

*Storey Creek Community
Development District*

Agenda

April 15, 2024

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 8, 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, April 15, 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 March 18, 2024 Meeting
4. Ratification of Final Request for Transfer of Environmental Resource Permit – Phase 4
5. Consideration of Resolution 2024-04 Certifying the Series 2022 (AA2) Project Complete
6. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials
 - B. Engineer
 - i. Consideration of Rate Increase
 - ii. Discussion of Pending Plat Conveyances
 - iii. Status of Permit Transfers
 - 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

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, March 18, 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
Lane Register	Vice Chairman
Seth Yawn	Assistant Secretary
Rob Bonin <i>by phone</i>	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Supervisors were present, and one joined via phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened the floor to public comments and asked that the comments be kept to a three-minute time limit.

Paul Gajewski came to the meeting as an HOA Board member trying to learn more about the CDD projects and services.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 19, 2024 Meeting

Mr. Flint presented the minutes of the February 19, 2024 Board of Supervisors meeting. He asked for any comments, corrections, or changes. There being none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 19, 2024 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Ratification of Request for Transfer of Environmental Resource Permit

Mr. Flint stated that the permit was transferred the perpetual operating and maintenance entity, which is the CDD, and the requested transfer form was signed by Mr. Bonin on behalf of Lennar and he is asking for a ratification of that action. This transfers Phase 3A portion of the ERP to operations. The Board had a couple of legal questions for District Counsel before approving the ratification. It was also requested that the requests be accompanied by a map from the Engineer for the future transfers.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Request for Transfer of Environmental Resources Permit, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Series 2022 Requisition #9

Mr. Flint stated that this is for a requisition totaling \$13,132.47 to pay out the balance of the construction account. The Board discussed the completion of areas and Mr. Flint will make a note for the next agenda to certify the area as complete by resolution.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Series 2022 Requisition #9, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Ms. Trucco stated that they are working on the inventory and no other legal issues have surfaced since the last Board meeting. She will be prepared to present an inventory report at the next meeting which will include every plat included in the CDD file as well as all conveyances.

B. Engineer

The Engineer had no report for the Board and offered to answer any questions. Mr. Register stated that he marked up the map provided to the Board and added that coordination is needed on

the requisition for assessment area 3 in the construction fund to complete the project and zero out the construction fund.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register to the Board totaling \$71,930.83 and asked for any comments or questions. There being none, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling \$71,930.83, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through January 29, 2024. No action is required on the Board’s part.

D. Field Manager’s Report

Mr. Scheerer gave a summary of the Field Manager’s report to the Board and noted that the playground has been re-mulched and turned out really good with additional touchups to be completed in the coming weeks. Sod replacement is in progress that is coming at no cost to the District. Main entrance sign by the school is complete and looks good. Meters that were listed in the HOA have been transferred to the CDD. He offered to answer any Board questions and the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH 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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

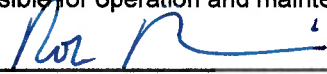
SECTION IV

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.: 49-104156-P Application No(s): 201016-4502
Project Name: STOREY CREEK BLVD Phase (if applicable): -

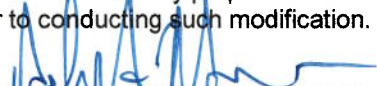
A. Request to Transfer: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

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
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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, FL, 32801 City, State, Zip Date
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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)



- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



SECTION V

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA TWO PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA TWO PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on July 1, 2019, the Board of Supervisors (“Board”) of the District adopted Resolution 2019-14, respectively, authorizing, among other things, the issuance of not exceed \$47,500,000 aggregate principal amount of Special Assessment Bonds in order to finance the costs of the constructions, installation, and acquisition of public infrastructure, improvements, and services on lands within the District;

WHEREAS, the District authorized and issued \$6,170,000 Storey Creek Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Two Project) (the “Series 2022 Bonds”), pursuant to the Master Trust Indenture between Storey Creek Community Development District and U.S. Bank Trust Company, National Association, as Trustee, dated November 1, 2019 (“**Master Trust Indenture**”) and the Second Supplemental Trust Indenture between Storey Creek Community Development District and U.S. Bank Trust Company, National Association, as Trustee, dated June 1, 2022 (“**Second Supplemental Trust Indenture**”), for the purpose of acquiring and constructing all or a portion of the District referred to as Assessment Area Two;

WHEREAS, the District adopted the “Engineer’s Report for Storey Creek Community Development District,” dated July 30, 2019 and last revised on June 20, 2022, which identifies and describes the components of the project financed with the Series 2022 Bonds (the “Assessment Area Two Project”);

WHEREAS, the Assessment Area Two Project has been completed;

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered the Certificate of the Consulting Engineer, dated April ____, 2024, attached hereto as **Exhibit “A”**, wherein the District Engineer certified that the Assessment Area Two Project is complete; and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Assessment Area Two Project, the District is to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the improvements.

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

Section 1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

Section 3. Acceptance and Certification of Completion of the Assessment Area Two Project. The Board of Supervisors hereby accepts the Certificate of the Consulting Engineer, dated _____, certifying the Assessment Area Two Project complete and upon reliance thereon, certifies that the Assessment Area Two Project is complete in accordance with the Master Trust Indenture and the Second Supplemental Trust Indenture.

Section 4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2019-19, 2019-20 and 2020-01. The amount of special assessments levied pursuant to Resolution 2020-01, adopted by the Board on October 21, 2019, was later revised to \$6,170,000 by Resolution 2022-12, adopted by the Board on August 1, 2022 (the “2022 Special Assessments”). The Consulting Engineer’s Certificate indicates that the cost of the Assessment Area Two Project was in excess of \$6,170,000. The Assessment Area Two Project cost therefore does exceed the par amount of the 2022 Special Assessments, as required by Section 170.08, *Florida Statutes*.

Section 5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 7. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 15th day of April, 2024.

[Signatures provided on following page.]

SIGNATURE PAGE TO RESOLUTION 2024-04

ATTEST:

STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT

Secretary

By: _____
Its: _____

Exhibit “A”

Certificate of the Consulting Engineer

[See attached.]

CERTIFICATE OF THE CONSULTING ENGINEER

We, Boyd Civil Engineering, Inc., as the designated engineers (“**District Engineer**”) for the Storey Creek Community Development District in connection with the \$6,170,000 “Storey Creek Community Development District Special Assessment Bonds, Series 2022 (Assessment Area Two Project)” (the “**Series 2022 Bonds**”) hereby certify:

1. The District Engineer prepared the “Engineer’s Report for Storey Creek Community Development District” dated July 30, 2019 and last revised on June 20, 2022, as amended from time to time (the “**Engineer’s Report**”), which identifies and describes the public infrastructure deemed necessary for Assessment Area Two, financed with the Series 2022 Bonds (“**Assessment Area Two Project**”). According to the Engineer’s Report, the total cost of the Assessment Area Two Project was anticipated to be \$13,416,178.

2. The Assessment Area Two Project has been substantially completed in accordance with the Engineer’s Report with no substantial deviations.

3. Pursuant to Section 5.01(c) of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area Two Project, as described in the Engineer’s Report, was in excess of \$6,170,000.

BOYD CIVIL ENGINEERING, INC.

By: _____

Name: _____

Title: _____

Dated: April __, 2024

SECTION VI

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

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

201 SOUTH ORANGE AVENUE, SUITE 1400
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ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
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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, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

Page 2

endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

Page 3

b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>.

⁶ October 1st through September 30th.

SECTION B

SECTION 1

March 28, 2024

Mr. George S. Flint
District Manager
Storey Creek CDD
219 E. Livingston Street
Orlando, FL 32801

Re: Proposal for Professional Service Rate Increase as District Engineer for Storey Creek CDD

Dear George:

The purpose of this letter is to request a rate increase for our services as District Engineer for Storey Creek CDD.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2024 rate schedule, which reflects increased costs and is competitive with current rates for professional engineering services.

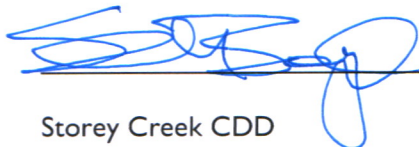
Our proposed rates for 2024 are attached.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:



Storey Creek CDD

Date 3/28/2024



ATTACHMENT A

Hourly Rate Schedule for the Storey Creek CDD

Principal	\$260.00
Director of Engineering	\$250.00
Project Manager / Senior Civil Engineer	\$190.00
Project Engineer	\$160.00
Senior Civil 3D Designer	\$145.00
CAD Technician	\$120.00
Project Coordination	\$105.00
Administrative / Permit Technician	\$90.00

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

March 01, 2024 - March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	3/6/24	388	\$ 31,354.50
	3/14/24	389-393	10,517.13
	3/21/24	394-395	1,683.00
			\$ 43,554.63
Payroll			
	<u>March 2024</u>		
	Adam Morgan	50078	\$ 184.70
	D. Lane Register	50079	\$ 184.70
	James Yawn	50080	\$ 184.70
	Logan Lantrip	50081	\$ 184.70
	Patrick Bonin Jr.	50082	\$ 184.70
			\$ 923.50
TOTAL			\$ 44,478.13

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00013	3/01/24	18135	202403	320	53800	46200		MOWING SERV PHASE I MAR24	*	4,343.50		
		3/01/24	18135	202403	320	53800	46200		MOWING SERV PH2A MAR24	*	1,610.00		
		3/01/24	18135	202403	320	53800	46200		STOREY CREEK PH2B MAR24	*	10,226.00		
		3/01/24	18135	202403	320	53800	46200		PARK, DOGPARK, ENTR MAR24	*	625.00		
		3/01/24	18135	202403	320	53800	47800		DOGGIE/GARBAGE CANS MAR24	*	250.00		
		3/01/24	18135	202403	320	53800	46200		MOWING SERV PHASE 5 MAR24	*	4,975.00		
		3/01/24	18135	202403	320	53800	46200		MOWING SERV PHASE 4 MAR24	*	5,850.00		
		3/01/24	18135	202403	320	53800	46200		NATURE PARK MOWING MAR24	*	3,475.00		
FRANK POLLY SOD, INC											31,354.50	000388	
3/14/24	00003	3/07/24	3928	202402	310	51300	31100		HOA/CDD OWNERSHIP MAP/MTG	*	1,362.50		
BOYD CIVIL ENGINEERING											1,362.50	000389	
3/14/24	00001	3/01/24	110	202403	310	51300	34000		MANAGEMENT FEES MAR24	*	3,333.33		
		3/01/24	110	202403	310	51300	35200		WEBSITE ADMIN MAR24	*	100.00		
		3/01/24	110	202403	310	51300	35100		INFORMATION TECH MAR24	*	150.00		
		3/01/24	110	202403	310	51300	31300		DISSEMINATION FEE MAR24	*	875.00		
		3/01/24	110	202403	310	51300	51000		OFFICE SUPPLIES	*	.21		
		3/01/24	110	202403	310	51300	42000		POSTAGE	*	14.08		
		3/01/24	110	202403	310	51300	42500		COPIES	*	22.35		
		3/01/24	111	202403	320	53800	12000		FIELD MANAGEMENT MAR24	*	1,378.17		
		3/01/24	111A	202401	310	51300	51000		OFFICE DEPOT-W2/W3/1096	*	14.42		
		3/01/24	111A	202401	310	51300	42000		USPS-MAIL W3 FORMS	*	.79		
		3/01/24	111A	202401	310	51300	42000		USPS-MAIL 941&944 FORMS	*	.88		
		3/01/24	111A	202401	310	51300	42000		USPS-MAIL 1099 FORMS	*	.65		
GOVERNMENTAL MANAGEMENT SERVICES											5,889.88	000390	

SCCD STOREY CREEK TVISCARRA													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/14/24	00027	3/11/24 B-19470	202403 320-53800-48100	KENDAL SIGNS INC	*	880.00	880.00 000391
3/14/24	00011	3/11/24 03112024	202403 300-20700-10000	STOREY CREEK CDD C/O USBANK	*	1,297.32	1,297.32 000392
3/14/24	00011	3/11/24 03112024	202403 300-20700-10100	STOREY CREEK CDD C/O USBANK	*	1,087.43	1,087.43 000393
3/21/24	00012	3/15/24 218143	202403 320-53800-47000	APPLIED AQUATIC MANAGEMENT INC	*	1,353.00	1,353.00 000394
3/21/24	00002	3/18/24 124085	202402 310-51300-31500	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	330.00	330.00 000395
TOTAL FOR BANK A						43,554.63	
TOTAL FOR REGISTER						43,554.63	

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

March 31, 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
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 161,972	\$ -	\$ -	\$ 161,972
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 548,555	\$ -	\$ 548,555
Prepayment	\$ -	\$ 32	\$ -	\$ 32
Series 2022				
Reserve	\$ -	\$ 209,516	\$ -	\$ 209,516
Revenue	\$ -	\$ 425,477	\$ -	\$ 425,477
Construction	\$ -	\$ -	\$ 13,132	\$ 13,132
Series 2024				
Reserve	\$ -	\$ 162,906	\$ -	\$ 162,906
Revenue	\$ -	\$ 192	\$ -	\$ 192
Interest	\$ -	\$ 86,063	\$ -	\$ 86,063
Construction	\$ -	\$ -	\$ 4,221,540	\$ 4,221,540
Cost of Issuance	\$ -	\$ -	\$ 108	\$ 108
State Board of Administration	\$ 431,469	\$ -	\$ -	\$ 431,469
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
Total Assets	\$ 598,456	\$ 1,678,407	\$ 4,234,780	\$ 6,511,643
Liabilities:				
Accounts Payable	\$ 665	\$ -	\$ -	\$ 665
Due to Other	\$ 740	\$ -	\$ -	\$ 740
Total Liabilities	\$ 1,405	\$ -	\$ -	\$ 1,405
Fund Balances:				
Assigned For Debt Service 2019	\$ -	\$ 794,253	\$ -	\$ 794,253
Assigned For Debt Service 2022	\$ -	\$ 634,993	\$ -	\$ 634,993
Assigned For Debt Service 2024	\$ -	\$ 249,161	\$ -	\$ 249,161
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 13,132	\$ 13,132
Assigned For Capital Projects 2024	\$ -	\$ -	\$ 4,221,648	\$ 4,221,648
Unassigned	\$ 597,051	\$ -	\$ -	\$ 597,051
Total Fund Balances	\$ 597,051	\$ 1,678,407	\$ 4,234,780	\$ 6,510,238
Total Liabilities & Fund Equity	\$ 598,456	\$ 1,678,407	\$ 4,234,780	\$ 6,511,643

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 715,592	\$ 702,881	\$ 702,881	\$ -
Special Assessments - Direct Billed	\$ 137,301	\$ 102,976	\$ 102,976	\$ -
Interest	\$ -	\$ -	\$ 6,469	\$ 6,469
Total Revenues	\$ 852,893	\$ 805,857	\$ 812,326	\$ 6,469
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
FICA Expense	\$ 918	\$ 459	\$ 291	\$ 168
Engineering Fees	\$ 12,000	\$ 6,000	\$ 3,521	\$ 2,479
Attorney	\$ 25,000	\$ 12,500	\$ 2,330	\$ 10,170
Dissemination	\$ 10,500	\$ 5,250	\$ 3,792	\$ 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	\$ 20,000	\$ 20,000	\$ 0
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 150	\$ 75	\$ -	\$ 75
Postage	\$ 500	\$ 250	\$ 120	\$ 130
Printing & Binding	\$ 600	\$ 300	\$ 66	\$ 234
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 1,000	\$ 662	\$ 338
Other Current Charges	\$ 500	\$ 250	\$ 278	\$ (28)
Office Supplies	\$ 100	\$ 50	\$ 16	\$ 34
Property Appraiser Fee	\$ 500	\$ 500	\$ 383	\$ 117
Property Taxes	\$ 300	\$ 300	\$ 1	\$ 299
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 139,153	\$ 76,550	\$ 58,470	\$ 18,079
Operations & Maintenance				
Field Services	\$ 16,538	\$ 8,269	\$ 8,269	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,762	\$ 238
Electric	\$ 4,000	\$ 2,000	\$ 333	\$ 1,667
Streetlights	\$ 194,000	\$ 97,000	\$ 37,896	\$ 59,104
Water & Sewer	\$ 39,600	\$ 19,800	\$ 5,251	\$ 14,549
Landscape Maintenance	\$ 400,374	\$ 200,187	\$ 186,627	\$ 13,560
Landscape Contingency	\$ 7,500	\$ 3,750	\$ 22,615	\$ (18,865)
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Lake Maintenance	\$ 26,700	\$ 13,350	\$ 8,118	\$ 5,232
Lake Contingency	\$ 1,500	\$ 750	\$ 1,003	\$ (253)
Doggie Station Maintenance	\$ 5,000	\$ 2,500	\$ 4,500	\$ (2,000)
Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 385	\$ 2,115
Walls, Entry & Monuments	\$ 2,500	\$ 1,250	\$ 880	\$ 370
Contingency	\$ 2,028	\$ 1,014	\$ -	\$ 1,014
Total Operations & Maintenance:	\$ 713,740	\$ 358,870	\$ 279,638	\$ 79,232
Total Expenditures	\$ 852,893	\$ 435,420	\$ 338,109	\$ 97,311
Excess Revenues (Expenditures)	\$ -		\$ 474,217	
Fund Balance - Beginning	\$ -		\$ 122,834	
Fund Balance - Ending	\$ -		\$ 597,051	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 491,331	\$ 482,519	\$ 482,519	\$ -
Interest	\$ 7,500	\$ 3,750	\$ 17,980	\$ 14,230
Total Revenues	\$ 498,831	\$ 486,269	\$ 500,499	\$ 14,230
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		\$ 168,327	
Fund Balance - Beginning	\$ 372,055		\$ 625,926	
Fund Balance - Ending	\$ 384,277		\$ 794,253	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 411,766	\$ 404,453	\$ 404,453	\$ -
Interest	\$ 5,000	\$ 2,500	\$ 12,507	\$ 10,007
Total Revenues	\$ 416,766	\$ 406,953	\$ 416,959	\$ 10,007
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		\$ 256,731	
Fund Balance - Beginning	\$ 170,174		\$ 378,262	
Fund Balance - Ending	\$ 175,174		\$ 634,993	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 248,969	\$ 248,969
Interest	\$ -	\$ -	\$ 556	\$ 556
Total Revenues	\$ -	\$ -	\$ 249,525	\$ 249,525
Expenditures:				
Series 2024				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 06/15	\$ -	\$ -	\$ -	\$ -
Interest - 06/15	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (364)	\$ 364
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (364)	\$ 364
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 249,161	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 249,161	

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 310	\$ 310
Total Revenues	\$ -	\$ -	\$ 310	\$ 310
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)	\$ -		\$ 2,154	
Fund Balance - Beginning	\$ -		\$ 10,978	
Fund Balance - Ending	\$ -		\$ 13,132	

Storey Creek

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 4,556,031	\$ 4,556,031
Interest	\$ -	\$ -	\$ 9,415	\$ 9,415
Total Revenues	\$ -	\$ -	\$ 4,565,446	\$ 4,565,446
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)	\$ -	\$ -	\$ 364	\$ (364)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 364	\$ (364)
Excess Revenues (Expenditures)	\$ -		\$ 4,221,648	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 4,221,648	

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	\$ 1,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702,881
Special Assessments - Direct Billed	\$ 68,651	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,976
Interest	\$ -	\$ -	\$ -	\$ 1,755	\$ 2,542	\$ 2,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,469
													\$ -
Total Revenues	\$ 68,651	\$ 32,540	\$ 661,892	\$ 40,956	\$ 4,225	\$ 4,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 812,326
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Expense	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291
Engineering Fees	\$ 215	\$ 538	\$ -	\$ 741	\$ 1,363	\$ 665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,521
Attorney	\$ 468	\$ 897	\$ 216	\$ 420	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,330
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,792
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	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 6	\$ 8	\$ 19	\$ 46	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Printing & Binding	\$ 7	\$ 8	\$ 24	\$ 4	\$ -	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 39	\$ 74	\$ 44	\$ 40	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 19,952	\$ 9,836	\$ 5,320	\$ 5,404	\$ 11,681	\$ 6,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,470
Operations & Maintenance													
Field Services	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,269
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	\$ 1,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,627
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 22,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,615
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,118
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ 250	\$ 3,250	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 48,116	\$ 41,897	\$ 42,491	\$ 45,673	\$ 65,432	\$ 36,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,638
Total Expenditures	\$ 68,068	\$ 51,733	\$ 47,810	\$ 51,077	\$ 77,113	\$ 42,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,109
Excess Revenues (Expenditures)	\$ 583	\$ (19,193)	\$ 614,081	\$ (10,121)	\$ (72,888)	\$ (38,245)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 474,217

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	\$209,516
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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019 Debt Service Asmt</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
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
04/08/24	ACH	\$6,605.28	\$132.10	\$0.00	\$0.00	\$6,473.18	\$2,861.82	\$1,964.60	\$1,646.75	\$6,473.17
04/08/24	ACH	\$2,168.55	\$43.38	\$0.00	\$0.00	\$2,125.17	\$939.55	\$644.99	\$540.64	\$2,125.18
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,696,792.97	\$ 32,593.39	\$ 67,123.66	\$ 1,374.77	\$ 1,598,450.69	\$ 706,682.44	\$ 485,128.28	\$ 406,639.94	\$ 1,598,450.66

98.76%	Net Percent Collected
\$ 20,150.66	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

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

<i>Date Received</i>	<i>Due Date</i>	<i>Check No.</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>General Fund</i>
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
Total			\$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
3/1/24		Interest		\$ 54.40
TOTAL				\$ 2,154.44
Project (Construction) Fund at 09/30/23				\$ 10,978.03
Interest Earned/Transferred Funds thru 03/31/24				\$ 2,154.44
Requisitions Paid thru 03/31/24				\$ -
Remaining Project (Construction) Fund				\$ 13,132.47

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
		TOTAL		\$ -
Fiscal Year 2024				
3/1/24		Interest		\$ 9,406.71
3/4/24		Transfer from Reserve		\$ 363.84
		TOTAL		\$ 9,770.55
			Project (Construction) Fund at 02/13/24	\$ 4,211,769.17
			Interest Earned/Transferred Funds thru 03/31/24	\$ 9,770.55
			Requisitions Paid thru 03/31/24	\$ -
			Remaining Project (Construction) Fund	\$ 4,221,539.72