

*Storey Creek Community  
Development District*

*Agenda*

*August 7, 2023*

# AGENDA

# *Storey Creek*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

July 31, 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, August 7, 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 April 3, 2023 Meeting
4. Public Hearing
  - A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2023-07 Designating Assistant Treasurer of the District
6. Ratification of Temporary Access Easement Agreement
7. Consideration of Agreement with Applied Aquatic Management, Inc. to Provide Aquatic Maintenance
8. Staff Reports
  - A. Attorney
    - i. Memorandum Regarding Required Ethics Training and Other Legislative Updates
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 536
    - iv. Approval of Fiscal Year 2024 Meeting Schedule
9. Other Business
  - A. Discussion of Pending Plat Conveyances
  - B. Status of Permit Transfers
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  
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, April 3, 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
Logan Lantrip	Assistant Secretary
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd <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**

There are no members of the public here other than Board members and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 6, 2023 Meeting**

Mr. Flint presented the minutes of the February 6, 2023 meeting. He asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 6, 2023 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Agreements with Frank Polly Sod & Landscape**

Mr. Scheerer stated that there are a couple agreements from Frank Polly. He noted one is for the nature park that was supposed to be HOA but they have been asked by the CDD to go ahead and maintain it so there is a proposal for Mark to provide those services for the nature park. He noted the next is for the rest of the roadway on Phase 4. Mr. Morgan asked if the roadway one was just a single total that is \$6,850 per month. Mr. Scheerer confirmed it was, and stated it was from the entrance of 3B, from that point all the way to the temporary cul-de-sac.

Ms. Trucco asked if that has been conveyed to the CDD yet. Mr. Morgan stated it is Boulevard and they are required to maintain it. Ms. Trucco asked if there is interlocal agreement or title work to be done. Mr. Register stated that can be done under interlocal agreement. He stated this is a continuation of what they have been doing. Mr. Register stated to be completely fair when Storey Creek was started, the medians were CDD tracts. Osceola County changed their approach to medians and at some point, those medians stopped being CDD tracts and are now part of the right of way so he suggested double checking that the interlocal agreement which was written at the time the medians were going to the CDDs, that it covers that.

Ms. Trucco stated they are fast with responses on interlocal agreements and if it is not there, we can draft it out quickly.

On MOTION by Mr. Morgan, seconded by Register, with all in favor, the Landscape Maintenance Agreements with Frank Polly Sod & Landscape, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Aquatic Plant Management Agreement Applied Aquatic Management, Inc.**

Mr. Scheerer stated they approached Applied Aquatics to give them a new agreement that includes every pond that has currently been turned over to the District for maintenance with the exception of ponds 6 & 7. He handed out a drawing that indicates all the ponds and surrounding areas including the creek that runs through the nature park and all surrounding areas that are in there. He stated this agreement will extend through September 30, 2023 and then they will ahead bring back another agreement for October 1<sup>st</sup>.

Mr. Scheerer reiterated that this proposal does not include pond six or seven. He stated that they are in the budget for this year and are in the budget for next year but as far as this agreement,

but they are not doing maintenance on them so they are not included in this agreement. Mr. Register noted he does not mind if there is some turnover with exceptions for those couple of big washouts if that is a thing they can do, but 90% of the pond is mowable. Mr. Morgan noted this is not mowing and Mr. Scheerer stated this is aquatic maintenance. Mr. Morgan added that pond 7 is not ready for aquatic maintenance at all. Mr. Scheerer noted that pond 7 and/or 6 is not included in any of the current landscape agreements.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Aquatic Plant Management Agreement Applied Aquatic Management, Inc., was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

Mr. Flint recommended the public hearing be set for August 7<sup>th</sup> at 12:30 p.m. in this location. He noted exhibit ‘A’ attached is the proposed budget. He stated when they originally did the Storey Creek assessments, they put together an estimated build out budget and the per unit assessments were based on that and now that the infrastructure and maintenance are closer to completion, they are able to refine the costs. He stated the landscape cost is higher than the current budget and that is primarily responsible for most of the increase. He noted they are asking for an increase in the management fee and assessment admin. He stated on page 24 of the PDF there is assessment area 1, 2, and 3 with tables that show the proposed assessments by assessment area with the per unit amounts on far right. He added the next set of tables is the current year assessments and the last table shows the proposed increase of 7.62%. He noted based on the product types there are 40s, 50s, 60s, and 70s.

Mr. Morgan asked if that was a proposed increase in the assessments. Mr. Flint stated yes that a 40’ lot would go up \$50.92 per year and a 70’ lot would be \$89.11 per year. Mr. Morgan asked if they missed it that much in the original assessment or is this just cost increases. Mr. Flint stated it has been several years since that budget was estimated so it is a combination of landscape costs going up more than anyone thought they would over the last couple of years and inflationary increases. He stated he thought a 7.6% is probably not unreasonable based on the fact that they have not changed since they were initially implemented. He noted this is a proposed budget and the final consideration would be in August so if things change between now and then adjustments can be made.



On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-04 Approving Proposed Fiscal Year 2024 Budget and Setting Public Hearing for August 7, 2023 at 12:30 p.m., was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had no updates for the Board, but she offered to answer any questions.

**B. Engineer**

Mr. Boyd had nothing to report to the Board.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from January 31<sup>st</sup> through March 27<sup>th</sup> for \$73,958.82 with the detail behind the summary. The Board had no further questions.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Check Register totaling \$73,958.82, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of February. He noted there are any questions, those can be discussed. He stated there is \$6,000 left in the construction account from the Series 2022 bonds. Mr. Register asked why there was \$6,000 left. Mr. Flint answered it could have been interest earnings or a timing issue but this was as of the end of February and there may be some other small requisitions that have been submitted. Mr. Register asked for 4 & 6 when he does that requisition, can he zap whatever dollars are in that. Mr. Flint stated yes that a separate requisition would be needed for this. Mr. Flint noted that ultimately, it will flow to the revenue account if it is not used and the project is certified complete.

**iii. Designation of November 6, 2023 as Landowners’ Meeting Date**

Mr. Flint noted that District is required to hold a Landowner’s meeting this year so we are recommending the November 6<sup>th</sup> meeting for the Landowner election and ask for a motion to designate November 6<sup>th</sup> as the Landowner meeting date.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Designation of November 6, 2023 as Landowner’s Meeting, was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

Mr. Register asked Steve about the phase 5 stormwater ponds transferring to operation, and asked if that is that being held up by SDC’s storm repairs or is there anything holding them up from that or have they already been on that and he is just not recalling. Mr. Boyd stated he believed they were being held up but at this point there is nothing else holding them up so they need to go ahead and complete that transfer at this time. Mr. Register stated that they just need to convert operation for the District, just transfer the permit.

Mr. Register requested an audit be done of the four separate ERPs that they have had with ponds in them and double confirm that everything has been transferred over. Mr. Boyd stated they would do that and will get phase 5 transferred then go back and review all of them and make sure there weren’t any that got overlooked.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

**RESOLUTION 2023-05**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AND EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, 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 Creek 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 August 7, 2023, 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 CREEK 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, attached hereto as Exhibit “A,” 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 2023 and/or revised projections for Fiscal Year 2024.
  
- 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 Creek Community Development District for the Fiscal Year Ending September 30, 2024," as adopted by the Board of Supervisors on August 7, 2023.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Storey Creek Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or 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	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2022	\$ _____
TOTAL ALL FUNDS	\$ _____

**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 7<sup>th</sup> day of August, 2023.

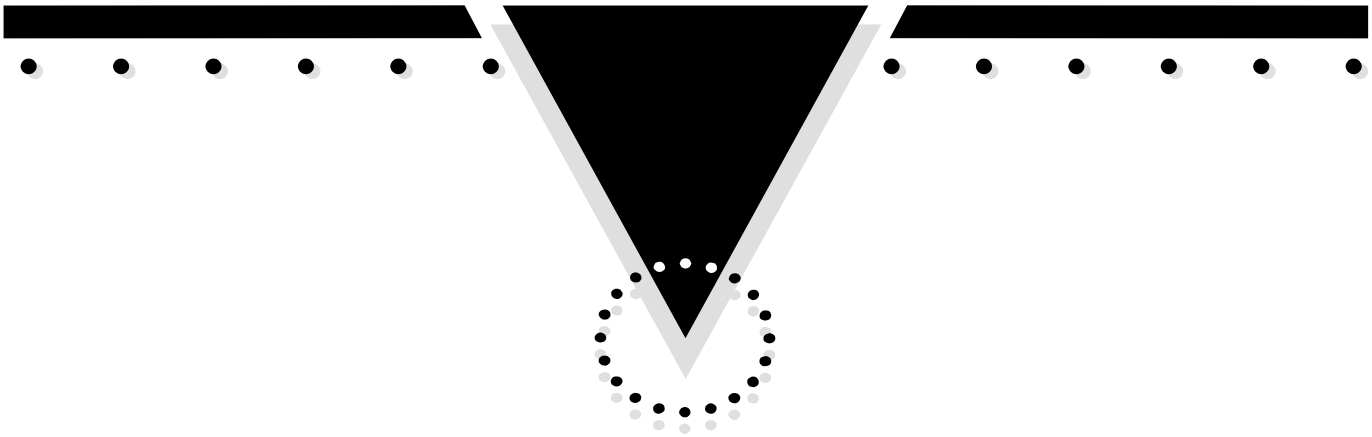
ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant 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 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$583,561	\$584,565	\$0	\$584,565	\$852,893
Developer Contributions	\$222,349	\$0	\$121,193	\$121,193	\$0

<b>Total Revenues</b>	<b>\$805,910</b>	<b>\$584,565</b>	<b>\$121,193</b>	<b>\$705,758</b>	<b>\$852,893</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$9,600	\$4,800	\$2,000	\$6,800	\$12,000
FICA Expense	\$734	\$367	\$153	\$520	\$918
Engineering	\$12,000	\$1,559	\$941	\$2,500	\$12,000
Attorney	\$25,000	\$14,364	\$5,636	\$20,000	\$25,000
Dissemination	\$7,000	\$5,250	\$1,750	\$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	\$27,563	\$9,188	\$36,750	\$40,000
Information Technology	\$1,300	\$975	\$325	\$1,300	\$1,800
Website Maintenance	\$800	\$600	\$200	\$800	\$1,200
Telephone	\$150	\$0	\$25	\$25	\$150
Postage	\$750	\$150	\$450	\$600	\$500
Printing & Binding	\$750	\$78	\$225	\$303	\$600
Insurance	\$5,979	\$5,842	\$0	\$5,842	\$6,450
Legal Advertising	\$2,500	\$0	\$2,000	\$2,000	\$2,000
Other Current Charges	\$500	\$393	\$120	\$513	\$500
Office Supplies	\$250	\$2	\$80	\$82	\$100
Property Appraiser Fee	\$500	\$296	\$0	\$296	\$500
Property Taxes	\$0	\$274	\$0	\$274	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$125,138</b>	<b>\$72,179</b>	<b>\$32,083</b>	<b>\$104,262</b>	<b>\$139,153</b>
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**Operations & Maintenance**

Field Services	\$15,750	\$11,813	\$3,938	\$15,750	\$16,538
Property Insurance	\$2,631	\$2,631	\$0	\$2,631	\$4,000
Electric	\$4,000	\$453	\$150	\$603	\$4,000
Streetlights	\$194,000	\$58,740	\$19,560	\$78,300	\$194,000
Water & Sewer	\$20,500	\$13,442	\$4,485	\$17,927	\$39,600
Landscape Maintenance	\$386,646	\$213,416	\$93,314	\$306,729	\$400,374
Landscape Contingency	\$7,500	\$15,320	\$0	\$15,320	\$7,500
Irrigation Repairs	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Lake Maintenance	\$29,245	\$12,177	\$4,059	\$16,236	\$26,700
Lake Contingency	\$1,500	\$0	\$375	\$375	\$1,500
Doggie Station Maintenance	\$4,000	\$3,360	\$750	\$4,110	\$5,000
Repairs & Maintenance	\$5,000	\$4,066	\$935	\$5,000	\$5,000
Walls, Entry & Monuments	\$2,500	\$0	\$625	\$625	\$2,500
Contingency	\$2,500	\$0	\$625	\$625	\$2,028

<b>Total Operations &amp; Maintenance</b>	<b>\$680,772</b>	<b>\$335,416</b>	<b>\$130,065</b>	<b>\$465,481</b>	<b>\$713,740</b>
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<b>Total Expenditures</b>	<b>\$805,910</b>	<b>\$407,595</b>	<b>\$162,148</b>	<b>\$569,743</b>	<b>\$852,893</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$176,969</b>	<b>(\$40,955)</b>	<b>\$136,015</b>	<b>\$0</b>
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Net Assessment	\$852,893
Collection Cost (6%)	\$54,440
<b>Gross Assessment</b>	<b>\$907,332</b>

# 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
<b>Total</b>	<b>421</b>		<b>503</b>	<b>100.00%</b>	<b>\$361,566</b>	

#### 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%	\$50,367	\$719.53
Single Family 50'	152	1.25	190	44.60%	\$136,711	\$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	\$1,259.18
<b>Total</b>	<b>329</b>		<b>426</b>	<b>100.00%</b>	<b>\$306,522</b>	

#### 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%	\$115,125	\$719.53
Single Family 50'	138	1.25	173	40.49%	\$124,120	\$899.42
<b>Total</b>	<b>298</b>		<b>333</b>	<b>78.05%</b>	<b>\$239,245</b>	

#### 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%	\$498,277	\$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	\$1,259.18
<b>Total</b>	<b>1048</b>		<b>1261</b>	<b>100.00%</b>	<b>\$907,332</b>	

#### 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	126	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
<b>Total</b>	<b>421</b>		<b>503</b>	<b>54.12%</b>	<b>\$335,980</b>	

#### 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
<b>Total</b>	<b>329</b>		<b>426</b>	<b>45.88%</b>	<b>\$284,830</b>	

#### 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	56.00%	\$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
<b>Total</b>	<b>750</b>		<b>929</b>	<b>100.00%</b>	<b>\$620,810</b>	

#### 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	\$1,259.18	\$89.11	7.62%
<b>Total</b>				

**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.

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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. 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.

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

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.

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>Total</b>			<b>\$194,000</b>

Water & Sewer

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

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

# 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
<b>Total</b>		<b>\$400,374</b>

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
<b>Total</b>		<b>\$26,700</b>

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
<b>Total</b>		<b>\$5,000</b>

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 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$491,331	\$492,436	\$0	\$492,436	\$491,331
Interest Income	\$0	\$13,255	\$3,000	\$16,255	\$7,500
Carry Forward Surplus	\$346,006	\$350,365	\$0	\$350,365	\$372,055

<b>Total Revenues</b>	<b>\$837,337</b>	<b>\$856,055</b>	<b>\$3,000</b>	<b>\$859,055</b>	<b>\$870,887</b>
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**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	\$157,172	\$0	\$157,172	\$154,438

<b>Total Expenditures</b>	<b>\$486,950</b>	<b>\$487,000</b>	<b>\$0</b>	<b>\$487,000</b>	<b>\$486,609</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$350,387</b>	<b>\$369,055</b>	<b>\$3,000</b>	<b>\$372,055</b>	<b>\$384,277</b>
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Principal - 12/15/2024	\$180,000
Interest - 12/15/2024	\$154,438
<b>Total</b>	<b>\$334,438</b>

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

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	126	\$1,040	\$131,063
Single Family 50'	264	\$1,300	\$343,262
Single Family 60'	31	\$1,560	\$48,368
<b>Total</b>	<b>421</b>		<b>\$522,693</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/23	\$ 7,950,000	\$ 175,000	\$ 157,171.88	\$ 332,171.88
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
<b>Totals</b>		<b>\$ 7,950,000</b>	<b>\$ 5,110,228</b>	<b>\$ 13,060,228.13</b>

# Storey Creek

## Community Development District

### Fiscal Year 2024 Debt Service Fund Series 2022

Proposed Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$411,766	\$412,127	\$0	\$412,127	\$411,766
Interest Income	\$0	\$10,786	\$2,000	\$12,786	\$5,000
Carry Forward Surplus	\$134,489	\$134,578	\$0	\$134,578	\$170,174
Transfer In	\$0	\$34	\$0	\$34	\$0
<b>Total Revenues</b>	<b>\$546,255</b>	<b>\$557,524</b>	<b>\$2,000</b>	<b>\$559,524</b>	<b>\$586,940</b>

**Expenses**

Interest - 12/15	\$134,489	\$134,489	\$0	\$134,489	\$158,383
Principal - 12/15	\$90,000	\$90,000	\$0	\$90,000	\$95,000
Interest - 6/15	\$160,318	\$160,318	\$0	\$160,318	\$158,383
Transfer Out	\$0	\$3,833	\$710	\$4,543	\$0
<b>Total Expenditures</b>	<b>\$384,807</b>	<b>\$388,640</b>	<b>\$710</b>	<b>\$389,350</b>	<b>\$411,766</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$161,448</b>	<b>\$168,884</b>	<b>\$1,290</b>	<b>\$170,174</b>	<b>\$175,174</b>

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

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

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
<b>Total</b>	<b>329</b>		<b>\$438,049</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/23	\$ 6,080,000	\$ -	\$ 158,383.13	\$ 158,383.13
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	\$ -	\$ 126,018.13	\$ 411,066.25
6/15/35	\$ 4,740,000	\$ 160,000	\$ 126,018.13	\$ -
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
<b>Totals</b>		<b>\$ 6,080,000</b>	<b>\$ 5,973,850</b>	<b>\$ 12,053,850</b>

# SECTION B

## **RESOLUTION 2023-06**

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

**WHEREAS**, the Storey Creek 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 Osceola 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 2023-2024 (“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 2023-2024; and

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

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

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

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

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

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Storey Creek 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 CREEK 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, 2023, 25% due no later than February 1, 2024 and



25% due no later than May 1, 2024. 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 2024 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 Creek 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 Creek Community Development District.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of August, 2023.

ATTEST:

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

# SECTION V

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

**SECTION 1.** Darrin Mossing, Sr. is appointed Assistant Treasurer.

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of August 2023.

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VI

**TEMPORARY ACCESS EASEMENT AGREEMENT  
BY AND BETWEEN THE STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT AND SHEILA MICHELLE RODRIGUEZ  
AND FREDRICK DOUGLAS MONROE**

This Temporary Access Easement Agreement ("Easement Agreement") is made and entered into this 5<sup>th</sup> day of June, 2023, by and between:

**Storey Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Osceola, County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

**Sheila Michelle Rodriguez and Fredrick Douglas Monroe**, whose mailing address is 4508 Bluff Oak Loop Kissimmee, FL 34746 (the "Homeowners").

**WITNESSETH**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by an ordinance of the Osceola County, Florida, County Commission, (the "Ordinance") and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the District is the owner of certain lands in Osceola County, Florida, more particularly described as STOREY CREEK PH 1 PB 27 PGS 164-168 TRACT 3100 STORMWATER/RECREATION as recorded in the Records of Osceola County, Florida, (Parcel ID 12-26-28-5087-TRAC-3100) (the "District Property"); and

**WHEREAS**, Homeowners are the owner of the property within the District having the address of 4508 Bluff Oak Loop Kissimmee, FL 34746, with a legal description of STOREY CREEK PH 1 PB 27 PGS 164-168 LOT 156 as recorded in the Records of Osceola County, Florida (Parcel ID 122628508700011560) (the "Homeowners' Property"); and

**WHEREAS**, Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of gaining access to Homeowners' Property for the construction of a swimming pool in the rear yard at Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

**WHEREAS**, the portion of District Property over which the temporary easement (the "Easement Property") is requested is shown on Exhibit A, attached hereto and made a part hereof.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
2. **GRANT OF EASEMENT.** The District hereby grants to Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of Homeowners (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool in the rear yard at Homeowners' Property (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of their property for construction of a swimming pool and related repair of the Easement Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowner has authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. Homeowners shall be responsible for securing all required HOA approvals and permits from the Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.
3. **TERM.** Homeowners shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowner's Property or one hundred eighty (180) days from the date of this Easement, at which time the Easement shall automatically terminate.
4. **INDEMNIFICATION.**
  - a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by Homeowners, their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).
  - b. Homeowners agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.
5. **DAMAGE.** In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent

contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

**6. DEFAULT.** A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

**7. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**8. NOTICES.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners: Sheila Michelle Rodriguez  
& Fredrick Douglas Monroe  
4508 Bluff Oak Loop  
Kissimmee, FL 34746

To the District: Storey Creek Community Development District  
219 E. Livingston Street  
Orlando, FL 32801  
Attn: District Manager

With a copy to:

Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine, LLP.  
111 N. Magnolia Avenue, Suite 1400  
Orlando, Florida 32801

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

**9. THIRD PARTIES.** This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

**10. ASSIGNMENT.** No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

**11. CONTROLLING LAW.** This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

**12. PUBLIC RECORDS.** Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

**13. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

**14. BINDING EFFECT.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

**15. AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this



Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**



Print name: ADAM MORGAN  
Chairperson/Vice Chairman

Date: 6/5/23

**HOMEOWNERS**



Sheila Michelle

Rodriguez



Fredrick Douglas Monroe

Date: 0526-2023

**EXHIBIT A**  
**Easement Property & Access Area**

Area highlighted in blue illustrates permitted easement access for the purpose of this project. Approximate easement area is twenty (20) feet out East from the homeowner's eastern property line



TRIM Notice	Property Record Card
Tax Collector	NEW - Bird's Eye View
Info	Values Building Land XFOB Sales
Parcel	<a href="#">12-28-28-5087-0001-1560</a>
Owner Name	MONROE FREDRICK DOUGLAS RODRIGUEZ SHEILA MICHELLE
Mailing Address	4508 BLUFF OAK LOOP KISSIMMEE, FL 34748
Physical Address	4508 BLUFF OAK LOOP, KISSIMMEE FL 34748
Property Type	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY
Acres	0.14
Desc.	STOREY CREEK PH 1 PB 27 PGS 164- 168 LOT 156



# SECTION VII



Renewal

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

### AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 1, 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 Storey Creek CDD 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:

One (1) Large Stormwater Pond Associated with Storey Creek CDD  
2041 Ham Brown Rd  
Kissimmee, FL 34746

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. Emersed vegetation control Included
- 3. Floating vegetation control Included
- 4. Filamentous algae control Included
- 5. Shoreline grass & brush control Included

Service shall consist 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: 10/01/2023 thru 09/30/2024

Agreement will automatically renew as per Term and Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$709.00	Due	monthly as billed x 12.
Total Annual Cost	\$8,508.00		

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. 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: 4/1/2023

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. 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 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 VIII

# SECTION A

# SECTION 1





LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
DANIEL H. COULTOFF  
JENNIFER S. EDEN  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
MARC L. LEVINE  
JUSTIN M. LUNA  
LORI T. MILVAIN  
BENJAMIN R. TAYLOR  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** CDD Board of Supervisors  
**From:** District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)  
**Re:** New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates  
**Date:** July 6, 2023

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We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1<sup>st</sup> each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31<sup>st</sup> of any given year, the annual training is required to be completed on or before December 31<sup>st</sup>. For Supervisors assuming a new office after March 31<sup>st</sup>, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

***Thank you.***

## CHAPTER 2023-121

### Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and commissioners of community redevelopment agencies, and elected local officers of independent special districts.~~—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

# SECTION C

# SECTION 1

# Storey Creek Community Development District

## Summary of Check Register

March 27, 2023 to July 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/6/23	294-295	\$ 41,329.50
	4/13/23	296-298	\$ 7,440.21
	5/4/23	299	\$ 215.00
	5/11/23	300-303	\$ 42,986.54
	5/23/23	304	\$ 1,353.00
	6/7/23	305	\$ 31,354.50
	6/14/23	306-309	\$ 6,824.35
	6/20/23	310-312	\$ 2,665.71
	7/12/23	313-315	\$ 37,082.87
	7/19/23	316-317	\$ 1,494.11
			\$ 172,745.79
Payroll	<u>April 2023</u>		
	Adam Morgan	50050	\$ 184.70
	D. Lane Register	50051	\$ 184.70
	James Yawn	50052	\$ 184.70
	Logan Lantrip	50053	\$ 184.70
	Patrick Bonin Jr.	50054	\$ 184.70
			\$ 923.50
			\$ 173,669.29



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/06/23	00012	3/31/23 210369	202303 320-53800-47000	AQUATIC PLANT MGMT MAR23	*	650.00	
APPLIED AQUATIC MANAGEMENT INC							650.00 000294
4/06/23	00013	3/09/23 17758	202303 320-53800-46200	MOWING SERV PHASE 4 MAR23	*	5,850.00	
		3/09/23 17758	202303 320-53800-46200	NATURE PARK MOWING MAR23	*	3,475.00	
		3/31/23 17790	202304 320-53800-46200	MOWING SERV PHASE I APR23	*	4,343.50	
		3/31/23 17790	202304 320-53800-46200	MOWING SERV PH 2A APR23	*	1,610.00	
		3/31/23 17790	202304 320-53800-46200	STOREY CREEK PH2B APR23	*	10,226.00	
		3/31/23 17790	202304 320-53800-46200	PARK,DOG PARK,ENTR APR23	*	625.00	
		3/31/23 17790	202304 320-53800-47800	DOGGIE/GARBAGE CANS APR23	*	250.00	
		3/31/23 17790	202304 320-53800-46200	MOWING SERV PHASE 5 APR23	*	4,975.00	
		3/31/23 17790	202304 320-53800-46200	MOWING SERV PHASE 4 APR23	*	5,850.00	
		3/31/23 17790	202304 320-53800-46200	NATURE PARK MOWING APR23	*	3,475.00	
FRANK POLLY SOD, INC							40,679.50 000295
4/13/23	00001	4/01/23 84	202304 310-51300-34000	MANAGEMENT FEES APR23	*	3,062.50	
		4/01/23 84	202304 310-51300-35200	WEBSITE ADMIN APR23	*	66.67	
		4/01/23 84	202304 310-51300-35100	INFORMATION TECH APR23	*	108.33	
		4/01/23 84	202304 310-51300-31300	DISSEMINATION FEE APR23	*	583.33	
		4/01/23 84	202304 310-51300-51000	OFFICE SUPPLIES	*	.12	
		4/01/23 84	202304 310-51300-42000	POSTAGE	*	2.40	
		4/01/23 84	202304 310-51300-42500	COPIES	*	10.80	
		4/01/23 85	202304 320-53800-12000	FIELD MANAGEMENT APR23	*	1,312.50	
GOVERNMENTAL MANAGEMENT SERVICES							5,146.65 000296
4/13/23	00011	4/11/23 04112023	202304 300-20700-10000	FY23 DEBT SRVC SER2019	*	1,760.48	
STOREY CREEK CDD C/O USBANK							1,760.48 000297
SCCD STOREY CREEK TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #		
4/13/23	00011	4/11/23 04112023	202304 300-20700-10100 FY23 DEBT SRVC SER2022	STOREY CREEK CDD C/O USBANK	*	533.08	533.08 000298		
5/04/23	00003	5/01/23 3677	202304 310-51300-31100 CDD MEETING VIA CALL IN	BOYD CIVIL ENGINEERING	*	215.00	215.00 000299		
5/11/23	00012	5/02/23 210915	202304 320-53800-47000 AQUATIC PLANT MGMT APR23	APPLIED AQUATIC MANAGEMENT INC	*	650.00	5,571.00 000300		
		5/02/23 211151	202303 320-53800-47000 AQUATIC PLANT DIFF.MAR23		*	703.00			
		5/02/23 211152	202211 320-53800-47000 AQUATIC PLANT DIFF.NOV22		*	703.00			
		5/02/23 211153	202212 320-53800-47000 AQUATIC PLANT DIFF.DEC22		*	703.00			
		5/02/23 211154	202301 320-53800-47000 AQUATIC PLANT DIFF.JAN23		*	703.00			
		5/02/23 211155	202302 320-53800-47000 AQUATIC PLANT DIFF.FEB23		*	703.00			
		5/02/23 211156	202304 320-53800-47000 AQUATIC PLANT DIFF.APR23		*	703.00			
		5/02/23 211157	202210 320-53800-47000 AQUATIC PLANT DIFF.OCT22		*	703.00			
5/11/23	00013	5/01/23 17823	202305 320-53800-46200 MOWING SERV PHASE I MAY23		FRANK POLLY SOD, INC	*		4,343.50	31,354.50 000301
		5/01/23 17823	202305 320-53800-46200 MOWING SERV PH 2A MAY23	*		1,610.00			
		5/01/23 17823	202305 320-53800-46200 STOREY CREEK PH 2B MAY23	*		10,226.00			
		5/01/23 17823	202305 320-53800-46200 PARK, DOGPARK, ENTR MAY23	*		625.00			
		5/01/23 17823	202305 320-53800-47800 DOGGIE/GARBAGE CANS MAY23	*		250.00			
		5/01/23 17823	202305 320-53800-46200 MOWING SERV PHASE 5 MAY23	*		4,975.00			
		5/01/23 17823	202305 320-53800-46200 MOWING SERV PHASE 4 MAY23	*		5,850.00			
		5/01/23 17823	202305 320-53800-46200 NATURE PARK MOWING MAY23	*		3,475.00			
5/11/23	00001	5/01/23 86	202305 310-51300-34000 MANAGEMENT FEES MAY23	SCCD STOREY CREEK TVISCARRA		*	3,062.50		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/23	86		202305 310-51300-35200	WEBSITE ADMIN MAY23					*	66.67		
5/01/23	86		202305 310-51300-35100	INFORMATION TECH MAY23					*	108.33		
5/01/23	86		202305 310-51300-31300	DISSEMINATION FEE MAY23					*	583.33		
5/01/23	86		202305 310-51300-51000	OFFICE SUPPLIES					*	.24		
5/01/23	86		202305 310-51300-42000	POSTAGE					*	27.28		
5/01/23	87		202305 320-53800-12000	FIELD MANAGEMENT MAY23					*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES											5,160.85	000302
5/11/23	00002	5/03/23	113317	202304 310-51300-31500				FRNK POLLY AGR/MEDIAN/MTG	*	900.19		
LATHAM,LUNA,EDEN & BEAUDINE,LLP											900.19	000303
5/23/23	00012	5/15/23	211419	202305 320-53800-47000				AQUATIC PLANT MGMT MAY23	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC											1,353.00	000304
6/07/23	00013	6/01/23	17868	202306 320-53800-46200				MOWING SERV PHASE I JUN23	*	4,343.50		
6/01/23	17868		202306 320-53800-46200	MOWING SERV PH 2A JUN23					*	1,610.00		
6/01/23	17868		202306 320-53800-46200	STOREY CREEK PH2B JUN23					*	10,226.00		
6/01/23	17868		202306 320-53800-46200	PARK,DOG PARK,ENTR JUN23					*	625.00		
6/01/23	17868		202306 320-53800-47800	DOGGIE/GARBAGE CANS JUN23					*	250.00		
6/01/23	17868		202306 320-53800-46200	MOVING SERV PHASE 5 JUN23					*	4,975.00		
6/01/23	17868		202306 320-53800-46200	MOWING SERV PHASE 4 JUN23					*	5,850.00		
6/01/23	17868		202306 320-53800-46200	NATURE PARK MOWING JUN23					*	3,475.00		
FRANK POLLY SOD,INC											31,354.50	000305
6/14/23	00001	6/01/23	88	202306 310-51300-34000				MANAGEMENT FEES JUN23	*	3,062.50		
6/01/23	88		202306 310-51300-35200	WEBSITE ADMIN JUN23					*	66.67		
6/01/23	88		202306 310-51300-35100	INFORMATION TECH JUN23					*	108.33		

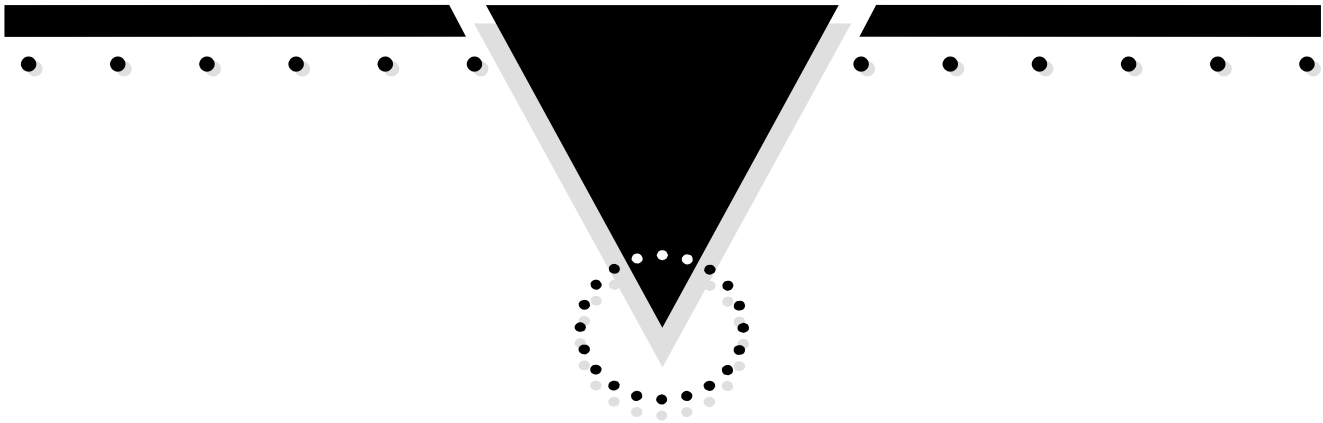
SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23	88	202306	310-51300-31300	DISSEMINATION FEE JUN23					*	583.33		
6/01/23	88	202306	310-51300-51000	OFFICE SUPPLIES					*	.18		
6/01/23	88	202306	310-51300-42000	POSTAGE					*	72.07		
6/01/23	88	202306	310-51300-42500	COPIES					*	2.40		
6/01/23	89	202306	320-53800-12000	FIELD MANAGEMENT JUN23					*	1,312.50		
6/01/23	89A	202304	310-51300-42000	ISPS-POSTAGE FOR 941 FORM					*	1.13		
GOVERNMENTAL MANAGEMENT SERVICES											5,209.11	000306
6/14/23	00002	6/05/23	115170	202305	310-51300-31500			NOT.TO OWNER/LEGISLT/TASK	*	282.00		
LATHAM,LUNA,EDEN & BEAUDINE,LLP											282.00	000307
6/14/23	00011	6/12/23	06122023	202306	300-20700-10000			FY23 DEBT SRVC SER2019	*	1,023.36		
STOREY CREEK CDD C/O USBANK											1,023.36	000308
6/14/23	00011	6/12/23	06122023	202306	300-20700-10100			FY23 DEBT SRVC SER2022	*	309.88		
STOREY CREEK CDD C/O USBANK											309.88	000309
6/20/23	00012	6/15/23	212093	202306	320-53800-47000			AQUATIC PLANT MGMT JUN23	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC											1,353.00	000310
6/20/23	00011	6/16/23	06162023	202306	300-20700-10000			FY23 DEBT SRVC SER2019	*	1,007.60		
STOREY CREEK CDD C/O USBANK											1,007.60	000311
6/20/23	00011	6/16/23	06162023	202306	300-20700-10100			FY23 DEBT SRVC SER2022	*	305.11		
STOREY CREEK CDD C/O USBANK											305.11	000312
7/12/23	00019	6/28/23	5316	202306	320-53800-48000			RPLC PLYGRND LTCH/RMV RMP	*	590.00		
BERRY CONSTRUCTION INC											590.00	000313
7/12/23	00013	7/03/23	17902	202307	320-53800-46200			MOWING SERV PHASE I JUL23	*	4,343.50		
		7/03/23	17902	202307	320-53800-46200			MOWING SERV PH2A JUL23	*	1,610.00		
SCCD STOREY CREEK TVISCARRA												

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/03/23	17902	202307	320-53800-46200	STOREY CREEK PH2B JUL23	*	10,226.00	
7/03/23	17902	202307	320-53800-46200	PARK,DOG PARK,ENTR JUL23	*	625.00	
7/03/23	17902	202307	320-53800-47800	DOGGIE/GARBAGE CANS JUL23	*	250.00	
7/03/23	17902	202307	320-53800-46200	MOWING SERV PHASE 5 JUL23	*	4,975.00	
7/03/23	17902	202307	320-53800-46200	MOWING SERV PHASE 4 JUL23	*	5,850.00	
7/03/23	17902	202307	320-53800-46200	NATURE PARK MOWING JUL23	*	3,475.00	
FRANK POLLY SOD, INC							31,354.50 000314
7/12/23	00001	7/01/23	90 202307 310-51300-34000	MANAGEMENT FEES JUL23	*	3,062.50	
		7/01/23	90 202307 310-51300-35200	WEBSITE ADMIN JUL23	*	66.67	
		7/01/23	90 202307 310-51300-35100	INFORMATION TECH JUL23	*	108.33	
		7/01/23	90 202307 310-51300-31300	DISSEMINATION FEE JUL23	*	583.33	
		7/01/23	90 202307 310-51300-51000	OFFICE SUPPLIES	*	.09	
		7/01/23	90 202307 310-51300-42000	POSTAGE	*	1.80	
		7/01/23	90 202307 310-51300-42500	COPIES	*	3.15	
		7/01/23	91 202307 320-53800-12000	FIELD MANAGEMENT JUL23	*	1,312.50	
GOVERNMENTAL MANAGEMENT SERVICES							5,138.37 000315
7/19/23	00023	7/18/23	9075573 202307 310-51300-42500	DATA CONVERSION/UPDT/DUPE	*	195.00	
		7/18/23	9075573 202307 310-51300-42000	BLACK AND WHIT PRINT/MRGE	*	99.33	
		7/18/23	9075573 202307 310-51300-51000	473 RETURN ADDRESS ENVLPE	*	71.90	
		7/18/23	9075573 202307 310-51300-42000	468 POSTAGE/HANDLE/DLVRY	*	308.88	
		7/18/23	9075573 202307 310-51300-42000	5 FOREIGN POSTAGE/DELIVRY	*	13.00	
TRIPLE HERITAGE LLC DBA							688.11 000316
7/19/23	00002	7/05/23	118667 202306 310-51300-31500	ETHIC TRAIN/PH5CONVEY/MEM	*	806.00	
LATHAM,LUNA,EDEN & BEAUDINE,LLP							806.00 000317
TOTAL FOR BANK A						172,745.79	
SCCD STOREY CREEK TVISCARRA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						172,745.79	

# SECTION 2



**Storey Creek  
Community Development District**

**Unaudited Financial Reporting**

**June 30, 2023**





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**STOREY CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**June 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<b><u>ASSETS:</u></b>				
CASH	\$270,971	---	---	\$270,971
DEPOSITS	\$5,015	---	---	\$5,015
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$369,024	---	\$369,024
PREPAYMENT	---	\$31	---	\$31
SERIES 2022				
RESERVE	---	\$205,883	---	\$205,883
REVENUE	---	\$168,884	---	\$168,884
CONSTRUCTION	---	---	\$8,545	\$8,545
<b>TOTAL ASSETS</b>	<b>\$275,986</b>	<b>\$989,488</b>	<b>\$8,545</b>	<b>\$1,274,019</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$1,396	---	---	\$1,396
DUE TO OTHER	\$740	---	---	\$740
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
UNASSIGNED	\$273,850	---	---	\$273,850
RESTRICTED FOR DEBT SERVICE 2019	---	\$614,721	---	\$614,721
RESTRICTED FOR DEBT SERVICE 2022	---	\$374,767	---	\$374,767
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$8,545	\$8,545
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$275,986</b>	<b>\$989,488</b>	<b>\$8,545</b>	<b>\$1,274,019</b>

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$413,639	\$413,639	\$414,643	\$1,004
ASSESSMENTS - DIRECT BILLED	\$169,922	\$169,922	\$169,922	\$0
DEVELOPER CONTRIBUTIONS	\$222,349	\$166,762	\$0	(\$166,762)
<b>TOTAL REVENUES</b>	<b>\$805,910</b>	<b>\$750,323</b>	<b>\$584,565</b>	<b>(\$165,758)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$9,600	\$7,200	\$4,800	\$2,400
FICA EXPENSE	\$734	\$551	\$367	\$183
ENGINEERING	\$12,000	\$9,000	\$1,559	\$7,441
ATTORNEY	\$25,000	\$18,750	\$14,364	\$4,386
DISSEMINATION	\$7,000	\$5,250	\$5,250	\$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	\$27,563	\$27,563	\$0
INFORMATION TECHNOLOGY	\$1,300	\$975	\$975	\$0
WEBSITE MAINTENANCE	\$800	\$600	\$600	(\$0)
TELEPHONE	\$150	\$113	\$0	\$113
POSTAGE	\$750	\$563	\$150	\$412
INSURANCE	\$5,979	\$5,979	\$5,842	\$137
PRINTING & BINDING	\$750	\$563	\$78	\$485
LEGAL ADVERTISING	\$2,500	\$1,875	\$0	\$1,875
OTHER CURRENT CHARGES	\$500	\$375	\$393	(\$18)
OFFICE SUPPLIES	\$250	\$188	\$2	\$185
PROPERTY APPRAISER FEE	\$500	\$500	\$296	\$204
PROPERTY TAXES	\$0	\$0	\$274	(\$274)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$131	\$175	(\$44)
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$15,750	\$11,813	\$11,813	\$0
PROPERTY INSURANCE	\$2,631	\$2,631	\$2,631	\$0
ELECTRIC	\$4,000	\$3,000	\$453	\$2,547
STREETLIGHTS	\$194,000	\$145,500	\$58,740	\$86,760
WATER & SEWER	\$20,500	\$15,375	\$13,442	\$1,933
LANDSCAPE MAINTENANCE	\$386,646	\$289,985	\$213,416	\$76,569
LANDSCAPE CONTINGENCY	\$7,500	\$5,625	\$15,320	(\$9,695)
LAKE MAINTENANCE	\$29,245	\$21,934	\$12,177	\$9,757
LAKE CONTINGENCY	\$1,500	\$1,125	\$0	\$1,125
DOGGIE STATION MAINTENANCE	\$4,000	\$3,000	\$3,360	(\$360)
IRRIGATION REPAIRS	\$5,000	\$3,750	\$0	\$3,750
REPAIRS & MAINTENANCE	\$5,000	\$3,750	\$4,066	(\$316)
WALLS, ENTRY & MONUMENTS	\$2,500	\$1,875	\$0	\$1,875
CONTINGENCY	\$2,500	\$1,875	\$0	\$1,875
<b>TOTAL EXPENDITURES</b>	<b>\$805,910</b>	<b>\$600,901</b>	<b>\$407,595</b>	<b>\$193,305</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$176,969</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$96,881</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$273,850</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$491,331	\$491,331	\$492,436	\$1,105
INTEREST	\$0	\$0	\$13,255	\$13,255
<b>TOTAL REVENUES</b>	<b>\$491,331</b>	<b>\$491,331</b>	<b>\$505,691</b>	<b>\$14,360</b>
<b><u>EXPENDITURES:</u></b>				
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	\$157,172	\$157,172	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$487,000</b>	<b>\$487,000</b>	<b>\$487,000</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$4,331</b>		<b>\$18,691</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$346,006</b>		<b>\$596,030</b>	
<b>FUND BALANCE - Ending</b>	<b>\$350,337</b>		<b>\$614,721</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2022

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$148,751	\$148,751	\$149,112	\$361
ASSESSMENTS - DIRECT BILLED	\$263,015	\$263,015	\$263,015	\$0
INTEREST	\$0	\$0	\$10,786	\$10,786
<b>TOTAL REVENUES</b>	<b>\$411,766</b>	<b>\$411,766</b>	<b>\$422,913</b>	<b>\$11,147</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 12/15	\$134,489	\$134,489	\$134,489	\$0
PRINCIPAL - 6/15	\$90,000	\$90,000	\$90,000	\$0
INTEREST - 6/15	\$160,318	\$160,318	\$160,318	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$384,807</b>	<b>\$384,807</b>	<b>\$384,807</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES):</u></b>				
TRANSFER IN/OUT	\$0	\$0	(\$3,799)	\$3,799
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,799)</b>	<b>\$3,799</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$26,959</b>	<b>\$26,959</b>	<b>\$34,306</b>	<b>\$34,306</b>
<b>FUND BALANCE - Beginning</b>	<b>\$134,489</b>	<b>\$134,489</b>	<b>\$340,461</b>	<b>\$340,461</b>
<b>FUND BALANCE - Ending</b>	<b>\$161,448</b>	<b>\$161,448</b>	<b>\$374,767</b>	<b>\$374,767</b>

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS

#### Series 2022

#### Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$23,105	\$23,105
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,105</b>	<b>\$23,105</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$5,499,817	(\$5,499,817)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,499,817</b>	<b>(\$5,499,817)</b>
<b><u>OTHER SOURCES/(USES):</u></b>				
TRANSFER IN/OUT	\$0	\$0	\$3,799	(\$3,799)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,799</b>	<b>(\$3,799)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$5,472,913)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5,481,458</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$8,545</b>	

**STOREY CREEK**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$15,338	\$386,960	\$2,020	\$2,737	\$4,395	\$1,496	\$0	\$1,697	\$0	\$0	\$0	\$414,643
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
<b>TOTAL REVENUES</b>	<b>\$169,922</b>	<b>\$15,338</b>	<b>\$386,960</b>	<b>\$2,020</b>	<b>\$2,737</b>	<b>\$4,395</b>	<b>\$1,496</b>	<b>\$0</b>	<b>\$1,697</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$584,565</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$1,000	\$1,000	\$800	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$4,800
FICA EXPENSE	\$77	\$77	\$61	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$367
ENGINEERING	\$224	\$430	\$690	\$0	\$0	\$0	\$215	\$0	\$0	\$0	\$0	\$0	\$1,559
ATTORNEY	\$2,512	\$4,624	\$3,639	\$552	\$1,049	\$0	\$900	\$282	\$806	\$0	\$0	\$0	\$14,364
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
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	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$27,563
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$975
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$6	\$2	\$4	\$17	\$16	\$4	\$27	\$72	\$0	\$0	\$0	\$150
INSURANCE	\$5,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,842
PRINTING & BINDING	\$10	\$3	\$13	\$3	\$0	\$36	\$11	\$0	\$2	\$0	\$0	\$0	\$78
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$39	\$39	\$39	\$74	\$39	\$39	\$47	\$39	\$38	\$0	\$0	\$0	\$393
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$0	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$296
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
<b>FIELD:</b>													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$11,813
PROPERTY INSURANCE	\$2,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,631
ELECTRIC	\$45	\$51	\$51	\$55	\$55	\$53	\$49	\$47	\$47	\$0	\$0	\$0	\$453
STREETLIGHTS	\$5,584	\$6,576	\$6,343	\$6,470	\$6,921	\$6,915	\$6,705	\$6,705	\$6,520	\$0	\$0	\$0	\$58,740
WATER & SEWER	\$768	\$1,192	\$1,246	\$1,074	\$1,508	\$2,925	\$1,528	\$1,125	\$2,076	\$0	\$0	\$0	\$13,442
LANDSCAPE MAINTENANCE	\$16,805	\$16,805	\$16,805	\$16,805	\$21,780	\$31,105	\$31,105	\$31,105	\$31,105	\$0	\$0	\$0	\$213,416
LANDSCAPE CONTINGENCY	\$11,320	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,320
LAKE MAINTENANCE	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353	\$0	\$0	\$0	\$12,177
DOGGIE STATION MAINTENANCE	\$748	\$250	\$250	\$250	\$862	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$3,360
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	\$590	\$0	\$0	\$0	\$4,066
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
<b>TOTAL EXPENDITURES</b>	<b>\$62,744</b>	<b>\$41,812</b>	<b>\$36,426</b>	<b>\$36,263</b>	<b>\$39,794</b>	<b>\$48,121</b>	<b>\$48,376</b>	<b>\$46,067</b>	<b>\$47,993</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$407,595</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$107,177</b>	<b>(\$26,474)</b>	<b>\$350,533</b>	<b>(\$34,243)</b>	<b>(\$37,056)</b>	<b>(\$43,725)</b>	<b>(\$46,880)</b>	<b>(\$46,067)</b>	<b>(\$46,296)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$176,969</b>

**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
Due from Developer			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Developer Contributions FY23</b>				<u>\$ -</u>			



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

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)</b>		
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,950,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)</b>		
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
LESS: PRINCIPAL PAYMENT - 06/15/23		(\$90,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,080,000</b>

**STOREY 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			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
4/11/23	ACH	\$ 3,853.00	\$ -	\$ 77.06	\$ -	\$ 3,775.94	\$ 1,482.37	\$ 1,760.48	\$ 533.08	\$ 3,775.94
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 33.82	\$ 33.82	\$ 13.28	\$ 15.77	\$ 4.77	\$ 33.82
6/12/23	ACH	\$ 2,205.23	\$ -	\$ 44.11	\$ -	\$ 2,161.12	\$ 848.42	\$ 1,007.59	\$ 305.11	\$ 2,161.12
6/16/23	ACH	\$ 2,205.23	\$ -	\$ 44.10	\$ -	\$ 2,161.13	\$ 848.42	\$ 1,007.60	\$ 305.11	\$ 2,161.13
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>		\$ 1,121,016.65	\$ 43,987.65	\$ 21,540.58	\$ 702.22	\$ 1,056,190.64	\$ 414,642.82	\$ 492,435.58	\$ 149,112.24	\$ 1,056,190.64

**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
			<b>\$ 432,936.70</b>	<b>\$ 432,936.70</b>	<b>\$ 169,921.92</b>	<b>\$ 263,014.78</b>

**Storey Creek  
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2022</b>				
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
<b>TOTAL</b>				<b>\$ 7,198.52</b>
<b>Fiscal Year 2022</b>				
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
<b>TOTAL</b>				<b>\$ 3,769.23</b>
<b>Acquisition/Construction Fund at 7/14/22</b>				<b>\$ 5,487,323.58</b>
<b>Interest Earned thru 9/30/22</b>				<b>\$ 3,769.23</b>
<b>Requisitions Paid thru 9/30/22</b>				<b>\$ (7,198.52)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 5,483,894.29</b>

Date	Requisition #	Contractor	Description	Requisitions
<b>Fiscal Year 2023</b>				
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
<b>TOTAL</b>				<b>\$ 5,502,286.82</b>
<b>Fiscal Year 2023</b>				
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
3/1/23		Interest		\$ 15.11
3/1/23		Transfer from Reserve		\$ 371.15
4/1/23		Interest		\$ 16.30
4/3/23		Transfer from Reserve		\$ 500.89
5/1/23		Interest		\$ 21.78
5/1/23		Transfer from Reserve		\$ 624.98
6/1/23		Interest		\$ 24.68
6/1/23		Transfer from Reserve		\$ 646.98
<b>TOTAL</b>				<b>\$ 26,937.48</b>
<b>Acquisition/Construction Fund at 9/30/22</b>				<b>\$ 5,483,894.29</b>
<b>Interest Earned thru 6/30/23</b>				<b>\$ 26,937.48</b>
<b>Requisitions Paid thru 6/30/23</b>				<b>\$ (5,502,286.82)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 8,544.95</b>

# SECTION 3



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 25, 2023

Ms. Stacie Vanderbilt  
Recording Secretary  
Storey Creek Community Development District  
219 E. Livingston St.  
Orlando, FL 32801

RE: Storey Creek Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Storey Creek Community Development District as of April 15, 2023.

The number of registered voters within the Storey Creek CDD is 536 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington  
Supervisor of Elections

**RECEIVED**

APR 28 2023

**GMS-CF, LLC**

Vote  
Osceola

# SECTION 4

**BOARD OF SUPERVISORS MEETING DATES  
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

The Board of Supervisors of the *Storey Creek Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896** on the third Monday of the month, unless otherwise indicated, as follows:

**October 16, 2023**

**November 20, 2023**

**December 18, 2023**

**January 15, 2024 (*National Holiday - Consider Rescheduling*)**

**February 19, 2024**

**March 18, 2024**

**April 15, 2024**

**May 20, 2024**

**June 17, 2024**

**July 15, 2024**

**August 19, 2024**

**September 16, 2024**

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  
Governmental Management Services - Central Florida, LLC  
District Manager