEDULE SERIES 2022</u>

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:				
CASH	\$457,535	---	---	\$457,535
DEPOSITS	\$5,015	---	---	\$5,015
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$509,255	---	\$509,255
PREPAYMENT	---	\$31	---	\$31
SERIES 2022				
RESERVE	---	\$205,883	---	\$205,883
REVENUE	---	\$412,120	---	\$412,120
INTEREST	---	\$34	---	\$34
CONSTRUCTION	---	---	\$6,323	\$6,323
TOTAL ASSETS	\$462,550	\$1,372,988	\$6,323	\$1,841,861
LIABILITIES:				
ACCOUNTS PAYABLE	\$1,661	---	---	\$1,661
DUE TO OTHER	\$740	---	---	\$740
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	\$460,149	---	---	\$460,149
RESTRICTED FOR DEBT SERVICE 2019	---	\$754,952	---	\$754,952
RESTRICTED FOR DEBT SERVICE 2022	---	\$618,037	---	\$618,037
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$6,323	\$6,323
TOTAL LIABILITIES & FUND EQUITY	\$462,550	\$1,372,988	\$6,323	\$1,841,861

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$413,639	\$407,055	\$407,055	\$0
ASSESSMENTS - DIRECT BILLED	\$169,922	\$169,922	\$169,922	\$0
DEVELOPER CONTRIBUTIONS	\$222,349	\$92,645	\$0	(\$92,645)
TOTAL REVENUES	\$805,910	\$669,623	\$576,977	(\$92,645)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	\$9,600	\$4,000	\$3,985	\$15
FICA EXPENSE	\$734	\$306	\$291	\$15
ENGINEERING	\$12,000	\$5,000	\$1,344	\$3,656
ATTORNEY	\$25,000	\$10,417	\$12,376	(\$1,959)
DISSEMINATION	\$7,000	\$2,917	\$2,917	\$0
ARBITRAGE	\$900	\$450	\$450	\$0
ANNUAL AUDIT	\$4,500	\$0	\$0	\$0
TRUSTEE FEES	\$10,000	\$4,041	\$4,041	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,750	\$15,313	\$15,313	\$0
INFORMATION TECHNOLOGY	\$1,300	\$542	\$542	\$0
WEBSITE MAINTENANCE	\$800	\$333	\$333	(\$0)
TELEPHONE	\$150	\$63	\$0	\$63
POSTAGE	\$750	\$313	\$32	\$281
INSURANCE	\$5,979	\$5,979	\$5,842	\$137
PRINTING & BINDING	\$750	\$313	\$28	\$284
LEGAL ADVERTISING	\$2,500	\$1,042	\$0	\$1,042
OTHER CURRENT CHARGES	\$500	\$208	\$230	(\$22)
OFFICE SUPPLIES	\$250	\$104	\$1	\$103
PROPERTY APPRAISER FEE	\$500	\$208	\$0	\$208
PROPERTY TAXES	\$0	\$0	\$274	(\$274)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$73	\$175	(\$102)
FIELD:				
FIELD SERVICES	\$15,750	\$6,563	\$6,563	\$0
PROPERTY INSURANCE	\$2,631	\$2,631	\$2,631	\$0
ELECTRIC	\$4,000	\$1,667	\$257	\$1,409
STREETLIGHTS	\$194,000	\$80,833	\$31,894	\$48,939
WATER & SEWER	\$20,500	\$8,542	\$5,788	\$2,753
LANDSCAPE MAINTENANCE	\$386,646	\$161,103	\$88,998	\$72,105
LANDSCAPE CONTINGENCY	\$7,500	\$3,125	\$15,320	(\$12,195)
LAKE MAINTENANCE	\$29,245	\$12,185	\$3,250	\$8,935
LAKE CONTINGENCY	\$1,500	\$625	\$0	\$625
DOGGIE STATION MAINTENANCE	\$4,000	\$1,667	\$2,360	(\$693)
IRRIGATION REPAIRS	\$5,000	\$2,083	\$0	\$2,083
REPAIRS & MAINTENANCE	\$5,000	\$2,083	\$3,476	(\$1,392)
WALLS, ENTRY & MONUMENTS	\$2,500	\$1,042	\$0	\$1,042
CONTINGENCY	\$2,500	\$1,042	\$0	\$1,042
TOTAL EXPENDITURES	\$805,910	\$341,809	\$213,709	\$128,100
EXCESS REVENUES (EXPENDITURES)	\$0		\$363,268	
FUND BALANCE - Beginning	\$0		\$96,881	
FUND BALANCE - Ending	\$0		\$460,149	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$491,331	\$483,424	\$483,424	\$0
INTEREST	\$0	\$0	\$5,325	\$5,325
TOTAL REVENUES	\$491,331	\$483,424	\$488,749	\$5,325
EXPENDITURES:				
INTEREST - 12/15	\$159,828	\$159,828	\$159,828	\$0
PRINCIPAL - 12/15	\$170,000	\$170,000	\$170,000	\$0
INTEREST - 6/15	\$157,172	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$487,000	\$329,828	\$329,828	\$0
EXCESS REVENUES (EXPENDITURES)	\$4,331		\$158,921	
FUND BALANCE - Beginning	\$346,006		\$596,030	
FUND BALANCE - Ending	\$350,337		\$754,952	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$148,751	\$146,384	\$146,384	\$0
ASSESSMENTS - DIRECT BILLED	\$263,015	\$263,015	\$263,015	\$0
INTEREST	\$0	\$0	\$4,322	\$4,322
TOTAL REVENUES	\$411,766	\$409,398	\$413,720	\$4,322
EXPENDITURES:				
INTEREST - 12/15	\$134,489	\$134,489	\$134,489	\$0
PRINCIPAL - 6/15	\$90,000	\$0	\$0	\$0
INTEREST - 6/15	\$160,318	\$0	\$0	\$0
TOTAL EXPENDITURES	\$384,807	\$134,489	\$134,489	\$0
OTHER SOURCES/(USES):				
TRANSFER IN/OUT	\$0	\$0	(\$1,655)	\$1,655
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$1,655)	\$1,655
EXCESS REVENUES (EXPENDITURES)	\$26,959		\$277,576	
FUND BALANCE - Beginning	\$134,489		\$340,461	
FUND BALANCE - Ending	\$161,448		\$618,037	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$23,027	\$23,027
TOTAL REVENUES	\$0	\$0	\$23,027	\$23,027
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,499,817	(\$5,499,817)
TOTAL EXPENDITURES	\$0	\$0	\$5,499,817	(\$5,499,817)
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/OUT	\$0	\$0	\$1,655	(\$1,655)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$1,655	(\$1,655)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$5,475,135)	
FUND BALANCE - Beginning	\$0		\$5,481,458	
FUND BALANCE - Ending	\$0		\$6,323	

STOREY CREEK
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$15,938	\$386,960	\$2,020	\$2,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$407,055
ASSESSMENTS - DIRECT BILLED	\$169,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169,922
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$169,922	\$15,938	\$386,960	\$2,020	\$2,737	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$576,977

EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$1,000	\$800	\$185	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,985
FICA EXPENSE	\$77	\$77	\$61	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291
ENGINEERING	\$224	\$430	\$690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,344
ATTORNEY	\$2,512	\$4,624	\$3,639	\$552	\$1,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,276
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,917
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,313
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$542
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$6	\$2	\$4	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32
INSURANCE	\$5,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,842
PRINTING & BINDING	\$10	\$3	\$13	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$39	\$39	\$39	\$74	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,668
PROPERTY INSURANCE	\$2,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,631
ELECTRIC	\$45	\$51	\$55	\$55	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257
STREETLIGHTS	\$5,584	\$6,576	\$6,343	\$6,470	\$6,921	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,894
WATER & SEWER	\$768	\$1,192	\$1,246	\$1,074	\$1,508	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,788
LANDSCAPE MAINTENANCE	\$16,805	\$16,805	\$16,805	\$16,805	\$21,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,998
LANDSCAPE CONTINGENCY	\$11,320	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,320
LAKE MAINTENANCE	\$650	\$650	\$650	\$650	\$650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,250
DOGIE STATION MAINTENANCE	\$748	\$750	\$250	\$250	\$862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,360
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$3,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,476
WALLS, ENTRY & MONUMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$62,041	\$41,109	\$35,723	\$85,745	\$39,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,709
EXCESS REVENUES (EXPENDITURES)	\$107,880	\$25,771	\$351,236	\$33,724	\$36,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$363,268

STOREY CREEK
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (23)	Due from Capital	Over and (short) Balance Due
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Due from Developer	\$	-	\$	-	\$	-	\$
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Total Developer Contributions FY23

\$ -

**STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%	
MATURITY DATE:	12/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$245,666	
RESERVE FUND BALANCE	\$245,666	
BONDS OUTSTANDING - 12/16/19		\$8,445,000
LESS: PRINCIPAL PAYMENT - 12/15/20		(\$160,000)
LESS: PRINCIPAL PAYMENT - 12/15/21		(\$165,000)
LESS: PRINCIPAL PAYMENT - 12/15/22		(\$170,000)
CURRENT BONDS OUTSTANDING		\$7,950,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	4.300%, 5.000%, 5.200%, 5.375%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$205,883	
RESERVE FUND BALANCE	\$205,883	
BONDS OUTSTANDING - 07/14/22		\$6,170,000
CURRENT BONDS OUTSTANDING		\$6,170,000

**STO REY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

GROSS ASSESSMENTS \$ 1,120,888 \$ 440,042 \$ 522,600 \$ 158,246
NET ASSESSMENTS \$ 1,053,635 \$ 413,639 \$ 491,244 \$ 148,751

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2019		2022		TOTAL 100%
							GENERAL FUND 39.26%	DEBT SERVICE 46.62%	DEBT SERVICE 14.12%		
11/22/22	ACH	\$ 41,529.00	\$ 1,661.16	\$ 797.35	\$ -	\$ 39,070.49	\$ 15,338.42	\$ 18,216.12	\$ 5,515.94	\$ 39,070.49	
12/9/22	ACH	\$ 1,039,541.19	\$ 41,581.52	\$ 19,959.20	\$ -	\$ 978,000.47	\$ 383,946.67	\$ 455,980.40	\$ 138,073.40	\$ 978,000.47	
12/22/22	ACH	\$ 8,135.00	\$ 303.99	\$ 156.62	\$ -	\$ 7,674.39	\$ 3,012.84	\$ 3,578.09	\$ 1,083.46	\$ 7,674.39	
1/10/23	ACH	\$ 4,710.00	\$ 141.30	\$ 91.37	\$ -	\$ 4,477.33	\$ 1,757.73	\$ 2,087.50	\$ 632.11	\$ 4,477.33	
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 668.40	\$ 668.40	\$ 262.40	\$ 311.63	\$ 94.36	\$ 668.40	
2/9/23	ACH	\$ 7,277.00	\$ 162.66	\$ 142.29	\$ -	\$ 6,972.05	\$ 2,737.11	\$ 3,250.63	\$ 984.31	\$ 6,972.05	
3/10/23	ACH	\$ 11,561.00	\$ 137.02	\$ 228.48	\$ -	\$ 11,195.50	\$ 4,395.17	\$ 5,219.76	\$ 1,580.57	\$ 11,195.50	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS		\$ 1,112,753.19	\$ 43,987.65	\$ 21,375.31	\$ 668.40	\$ 1,048,058.63	\$ 411,450.33	\$ 488,644.14	\$ 147,964.17	\$ 1,048,058.63	

DIRECT BILLED ASSESSMENTS

LENNAR HOMES LLC \$432,936.70 \$169,921.92 \$263,014.78

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	Operation & Maintenance	Debt Service Series 2022
10/20/22	11/1/22	1902742	\$ 84,960.96	\$ 84,960.96	\$ 84,960.96	\$ -
10/20/22	2/1/23	1902742	\$ 42,480.48	\$ 42,480.48	\$ 42,480.48	\$ -
10/20/22	5/1/23	1902742	\$ 152,480.48	\$ 152,480.48	\$ 42,480.48	\$ 110,000.00
10/20/22	11/1/23	1902742	\$ 153,014.78	\$ 153,014.78	\$ -	\$ 153,014.78
			\$ 432,936.70	\$ 432,936.70	\$ 169,921.92	\$ 263,014.78

**Storey Creek
Community Development District**

**Special Assessment Bonds, Series 2022
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
9/2/22	1	Boyd Civil Engineering	Invs #3273 & 3293 - Preparation of Ser.22 Engineer's Report	\$ 3,572.50
9/2/22	2	Boyd Civil Engineering	Invs #3402, 3403 & 3434 - Revisions to Engineer's Report	\$ 3,626.02
TOTAL				\$ 7,198.52
Fiscal Year 2022				
8/1/22		Interest		\$ 13.53
8/2/22		Transfer from Reserve		\$ 0.51
9/1/22		Interest		\$ 3,608.11
9/1/22		Interest		\$ 11.28
9/2/22		Transfer from Reserve		\$ 135.38
9/2/22		Transfer from Reserve		\$ 0.42
TOTAL				\$ 3,769.23
Acquisition/Construction Fund at 7/14/22				\$ 5,487,323.58
Interest Earned thru 9/30/22				\$ 3,769.23
Requisitions Paid thru 9/30/22				\$ (7,198.52)
Remaining Acquisition/Construction Fund				\$ 5,483,894.29

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
11/28/22	3	Storey Creek CDD	Invoice #71 - Reimburse OCTA Conveyance Fees	\$ 1,721.73
11/17/22	4	Greenberg Traurig, P.A	Invoice #1000067898 - Post Closing Costs	\$ 203.30
11/28/22	5	Storey Creek CDD	Reimburse Conveyance Costs for Tramwell, Webb Partners	\$ 2,871.70
11/28/22	6	Lennar Homes LLC	Reimbursement of Infrastructure Costs for AA2	\$ 5,494,727.59
2/22/23	7	Storey Creek CDD	Reimbursement for Additional Conveyance Costs	\$ 75.00
2/22/23	8	Boyd Civil Engineering	Invoice #03528 - Preparation of AA2 Lennar Homes Reimb.	\$ 2,687.50
TOTAL				\$ 5,502,286.82
Fiscal Year 2023				
10/3/22		Interest		\$ 6,761.70
10/3/22		Transfer from Reserve		\$ 253.83
11/1/22		Interest		\$ 8,303.14
11/1/22		Transfer from Reserve		\$ 311.36
12/1/22		Interest		\$ 7,929.60
12/1/22		Transfer from Reserve		\$ 329.98
1/3/23		Interest		\$ 14.94
1/3/23		Transfer from Reserve		\$ 384.69
2/1/23		Interest		\$ 17.14
2/1/23		Transfer from Reserve		\$ 409.23
TOTAL				\$ 24,715.61
Acquisition/Construction Fund at 9/30/22				\$ 5,483,894.29
Interest Earned thru 2/28/23				\$ 24,715.61
Requisitions Paid thru 2/28/23				\$ (5,502,286.82)
Remaining Acquisition/Construction Fund				\$ 6,323.08

SECTION 3

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 6, 2023

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
OSCOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Storey Creek Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 6, 2023 at 12:30 PM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes: _____

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment