

*Storey Creek Community  
Development District*

*Agenda*

*October 16, 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

October 9, 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, October 16, 2023 at 10:00 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 11, 2023 Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
5. Other Business
  - A. Discussion of Pending Plat Conveyances
  - B. Status of Permit Transfers
6. Supervisor's Requests
7. Adjournment

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

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
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, September 11, 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
Logan Lantrip	Assistant Secretary
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Amanda Udstad	District Engineer
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**

Michelle Roden stated that she wanted to give a recommendation of Alan Scheerer's work. She stated that she has been working with Alan a little over a year now, with anything and everything that needs help from a CDD perspective in the community. He has always gone above and beyond. She stated that she just wanted to tell anybody that might be interested what a fantastic job he is doing, and she appreciates his fine work.

Mr. Bonin stated the Board members agree. Alan usually takes care of everything, so we usually don't hear from him. There is an occasion we get a call, but we usually find a solution and he runs with it.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the August 7, 2023 Meeting**

Mr. Flint presented the minutes of the August 7, 2023 meeting. He asked for any comments, corrections, or changes. Mr. Morgan stated they all look correct, make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the August 7, 2023 Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Trucco stated she had nothing specific to report today. Mr. Morgan asked if everything in phase 3B has been conveyed. Mr. Bonin stated yes with no lift station there, phase 6 plat is recorded and no lift station there. Phase 4 plat is recorded with no lift station there. Mr. Morgan asked if any landscape tracts in 3B will need to be conveyed. Mr. Bonin said the construction conveyance yes. The next one is 3B, the one we just talked about that Kirkland was supposed to start on this week and shouldn't take that long. There is really not anything from a park standpoint after that. The amenity is the last thing.

Mr. Morgan asked about pond six. Mr. Scheerer noted eventually we will have some remainder of the road as it punches through. Mr. Bonin asked if all of the trails were done and if the trail that follows the home side in. Mr. Morgan stated no, Assured will put that in as part of their project. Mr. Scheerer stated the last trail was the one in the little nature park. Mr. Bonin stated that trail comes across the boulevard and hugs the pond next to the wetland and the trail from the other side with the big canal that cuts through there, so we had talked about getting some kind of bridge or something to connect. That would be the last connection to that trail system. Mr. Morgan stated when the boulevard extension gets finished, that will all hook up to those sidewalks as well.

**B. Engineer**

Mr. Boyd stated he had nothing to report. Mr. Bonin asked about phase 3 District certification. Mr. Boyd stated he will go back and double check that all of the transfers are complete. He noted he would send an email update to everybody but believes they are in good shape on all certifications and transfers. Mr. Morgan asked about 3 at Hannover. Mr. Bonin stated he does not know if that is transferred or not. Mr. Scheerer noted there is a pond in there that they have not received yet. Mr. Morgan asked about landscape tracts. Mr. Scheerer stated it is not being maintained by the District yet. Mr. Bonin and Mr. Morgan both stated it needs to be in the District.

Mr. Scheerer stated he thought the ERP just happened recently. Mr. Morgan asked if they are taxing them for their lots. Mr. Flint answered yes. Mr. Morgan stated they need to get it conveyed. Mr. Scheerer stated he would get with Kirkland to get it added to the maintenance agreement as well as aquatics. He noted he would bring something back next week. Ms. Trucco stated they would get conveyance documents signed.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for approval.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Check Register, was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Flint presented the balance sheet and financials through the end of August. Mr. Morgan stated there is \$9,997 left in the construction fund so we can pay for a lamp post or something. Mr. Morgan asked Steve if they could find something to requisition. Mr. Boyd stated yes that he would go through a few items and see what he can pull to close that out. Mr. Morgan asked about the next bond issuance. Mr. Flint stated a November timeframe. Mr. Bonin stated it could capture 3B and 4 and 6. Mr. Bonin stated they need to get on that as 4 is getting close and 6 has been under construction for two months now. By the time the bonds are issued, three months from now we will be requisitioning. Mr. Morgan asked if there is a way to do it by this quarter. Mr. Flint answered yes, we have already done all of the assessments. The only thing the Board needs to do is a Delegation Resolution. He noted everything is done from a validation assessment process. Mr. Flint stated they are looking at November for issuance.

**D. Field Manager’s Report**

Mr. Scheerer stated he had nothing to report, he is just working with Kirkland on some irrigation issues and some down dead trees and replacements. He noted they have had some problems with the main line getting shut off arbitrarily out of the clear blue, but Lane is aware, so we are having those internal conversations to get that stuff back up to where it needs to be.

**FIFTH ORDER OF BUSINESS**

**Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

Mr. Flint stated that conveyances and permits have already been discussed.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, 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 C

# SECTION 1

# Storey Creek Community Development District

## Summary of Check Register

September 1, 2023 to September 30, 2023

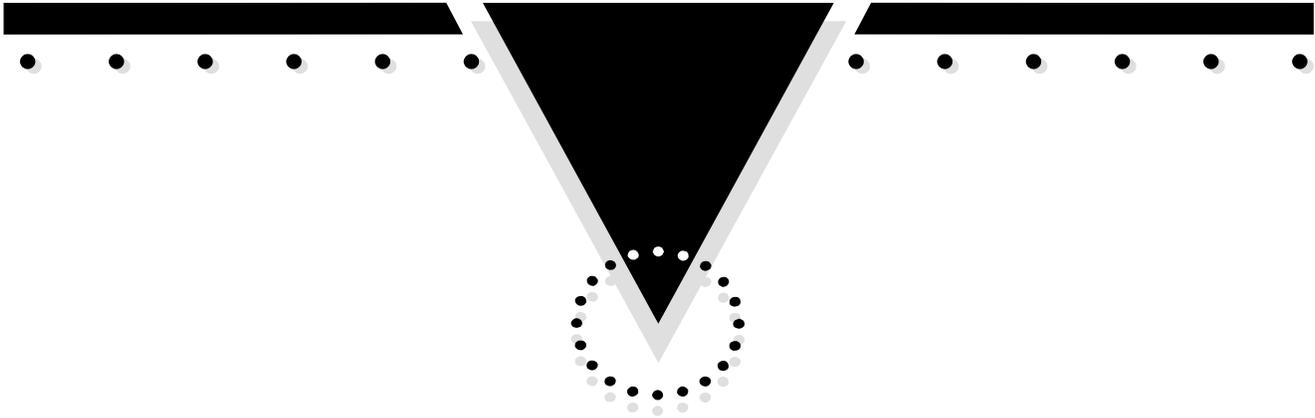
Fund	Date	Check No.'s	Amount
General Fund	9/7/23	324-326	\$ 2,018.00
	9/13/23	327	\$ 5,179.04
	9/20/23	328-329	\$ 31,958.96
	9/27/23	330	\$ 9,808.00
			\$ 48,964.00
Payroll	<u>September 2023</u>		
	Adam Morgan	50060	\$ 184.70
	James Yawn	50061	\$ 184.70
	Logan Lantrip	50062	\$ 184.70
	Patrick Bonin Jr.	50063	\$ 184.70
		\$ 738.80	
			<b>\$ 49,702.80</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/07/23	00012	8/31/23	213841	202308	320	53800	47000		AQUATIC PLANT MGMT AUG23	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC												1,353.00	000324
9/07/23	00014	9/07/23	7338-09-	202309	310	51300	31200		ARBITRAGE SERIES 2022	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT												450.00	000325
9/07/23	00003	8/30/23	3788	202308	310	51300	31100		PHONE MEETING/SFWMD TRNSF	*	215.00		
BOYD CIVIL ENGINEERING												215.00	000326
9/13/23	00001	9/01/23	95	202309	310	51300	34000		MANAGEMENT FEES SEP23	*	3,062.50		
		9/01/23	95	202309	310	51300	35200		WEBSITE ADMIN SEP23	*	66.67		
		9/01/23	95	202309	310	51300	35100		INFORMATION TECH SEP23	*	108.33		
		9/01/23	95	202309	310	51300	31300		DISSEMINATION FEE SEP23	*	583.33		
		9/01/23	95	202309	310	51300	51000		OFFICE SUPPLIES	*	.30		
		9/01/23	95	202309	310	51300	42000		POSTAGE	*	6.30		
		9/01/23	95	202309	310	51300	42500		COPIES	*	38.55		
		9/01/23	96	202309	320	53800	12000		FIELD MANAGEMENT SEP23	*	1,312.50		
		9/01/23	96A	202308	310	51300	42000		USPS-941 FORMS TO IRS	*	.56		
GOVERNMENTAL MANAGEMENT SERVICES												5,179.04	000327
9/20/23	00013	9/14/23	17998	202309	320	53800	46200		MOWING SERV PHASE I SEP23	*	4,343.50		
		9/14/23	17998	202309	320	53800	46200		MOWING SERV PH2A SEP23	*	1,610.00		
		9/14/23	17998	202309	320	53800	46200		STOREY CREEK PH2B SEP23	*	10,226.00		
		9/14/23	17998	202309	320	53800	46200		PARK, DOG PARK, ENTR SEP23	*	625.00		
		9/14/23	17998	202309	320	53800	47800		DOGGIE/GARBAGE CANS SEP23	*	250.00		
		9/14/23	17998	202309	320	53800	46200		MOWING SERV PHASE 5 SEP23	*	4,975.00		
		9/14/23	17998	202309	320	53800	46200		MOWING SERV PHASE 4 SEP23	*	5,850.00		

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/14/23		17998	202309 320-53800-46200	NATIRE PARK MOWING SEP23	*	3,475.00	
				FRANK POLLY SOD, INC			31,354.50 000328
9/20/23	00002	9/05/23 120667	202308 310-51300-31500	MTG/AAM 3RD EXT.AGR/TASK	*	604.46	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			604.46 000329
9/27/23	00005	9/21/23 20036	202309 300-15500-10000	FY24 GEN.LIAB/PUBLIC OFFC	*	6,046.00	
		9/21/23 20036	202309 300-15500-10000	FY24 PROPERTY INSURANCE	*	3,762.00	
				EGIS INSURANCE ADVISORS, LLC.			9,808.00 000330
TOTAL FOR BANK A						48,964.00	
TOTAL FOR REGISTER						48,964.00	

# SECTION 2



**Storey Creek  
Community Development District**

**Unaudited Financial Reporting  
September 30, 2023**



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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<b><u>ASSETS:</u></b>				
CASH	\$108,264	---	---	\$108,264
DEPOSITS	\$5,015	---	---	\$5,015
PREPAID EXPENSES	\$9,808	---	---	\$9,808
SERIES 2019				
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$376,225	---	\$376,225
PREPAYMENT	---	\$31	---	\$31
SERIES 2022				
RESERVE	---	\$205,883	---	\$205,883
REVENUE	---	\$171,166	---	\$171,166
CONSTRUCTION	---	---	\$10,978	\$10,978
<b>TOTAL ASSETS</b>	<b><u>\$123,087</u></b>	<b><u>\$998,971</u></b>	<b><u>\$10,978</u></b>	<b><u>\$1,133,036</u></b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$1,353	---	---	\$1,353
DUE TO OTHER	\$740	---	---	\$740
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
UNASSIGNED	\$120,994	---	---	\$120,994
RESTRICTED FOR DEBT SERVICE 2019	---	\$621,922	---	\$621,922
RESTRICTED FOR DEBT SERVICE 2022	---	\$377,050	---	\$377,050
RESTRICTED FOR CAPITAL PROJECTS 2022	---	---	\$10,978	\$10,978
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$123,087</u></b>	<b><u>\$998,971</u></b>	<b><u>\$10,978</u></b>	<b><u>\$1,133,036</u></b>

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	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	\$222,349	\$0	(\$222,349)
<b>TOTAL REVENUES</b>	<b>\$805,910</b>	<b>\$805,910</b>	<b>\$584,565</b>	<b>(\$221,345)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$9,600	\$9,600	\$6,400	\$3,200
FICA EXPENSE	\$734	\$734	\$490	\$244
ENGINEERING	\$12,000	\$12,000	\$1,774	\$10,226
ATTORNEY	\$25,000	\$25,000	\$15,210	\$9,790
DISSEMINATION	\$7,000	\$7,000	\$7,000	\$0
ARBITRAGE	\$900	\$900	\$900	\$0
ANNUAL AUDIT	\$4,500	\$4,500	\$0	\$4,500
TRUSTEE FEES	\$10,000	\$10,000	\$8,072	\$1,928
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,750	\$36,750	\$36,750	\$0
INFORMATION TECHNOLOGY	\$1,300	\$1,300	\$1,300	\$0
WEBSITE MAINTENANCE	\$800	\$800	\$800	(\$0)
TELEPHONE	\$150	\$150	\$0	\$150
POSTAGE	\$750	\$750	\$594	\$156
INSURANCE	\$5,979	\$5,979	\$5,842	\$137
PRINTING & BINDING	\$750	\$750	\$315	\$435
LEGAL ADVERTISING	\$2,500	\$2,500	\$4,162	(\$1,662)
OTHER CURRENT CHARGES	\$500	\$500	\$552	(\$52)
OFFICE SUPPLIES	\$250	\$250	\$75	\$175
PROPERTY APPRAISER FEE	\$500	\$500	\$296	\$204
PROPERTY TAXES	\$0	\$0	\$274	(\$274)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD:</u></b>				
FIELD SERVICES	\$15,750	\$15,750	\$15,750	\$0
PROPERTY INSURANCE	\$2,631	\$2,631	\$2,631	\$0
ELECTRIC	\$4,000	\$4,000	\$620	\$3,380
STREETLIGHTS	\$194,000	\$194,000	\$79,138	\$114,862
WATER & SEWER	\$20,500	\$20,500	\$19,873	\$627
LANDSCAPE MAINTENANCE	\$386,646	\$386,646	\$306,729	\$79,917
LANDSCAPE CONTINGENCY	\$7,500	\$7,500	\$15,320	(\$7,820)
LAKE MAINTENANCE	\$29,245	\$29,245	\$16,236	\$13,009
LAKE CONTINGENCY	\$1,500	\$1,500	\$0	\$1,500
DOGGIE STATION MAINTENANCE	\$4,000	\$4,000	\$4,110	(\$110)
IRRIGATION REPAIRS	\$5,000	\$5,000	\$0	\$5,000
REPAIRS & MAINTENANCE	\$5,000	\$5,000	\$4,066	\$935
WALLS, ENTRY & MONUMENTS	\$2,500	\$2,500	\$0	\$2,500
CONTINGENCY	\$2,500	\$2,500	\$0	\$2,500
<b>TOTAL EXPENDITURES</b>	<b>\$805,910</b>	<b>\$805,910</b>	<b>\$560,452</b>	<b>\$245,458</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$24,113</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$96,881</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$120,994</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2019

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$491,331	\$491,331	\$492,436	\$1,105
INTEREST	\$0	\$0	\$20,456	\$20,456
<b>TOTAL REVENUES</b>	<b>\$491,331</b>	<b>\$491,331</b>	<b>\$512,892</b>	<b>\$21,561</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>\$25,892</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$346,006</b>		<b>\$596,030</b>	
<b>FUND BALANCE - Ending</b>	<b>\$350,337</b>		<b>\$621,922</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE

#### Series 2022

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	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	\$15,396	\$15,396
<b>TOTAL REVENUES</b>	<b>\$411,766</b>	<b>\$411,766</b>	<b>\$427,523</b>	<b>\$15,757</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	(\$6,127)	\$6,127
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,127)</b>	<b>\$6,127</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$26,959</b>		<b>\$36,588</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$134,489</b>		<b>\$340,461</b>	
<b>FUND BALANCE - Ending</b>	<b>\$161,448</b>		<b>\$377,050</b>	

# STOREY CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS

#### Series 2022

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$23,210	\$23,210
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,210</b>	<b>\$23,210</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	\$6,127	(\$6,127)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,127</b>	<b>(\$6,127)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$5,470,480)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5,481,458</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10,978</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	\$1,000	\$600	\$6,400
FICA EXPENSE	\$77	\$77	\$61	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$77	\$46	\$490
ENGINEERING	\$224	\$430	\$690	\$0	\$0	\$0	\$215	\$0	\$0	\$0	\$215	\$0	\$1,774
ATTORNEY	\$2,512	\$4,624	\$3,639	\$552	\$1,049	\$0	\$900	\$282	\$806	\$241	\$604	\$0	\$15,210
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$7,000
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$900
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	\$4,031	\$0	\$0	\$8,072
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	\$3,063	\$3,063	\$3,063	\$36,750
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$1,300
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$800
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$6	\$2	\$4	\$17	\$16	\$4	\$27	\$72	\$423	\$14	\$6	\$594
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	\$198	\$0	\$39	\$315
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,162	\$0	\$0	\$4,162
OTHER CURRENT CHARGES	\$39	\$39	\$39	\$74	\$39	\$39	\$47	\$39	\$38	\$47	\$38	\$74	\$552
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$72	\$0	\$0	\$75
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	\$1,313	\$1,313	\$1,313	\$15,750
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	\$53	\$57	\$57	\$620
STREETLIGHTS	\$5,584	\$6,576	\$6,343	\$6,470	\$6,921	\$6,915	\$6,705	\$6,705	\$6,520	\$6,236	\$6,808	\$7,354	\$79,138
WATER & SEWER	\$768	\$1,192	\$1,246	\$1,074	\$1,508	\$2,925	\$1,528	\$1,125	\$2,076	\$2,076	\$4,176	\$179	\$19,873
LANDSCAPE MAINTENANCE	\$16,805	\$16,805	\$16,805	\$16,805	\$21,780	\$31,105	\$31,105	\$31,105	\$31,105	\$31,105	\$31,105	\$31,105	\$306,729
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	\$1,353	\$1,353	\$1,353	\$16,236
DOGGIE STATION MAINTENANCE	\$748	\$250	\$250	\$250	\$862	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$4,110
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>\$55,380</b>	<b>\$50,831</b>	<b>\$46,646</b>	<b>\$560,452</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>(\$55,380)</b>	<b>(\$50,831)</b>	<b>(\$46,646)</b>	<b>\$24,113</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>				<b>\$ -</b>			

**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		2022		TOTAL 100%
							GENERAL FUND 39.26%	DEBT SERVICE 46.62%	DEBT SERVICE 14.12%		
11/22/22	ACH	\$ 41,529.00	\$ 1,661.16	\$ 797.35	\$ -	\$ 39,070.49	\$ 15,338.42	\$ 18,216.12	\$ 5,515.94	\$ 39,070.49	
12/9/22	ACH	\$ 1,039,541.19	\$ 41,581.52	\$ 19,959.20	\$ -	\$ 978,000.47	\$ 383,946.67	\$ 455,980.40	\$ 138,073.40	\$ 978,000.47	
12/22/22	ACH	\$ 8,135.00	\$ 303.99	\$ 156.62	\$ -	\$ 7,674.39	\$ 3,012.84	\$ 3,578.09	\$ 1,083.46	\$ 7,674.39	
1/10/23	ACH	\$ 4,710.00	\$ 141.30	\$ 91.37	\$ -	\$ 4,477.33	\$ 1,757.73	\$ 2,087.50	\$ 632.11	\$ 4,477.33	
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 668.40	\$ 668.40	\$ 262.40	\$ 311.63	\$ 94.36	\$ 668.40	
2/9/23	ACH	\$ 7,277.00	\$ 162.66	\$ 142.29	\$ -	\$ 6,972.05	\$ 2,737.11	\$ 3,250.63	\$ 984.31	\$ 6,972.05	
3/10/23	ACH	\$ 11,561.00	\$ 137.02	\$ 228.48	\$ -	\$ 11,195.50	\$ 4,395.17	\$ 5,219.76	\$ 1,580.57	\$ 11,195.50	
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
7/3/23		Interest		\$ 26.62
7/3/23		Transfer from Reserve		\$ 643.03
8/1/23		Interest		\$ 33.26
8/1/23		Transfer from Reserve		\$ 749.36
9/1/23		Interest		\$ 45.31
9/1/23		Transfer from Reserve		\$ 935.50
<b>TOTAL</b>				<b>\$ 29,370.56</b>
<b>Acquisition/Construction Fund at 9/30/22</b>				<b>\$ 5,483,894.29</b>
<b>Interest Earned thru 9/30/23</b>				<b>\$ 29,370.56</b>
<b>Requisitions Paid thru 9/30/23</b>				<b>\$ (5,502,286.82)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 10,978.03</b>