

*Storey Creek Community
Development District*

Agenda

March 18, 2024

AGENDA

Storey Creek

Community Development District

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

March 11, 2024

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, March 18, 2024 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.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 19, 2024 Meeting
4. Ratification of Final Request for Transfer of Environmental Resource Permit
5. Consideration of Series 2022 Requisition #8
6. Staff Reports
 - A. Attorney
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, February 19, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present and one joining via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present, just Board members and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 18, 2023 Meeting

Mr. LeBrun presented the minutes of the December 18, 2023 Board of Supervisors meeting. He asked for any comments, corrections, or changes. Mr. Morgan stated they all look fine.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the December 18, 2023 Board of Supervisors Meeting, were approved, as presented.
--

FOURTH ORDER OF BUSINESS

Ratification of Request for Transfer of Environmental Resource Permit

Mr. Morgan presented a signed copy of the original. He noted he scanned and sent it to George last week. Mr. LeBrun asked for any questions on that. Mr. Scheerer noted they walked it and there were some items pointed out by the Engineer that Landsea is going to resolve but other than that they are good to go. He noted they would bring an aquatic agreement back for that pond at the next meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Request for Transfer of Environmental Resource Permit, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Finalizing the Series 2024 Special Assessments

Ms. Trucco stated they were issuing bonds for the Assessment Area Three projects and since the last Board meeting those have successfully closed. The final statutory requirement is that the Board adopts a resolution finalizing the amount of special assessments for the final bond bound which was \$4,805,000. This will approve the collection of special assessments in that amount in accordance with the Assessment Methodology Report for the Assessment Area Three Project as described in the Engineer’s Report. This will also direct the Secretary at GMS to add these special assessments to the District’s improvement lien book for the impacted parcels in accordance with Florida law.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-03 Finalizing the Series 2024 Special Assessments, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Service License Agreement with Disclosure Technology Services for EMMA Filing Assistance Software – Series 2024 Bond Issuance

Mr. LeBrun noted this item has already been approved so they are just looking for ratification. This agreement allows for the requirements of disclosing certain information. This is an electronic service that requires that. Ms. Trucco stated there are requirements for annual disclosure and Continuing Disclosure Agreement for all of the bonds. It is an additional service to help them comply with the annual disclosures for their bonds.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Service License Agreement with Disclosure Technology Services for EMMA Filing Assistance Software for Series 2024 Bond Issuance, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Ms. Trucco stated since the last Board meeting, she has been working on closing out the bonds for Assessment Area Three project. She noted they are also working on finalizing all of the remaining conveyances and detailed inventory for the District that states when each tract and reported plats were conveyed to the CDD. She noted in the next couple of months the Board will be seeing that inventory. She noted regarding permit transfers she would have to defer to the District Engineer or Alan.

B. Engineer

Mr. Boyd stated that the had nothing to report.

C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun presented the check register on page 81 of the electronic agenda. He noted from the General Fund there are check numbers 357-374 totaling \$1,541,053.01. From the payroll fund this is the state statute allowed payments to the Board of Supervisors for their services, check numbers 567-569 totaling \$554.10. The grand total for the check register is \$1,541,607.11.

Mr. Morgan noted that Frank Polly is charging for mowing fees when he hasn’t mowed at all. He asked what he is mowing in Phase 4? He noted Horizon mows the other side of the pond once a month. Mr. Bonin noted closings are going on now so this needs to go on routine. Mr. Scheerer stated they can’t take it over until the ERP has been transferred over to the District and he doesn’t think they have the ERP yet. Ms. Trucco stated if that needs to be done right away then they could have Lennar sign some type of license agreement. Mr. Bonin stated they need to certify completion of pond 7 in Phase 4. Mr. Boyd noted he would get it transferred over to the District office today.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$1,541,607.11 was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through January 31, 2024. No action is required on the Board’s part. Mr. Morgan noted they still have \$13,020 sitting there.

iii. Presentation of Series 2019 Arbitrage Rebate Calculation Report

Mr. LeBrun noted the Board has previously contracted with AMTEC to provide this calculation. Essentially, the District can’t earn more interest on the bonds than they are paying. There is a summary of their rebate computations on page 101.

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

D. Field Manager’s Report

Mr. Scheerer noted that was covered earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman


SECTION IV

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-104551-P Application No(s): 201217-4905
 Project Name: Storey Creek Phase (if applicable): Phase 3A


A. Request to Transfer: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: <u></u> Signature of Permittee Lennar Homes, LLC Company Name 407-586-4063 rob.bonin@lennar.com Phone/email address	Rob Bonin, Authorized Agent Name and Title 6675 Westwood Blvd., 5th Floor Company Address Orlando, FL 32821 City, State, Zip
---	---

B. Agreement for System Operation and Maintenance Responsibility: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: <u></u> Signature of Representative of O&M Entity Adam Morgan, Chairman Name and Title Adam.Morgan@lennar.com Email Address 407-841-5524 Phone	Storey Creek Community Development District Name of Entity for O&M 219 East Livingston Street Address Orlando, Florida 32801 City, State, Zip 2-12-2024 Date
--	---

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)



SECTION V

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Creek Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of November 1, 2019, as supplemented by that certain Second Supplemental Trust Indenture dated as of June 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **9**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Lennar Homes LLC**
- (D) Amount Payable: **\$13,132.47 (or account balance not to exceed \$87,873.27)**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Unfunded portion of infrastructure costs for Assessment Area 2.

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a Cost of Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER’S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

Table 3. Opinion of Probable Costs From Approved Engineers Report

Cross Index	On-Site Infrastructure Elements	Assessment Area 1	Assessment Area 2			Assessment Area 3	Grand Total
			Area 2 Project Total	Phase 3A Project	Project Less Phase 3A Project		
A	Erosion Control and Site	\$ 717,991	\$ 564,501	\$ 232,058	\$ 332,444	\$ 508,222	\$ 1,790,715
B	Earthwork and Grading	\$ 2,427,484	\$ 1,908,544	\$ 1,019,443	\$ 889,102	\$ 1,718,266	\$ 6,054,294
C	Stormwater Drainage	\$ 2,299,330	\$ 1,807,787	\$ 852,925	\$ 954,862	\$ 1,627,554	\$ 5,734,672
D	East- West Boulevard (On Site Portion)*	\$ 1,029,962	\$ 809,780	\$ -	\$ 809,780	\$ 729,047	\$ 2,568,789
E	Subdivision Streets	\$ 2,764,286	\$ 2,173,346	\$ 823,926	\$ 1,349,421	\$ 1,956,668	\$ 6,894,300
F	Sanitary Sewer System	\$ 1,777,411	\$ 1,397,442	\$ 441,054	\$ 956,388	\$ 1,258,120	\$ 4,432,973
G	Lift Stations	\$ 391,658	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 891,658
H	Potable Water System	\$ 1,237,929	\$ 973,288	\$ 426,385	\$ 546,903	\$ 876,254	\$ 3,087,471
I	Reuse Water System	\$ 770,771	\$ 605,998	\$ 215,663	\$ 390,336	\$ 545,581	\$ 1,922,351
J	Public Area Landscaping	\$ 210,500	\$ 165,500	\$ 68,055	\$ 97,445	\$ 149,000	\$ 525,000
K	Electrical Infrastructure (Underground Diff.Costs)	\$ 168,400	\$ 132,400	\$ 42,800	\$ 89,600	\$ 119,200	\$ 420,000
Total		\$ 13,795,722	\$ 11,038,587	\$ 4,122,307	\$ 6,916,280	\$ 9,487,913	\$ 34,322,222

	Off-Site Extension of Storey Creek Blvd.	Assessment Area 1	Assessment Area 2 Project Total	Project Less Phase 3A Project	Assessment Area 3	Grand Total
	Proportionate Share(Based	40.17%	31.39%	31.39%	28.44%	100%
L	Ham Brown Road	\$ 60,258	\$ 47,090	\$ 47,090	\$ 42,653	\$ 150,000
M	Pleasant Hill Road	\$ 60,258	\$ 47,090	\$ 47,090	\$ 42,653	\$ 150,000
N	Earthwork	\$ 468,718	\$ 366,290	\$ 366,290	\$ 331,777	\$ 1,166,785
O	Paving	\$ 415,549	\$ 324,741	\$ 324,741	\$ 294,142	\$ 1,034,432
P	Potable Water System	\$ 78,335	\$ 61,217	\$ 61,217	\$ 55,448	\$ 195,000
Q	Reuse Water System	\$ 52,223	\$ 40,811	\$ 40,811	\$ 36,966	\$ 130,000
R	Sewer Force Main Extension to Pleasant Hill Road ¹	\$ 109,350	\$ 85,454	\$ 85,454	\$ 77,402	\$ 272,206
S	Electrical Infrastructure (Underground Diff.Costs)	\$ 20,086	\$ 15,697	\$ 15,697	\$ 14,218	\$ 50,000
Total		\$ 1,264,777	\$ 988,389	\$ 988,389	\$ 895,258	\$ 3,148,423

	Assessment Area 1 (Updated)	Assessment Area 2 Project Total	Project Less Phase 3A Project	Assessment Area 3	Grand Total	
T	Professional, Mitigation and Environmental Mitigation	\$ 627,088	\$ 375,449	\$ 375,449	\$ -	\$ 1,191,000
U	Construction Inspection Fees	\$ 367,672	\$ 300,777	\$ 300,777	\$ 259,579	\$ 1,228,806
V	Professional Fees	\$ 1,029,483	\$ 712,977	\$ 712,977	\$ 712,977	\$ 2,455,436
Total		\$ 2,024,243	\$ 1,389,202	\$ 1,389,202	\$ 972,556	\$ 4,875,242

Combined Totals	\$ 17,084,742	\$ 13,416,178	\$ 4,122,307	\$ 9,293,871	\$ 11,355,726	\$ 42,345,887
------------------------	----------------------	----------------------	---------------------	---------------------	----------------------	----------------------

AMOUNT AVAILABLE FROM CAPITAL ACCOUNT:

\$5,494,727.59

AMOUNT FOR REQUISITION:

\$5,494,727.59

AA2 Requisition Pay Items: Nov 22, 2022 (First Construction Requisition)

	1	2	3	4	5	TOTALS
	\$ 400,170.50		\$ 78,100.00			\$ 478,270.50
	\$ 1,738,935.00	\$ 12,487.90	\$ 19,154.00			\$ 1,770,576.90
		\$ 1,155,202.50				\$ 1,155,202.50
			\$ 554,008.51			\$ 554,008.51
			\$ 382,168.00			\$ 382,168.00
		\$ 210,863.98	\$ 345,126.85			\$ 555,990.83
			\$ 374,905.00			\$ 374,905.00
			\$ 164,067.50			\$ 164,067.50
	\$ 59,008.50					\$ 59,008.50
						\$ -
	\$ 2,198,114.00	\$ 1,378,554.38	\$ 1,917,529.86			\$ 5,494,198.24

	1	2	3	4	5	TOTALS
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -

	1	2	3	4	5	TOTALS
						\$ -
				\$ 56,078.67	\$ 32,383.95	\$ 88,462.62
				\$ 56,078.67	\$ 32,383.95	\$ 88,462.62

Combined Totals	\$ 17,084,742	\$ 13,416,178	\$ 4,122,307	\$ 9,293,871	\$ 11,355,726	\$ 42,345,887	\$ 2,198,114.00	\$ 1,378,554.38	\$ 1,917,529.86	\$ 56,078.67	\$ 32,383.95	\$ 5,582,660.86
AMOUNT AVAILABLE FROM CAPITAL ACCOUNT:												
\$5,494,727.59												
AMOUNT FOR REQUISITION:												
\$5,494,727.59												

****\$5,494,727.59 Series 2022 Construction Account
\$4,796.73 Developer Contributions**

NOTES

- Item 1 Storey Creek Phase 5 - SDC App#8, Contract#9943183-000, August 25, 2022
- Item 2 Storey Creek Phase 5 - SDC App#8, Contract#99441455-000-001943183-000, August 25, 2022
- Item 3 Storey Creek Phase 5 - SDC App#8, Contract#9948910-000, August 25, 2022
- Item 4 Storey Creek Phase 5 - Site Construction Inspection Fee Paid to Osceola County, Check#1704200
- Item 5 Storey Creek Phase 3B - Site Construction Inspection Fee Paid to Osceola County, Check#1872150

**

SECTION VI

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

February 01, 2024 - February 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/1/24	375	\$ 31,354.50
	2/8/24	376-378	2,543.64
	2/15/24	379-385	14,678.89
	2/22/24	386	19,865.00
	2/29/24	387	2,750.00
			\$ 71,192.03
Payroll			
	<u>February 2024</u>		
	Adam Morgan	50074	\$ 184.70
	James Yawn	50075	\$ 184.70
	Logan Lantrip	50076	\$ 184.70
	Patrick Bonin Jr.	50077	\$ 184.70
			\$ 738.80
TOTAL			\$ 71,930.83

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00013	1/31/24	18114	202402	320	53800	46200		MOWING SERV PHASE I FEB24	*	4,343.50		
		1/31/24	18114	202402	320	53800	46200		MOWING SERV PH2A FEB24	*	1,610.00		
		1/31/24	18114	202402	320	53800	46200		STOREY CREEK PH2B FEB24	*	10,226.00		
		1/31/24	18114	202402	320	53800	46200		PARK, DOGPARK, ENTR FEB24	*	625.00		
		1/31/24	18114	202402	320	53800	47800		DOGGIE/GARBAGE CANS FEB24	*	250.00		
		1/31/24	18114	202402	320	53800	46200		MOWING SERV PHASE 5 FEB24	*	4,975.00		
		1/31/24	18114	202402	320	53800	46200		MOWING SERV PHASE 4 FEB24	*	5,850.00		
		1/31/24	18114	202402	320	53800	46200		NATURE PARK MOWING FEB24	*	3,475.00		
FRANK POLLY SOD, INC											31,354.50	000375	

2/08/24	00012	1/31/24	217367	202401	320	53800	47000		AQUATIC PLANT MGMT JAN24	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC											1,353.00	000376	

2/08/24	00014	2/05/24	6309-02-	202402	310	51300	31200		ARBITRAGE SERIES 2019	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT											450.00	000377	

2/08/24	00003	2/01/24	3901	202401	310	51300	31100		POND 3A INSP TRNOVER/MILE	*	740.64		
BOYD CIVIL ENGINEERING											740.64	000378	

2/15/24	00012	2/15/24	217806	202402	320	53800	47000		AQUATIC PLANT MGMT FEB24	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC											1,353.00	000379	

2/15/24	00001	2/01/24	108	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,333.33		
		2/01/24	108	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	100.00		
		2/01/24	108	202402	310	51300	35100		INFORMATION TECH FEB24	*	150.00		
		2/01/24	108	202402	310	51300	31300		DISSEMINATION FEE FEB24	*	583.33		
		2/01/24	108	202402	310	51300	51000		OFFICE SUPPLIES	*	.27		
		2/01/24	108	202402	310	51300	42000		POSTAGE	*	46.38		

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/01/24 109	202402 320-53800-12000	FIELD MANAGEMENT FEB24	*	1,378.17	
				GOVERNMENTAL MANAGEMENT SERVICES			5,591.48 000380
2/15/24 00002		2/14/24 123544	202401 310-51300-31500	DTC AGR/DTS AGR/TASK LIST	*	419.56	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			419.56 000381
2/15/24 00018		2/01/24 2018831	202402 310-51300-49200	2023 TAX ROLL ADMIN FEE	*	382.64	
				OSCEOLA COUNTY PROPERTY APPRAISER			382.64 000382
2/15/24 00011		2/08/24 02082024	202402 300-20700-10000	FY24 DEBT SRVC SER2019	*	1,573.04	
				STOREY CREEK CDD C/O USBANK			1,573.04 000383
2/15/24 00011		2/08/24 02082024	202402 300-20700-10100	FY24 DEBT SRVC SER2022	*	1,318.54	
				STOREY CREEK CDD C/O USBANK			1,318.54 000384
2/15/24 00015		1/25/24 7203060	202402 310-51300-32300	TRUSTEE FEE SER.2019	*	4,040.63	
				US BANK			4,040.63 000385
2/22/24 00013		2/14/24 18128	202402 320-53800-46300	FURNISH/INST.16000 ST.AUG	*	15,200.00	
		2/14/24 18128	202402 320-53800-46300	FURNISH/INST.8 45GAL TREE	*	4,000.00	
		2/14/24 18128	202402 320-53800-46300	FURNISH/INST.40 3GAL PLNT	*	440.00	
		2/14/24 18128	202402 320-53800-46300	FURNISH/INST.5YARDS MULCH	*	225.00	
				FRANK POLLY SOD,INC			19,865.00 000386
2/29/24 00013		2/20/24 18130	202402 320-53800-46300	FURN/INST.50YD MLCH PLYGD	*	2,750.00	
				FRANK POLLY SOD,INC			2,750.00 000387
TOTAL FOR BANK A						71,192.03	
TOTAL FOR REGISTER						71,192.03	

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

February 29, 2024



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund Income Statement</u>
3	<hr/> <u>Debt Service Fund Series 2019 Income Statement</u>
4	<hr/> <u>Debt Service Fund Series 2022 Income Statement</u>
5	<hr/> <u>Debt Service Fund Series 2024 Income Statement</u>
6	<hr/> <u>Capital Projects Fund Series 2022 Income Statement</u>
7	<hr/> <u>Capital Projects Fund Series 2024 Income Statement</u>
8	<hr/> <u>Month to Month</u>
9	<hr/> <u>Long Term Debt Summary</u>
10	<hr/> <u>Assessment Receipt Schedule</u>
11	<hr/> <u>Construction Schedule Series 2022</u>
12	<hr/> <u>Construction Schedule Series 2024</u>

Storey Creek
Community Development District
Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 53,433	\$ -	\$ -	\$ 53,433
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 543,978	\$ -	\$ 543,978
Prepayment	\$ -	\$ 32	\$ -	\$ 32
Series 2022				
Reserve	\$ -	\$ 208,648	\$ -	\$ 208,648
Revenue	\$ -	\$ 422,636	\$ -	\$ 422,636
Construction	\$ -	\$ -	\$ 13,078	\$ 13,078
Series 2024				
Reserve	\$ -	\$ 162,906	\$ -	\$ 162,906
Revenue	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 86,063	\$ -	\$ 86,063
Construction	\$ -	\$ -	\$ 4,211,769	\$ 4,211,769
Cost of Issuance	\$ -	\$ -	\$ 100	\$ 100
State Board of Administration	\$ 579,296	\$ -	\$ -	\$ 579,296
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
Total Assets	\$ 637,745	\$ 1,669,928	\$ 4,224,947	\$ 6,532,620
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ 740	\$ -	\$ -	\$ 740
Total Liabilities	\$ 740	\$ -	\$ -	\$ 740
Fund Balances:				
Assigned For Debt Service 2019	\$ -	\$ 789,676	\$ -	\$ 789,676
Assigned For Debt Service 2022	\$ -	\$ 631,284	\$ -	\$ 631,284
Assigned For Debt Service 2024	\$ -	\$ 248,969	\$ -	\$ 248,969
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 13,078	\$ 13,078
Assigned For Capital Projects 2024	\$ -	\$ -	\$ 4,211,869	\$ 4,211,869
Unassigned	\$ 637,005	\$ -	\$ -	\$ 637,005
Total Fund Balances	\$ 637,005	\$ 1,669,928.31	\$ 4,224,947	\$ 6,531,880
Total Liabilities & Fund Equity	\$ 637,745	\$ 1,669,928	\$ 4,224,947	\$ 6,532,620

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 715,592	\$ 700,991	\$ 700,991	\$ -
Special Assessments - Direct Billed	\$ 137,301	\$ 102,976	\$ 102,976	\$ -
Interest	\$ -	\$ -	\$ 4,296	\$ 4,296
Total Revenues	\$ 852,893	\$ 803,967	\$ 808,264	\$ 4,296
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
FICA Expense	\$ 918	\$ 383	\$ 214	\$ 168
Engineering Fees	\$ 12,000	\$ 5,000	\$ 1,493	\$ 3,507
Attorney	\$ 25,000	\$ 10,417	\$ 2,000	\$ 8,417
Dissemination	\$ 10,500	\$ 4,375	\$ 2,917	\$ 1,458
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,610	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 10,000	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 150	\$ 63	\$ -	\$ 63
Postage	\$ 500	\$ 208	\$ 103	\$ 105
Printing & Binding	\$ 600	\$ 600	\$ 44	\$ 556
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 833	\$ 662	\$ 171
Other Current Charges	\$ 500	\$ 208	\$ 237	\$ (29)
Office Supplies	\$ 100	\$ 42	\$ 1	\$ 40
Property Appraiser Fee	\$ 500	\$ 383	\$ 383	\$ -
Property Taxes	\$ 300	\$ 1	\$ 1	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 139,153	\$ 67,544	\$ 50,483	\$ 17,061
Operations & Maintenance				
Field Services	\$ 16,538	\$ 6,891	\$ 6,891	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,762	\$ 238
Electric	\$ 4,000	\$ 1,667	\$ 333	\$ 1,334
Streetlights	\$ 194,000	\$ 80,833	\$ 37,896	\$ 42,937
Water & Sewer	\$ 39,600	\$ 16,500	\$ 4,187	\$ 12,313
Landscape Maintenance	\$ 400,374	\$ 166,823	\$ 155,523	\$ 11,300
Landscape Contingency	\$ 7,500	\$ 3,125	\$ 22,615	\$ (19,490)
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Lake Maintenance	\$ 26,700	\$ 11,125	\$ 6,765	\$ 4,360
Lake Contingency	\$ 1,500	\$ 625	\$ 1,003	\$ (378)
Doggie Station Maintenance	\$ 5,000	\$ 2,083	\$ 4,250	\$ (2,167)
Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ 385	\$ 1,698
Walls, Entry & Monuments	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Contingency	\$ 2,028	\$ 845	\$ -	\$ 845
Total Operations & Maintenance:	\$ 713,740	\$ 299,725	\$ 243,609	\$ 56,116
Total Expenditures	\$ 852,893	\$ 367,269	\$ 294,093	\$ 73,177
Excess Revenues (Expenditures)	\$ -		\$ 514,171	
Fund Balance - Beginning	\$ -		\$ 122,834	
Fund Balance - Ending	\$ -		\$ 637,005	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 491,331	\$ 481,221	\$ 481,221	\$ -
Interest	\$ 7,500	\$ 3,125	\$ 14,701	\$ 11,576
Total Revenues	\$ 498,831	\$ 484,346	\$ 495,922	\$ 11,576
Expenditures:				
Series 2019				
Interest - 12/15	\$ 157,172	\$ 157,172	\$ 157,172	\$ -
Principal - 12/15	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest - 06/15	\$ 154,438	\$ -	\$ -	\$ -
Total Expenditures	\$ 486,609	\$ 332,172	\$ 332,172	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,222		\$ 163,750	
Fund Balance - Beginning	\$ 372,055		\$ 625,926	
Fund Balance - Ending	\$ 384,277		\$ 789,676	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 411,766	\$ 403,365	\$ 403,365	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 9,885	\$ 7,801
Total Revenues	\$ 416,766	\$ 405,448	\$ 413,250	\$ 7,801
Expenditures:				
Series 2022				
Interest - 12/15	\$ 158,383	\$ 158,383	\$ 158,383	\$ -
Principal - 06/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 158,383	\$ -	\$ -	\$ -
Total Expenditures	\$ 411,766	\$ 158,383	\$ 158,383	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,845)	\$ 1,845
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,845)	\$ 1,845
Excess Revenues (Expenditures)	\$ 5,000		\$ 253,022	
Fund Balance - Beginning	\$ 170,174		\$ 378,262	
Fund Balance - Ending	\$ 175,174		\$ 631,284	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 248,969	\$ 248,969
Total Revenues	\$ -	\$ -	\$ 248,969	\$ 248,969
Expenditures:				
Series 2024				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 06/15	\$ -	\$ -	\$ -	\$ -
Interest - 06/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 248,969	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 248,969	

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/29/24	Thru 02/29/24	
Revenues:				
Interest	\$ -	\$ -	\$ 255	\$ 255
Total Revenues	\$ -	\$ -	\$ 255	\$ 255
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,845	\$ (1,845)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,845	\$ (1,845)
Excess Revenues (Expenditures)	\$ -		\$ 2,100	
Fund Balance - Beginning	\$ -		\$ 10,978	
Fund Balance - Ending	\$ -		\$ 13,078	

Storey Creek

Community Development District Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/29/24	Thru 02/29/24	
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 4,556,031	\$ 4,556,031
Total Revenues	\$ -	\$ -	\$ 4,556,031	\$ 4,556,031
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 344,162	\$ (344,162)
Total Expenditures	\$ -	\$ -	\$ 344,162	\$ (344,162)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 4,211,869	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 4,211,869	

Storey Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 32,540	\$ 661,892	\$ 4,876	\$ 1,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,991
Special Assessments - Direct Billed	\$ 68,651	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,976
Interest	\$ -	\$ -	\$ -	\$ 1,755	\$ 2,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,296
													\$ -
Total Revenues	\$ 68,651	\$ 32,540	\$ 661,892	\$ 40,956	\$ 4,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 808,264
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expense	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering Fees	\$ 215	\$ 538	\$ -	\$ 741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,493
Attorney	\$ 468	\$ 897	\$ 216	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 6	\$ 8	\$ 16	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Printing & Binding	\$ 7	\$ 8	\$ 24	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 39	\$ 74	\$ 44	\$ 40	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 19,952	\$ 9,836	\$ 5,320	\$ 5,387	\$ 9,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,483
Operations & Maintenance													
Field Services	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,891
Property Insurance	\$ 3,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,762
Electric	\$ 60	\$ 60	\$ 65	\$ 83	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Streetlights	\$ 7,452	\$ 7,454	\$ 7,659	\$ 7,666	\$ 7,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,896
Water & Sewer	\$ 1,368	\$ 297	\$ 681	\$ 838	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,187
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,523
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 22,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,615
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,765
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ 250	\$ 3,250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 48,116	\$ 41,897	\$ 42,491	\$ 45,673	\$ 65,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,609
Total Expenditures	\$ 68,068	\$ 51,733	\$ 47,810	\$ 51,060	\$ 75,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294,093
Excess Revenues (Expenditures)	\$ 583	\$ (19,193)	\$ 614,081	\$ (10,105)	\$ (71,196)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 514,171

Storey Creek

Community Development District

Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
OPTIONAL REDEMPTION DATE:	12/15/2029
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$245,666
RESERVE FUND BALANCE	\$245,666
BONDS OUTSTANDING - 12/16/19	\$8,445,000
LESS: PRINCIPAL PAYMENT - 12/15/20	(\$160,000)
LESS: PRINCIPAL PAYMENT - 12/15/21	(\$165,000)
LESS: PRINCIPAL PAYMENT - 12/15/22	(\$170,000)
CURRENT BONDS OUTSTANDING	\$7,950,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
OPTIONAL REDEMPTION DATE:	6/15/2032
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	\$208,648
BONDS OUTSTANDING - 07/14/22	\$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
CURRENT BONDS OUTSTANDING	\$6,080,000

SERIES 2024, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)	
OPTIONAL REDEMPTION DATE:	6/15/2034
INTEREST RATES:	4.450%, 5.250%, 5.500%
MATURITY DATE:	6/15/2054
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$162,906
RESERVE FUND BALANCE	\$162,906
BONDS OUTSTANDING - 2/13/24	\$4,805,000
CURRENT BONDS OUTSTANDING	\$4,805,000

Storey Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

Gross Assessments \$ 761,267.18 \$ 522,600.00 \$ 438,049.15 \$ 1,721,916.33
 Net Assessments \$ 715,591.15 \$ 491,244.00 \$ 411,766.20 \$ 1,618,601.35

ON ROLL ASSESSMENTS

44.21% 30.35% 25.44% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2019 Debt Service Asmt	2022 Debt Service Asmt	Total
11/10/23	ACH	\$2,136.52	\$40.41	\$115.86	\$0.00	\$1,980.25	\$875.48	\$601.00	\$503.77	\$1,980.25
11/24/23	ACH	\$76,130.07	\$1,461.70	\$3,045.26	\$0.00	\$71,623.11	\$31,664.91	\$21,737.55	\$18,220.65	\$71,623.11
12/11/23	ACH	\$1,577,556.55	\$30,289.08	\$63,102.42	\$0.00	\$1,484,165.05	\$656,156.24	\$450,442.71	\$377,566.10	\$1,484,165.05
12/22/23	ACH	\$13,646.93	\$264.75	\$409.38	\$0.00	\$12,972.80	\$5,735.33	\$3,937.23	\$3,300.23	\$12,972.79
01/10/24	ACH	\$9,241.07	\$178.84	\$299.26	\$0.00	\$8,762.97	\$3,874.15	\$2,659.55	\$2,229.27	\$8,762.97
01/10/24	ACH	\$936.87	\$18.17	\$28.11	\$0.00	\$890.59	\$393.73	\$270.29	\$226.56	\$890.58
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$1,374.77	\$1,374.77	\$607.79	\$417.24	\$349.74	\$1,374.77
02/08/24	ACH	\$3,965.27	\$77.72	\$79.31	\$0.00	\$3,808.24	\$1,683.64	\$1,155.80	\$968.80	\$3,808.24
03/08/24	ACH	\$4,405.86	\$87.24	\$44.06	\$0.00	\$4,274.56	\$1,889.80	\$1,297.32	\$1,087.43	\$4,274.55
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,688,019.14	\$ 32,417.91	\$ 67,123.66	\$ 1,374.77	\$ 1,589,852.34	\$ 702,881.07	\$ 482,518.69	\$ 404,452.55	\$ 1,589,852.31

98.22%	Net Percent Collected
\$ 28,749.01	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

DRP FL 6 LLC **\$137,301.25** **\$137,301.25**

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	General Fund
10/24/23	11/1/23	2118939	\$68,650.63	\$68,650.63	\$68,650.63
1/19/24	2/1/24	2164460	\$34,325.31	\$34,325.31	\$34,325.31
	5/1/24		\$34,325.31	\$0.00	\$0.00
			\$137,301.25	\$102,975.94	\$102,975.94

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
TOTAL				\$ -
Fiscal Year 2024				
10/2/23		Interest		\$ 47.70
11/1/23		Interest		\$ 50.09
12/1/23		Interest		\$ 48.35
12/27/23		Transfer from Reserve		\$ 1,844.80
1/2/24		Interest		\$ 51.22
2/1/24		Interest		\$ 57.88
TOTAL				\$ 2,100.04
			Project (Construction) Fund at 09/30/23	\$ 10,978.03
			Interest Earned/Transferred Funds thru 02/29/24	\$ 2,100.04
			Requisitions Paid thru 02/29/24	\$ -
			Remaining Project (Construction) Fund	\$ 13,078.07

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
TOTAL				\$ -
Fiscal Year 2024				
TOTAL				\$ -
			Project (Construction) Fund at 02/13/24	\$ 4,211,769.17
			Interest Earned/Transferred Funds thru 02/29/24	\$ -
			Requisitions Paid thru 02/29/24	\$ -
Remaining Project (Construction) Fund				\$ 4,211,769.17