

*Storey Creek Community  
Development District*

*Agenda*

*June 17, 2024*

# 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

June 10, 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, June 17, 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 May 20, 2024 Meeting
4. Staff Reports
  - A. Attorney
    - i. Memorandum Regarding Recently Enacted Legislation
  - B. Engineer
    - i. Discussion of Pending Plat Conveyances
    - ii. Status of Permit Transfers
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Form 1 Filing Reminder - Due July 1<sup>st</sup>
  - D. Field Manager's Report
5. Other Business
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, May 20, 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 <i>by phone</i>	Vice Chairman
Seth Yawn	Assistant Secretary
Rob Bonin	Assistant Secretary
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Kathryn Farr	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Supervisors were present and two joined via phone constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated no members of the public were present to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 15, 2024 Meeting**

Mr. Flint presented the minutes of the April 15, 2024 Board of Supervisors meeting. He asked for any comments, corrections, or changes. There being no changes, asking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Minutes of the April 15, 2024 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05  
Approving the Proposed Fiscal Year 2025  
Budget and Setting a Public Hearing**

Mr. Flint stated August 19<sup>th</sup> is recommended for the public hearing. The proposed budget it attached as Exhibit A. They are participating that everything is going to be on the tax roll in FY25. Some carry forward \$22,820 will be used to balance the budget. There is plenty of excess revenue to accommodate that. The per unit assessment amounts are not changing at this point. Mr. Scheerer noted the Boulevard all the way to Pleasant Hill Rd. is included in this budget. Landscaping and irrigation numbers are included based on the property identified on the ownership map.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 19, 2024 at 10:00 AM at the Oasis Club at ChampionsGate was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06  
Approving the Conveyance of Real  
Property and Improvements**

Ms. Trucco explained this resolution is related to the requisition that follows the next item in the agenda and will approve conveyance documents related to the requisition for the Series 2024 bonds Assessment Area 3 covering Phases 4 & 6. It approves the conveyance documents that are attached to the resolution which include a Bill of Sale from Lennar to Storey Creek transferring the improvements that are subject to the requisition. Also attached to that is the owner's affidavit which is a contract from Lennar stating there are no encumbrances on the infrastructure improvements that would hinder the ability of the CDD to own and maintain those. There is an agreement regarding taxes. There are no outstanding taxes on the real property under the infrastructure improvements. Certificate of District Engineer confirming that this conveyance is consistent with the development plans for this CDD that the improvements are ready to come to the CDD. She emailed the District Engineer asking him to confirm the location of the improvements so once she hears back from him, the requisition will be signed and these will get conveyed.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Resolution 2024-06 Approving the Conveyance of Real Property and Improvements Subject to the District Engineers Final Edits on the Conveyance Documents, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2024 Requisition #1**

Mr. Flint stated requisition #1 is for the Series 2024 bonds in the amount of \$4,256,436.64, reimbursement of infrastructure costs in Assessment Area 3. He noted he can execute this and send it to the Trustee.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Series 2024 Requisition #1 was approved.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Scheerer stated now that all of the ponds are complete and almost ready for pond 7 to be conveyed, they wanted to bring a single agreement back to the Board for aquatic maintenance. This agreement encompasses ponds 1-7 for a maintenance fee of \$2,443 a month. They have been asked to begin June 1<sup>st</sup> under this new agreement although the other ponds are currently being treated under the old agreement. He will treat all of these and bill for everyone except 7. When 7 is done, they will move right into the maintenance and will receive the invoice for it. It starts June 1, 2024 and expires September 30, 2025 which coincides with the fiscal year for the budget. Mr. Morgan approved Horizons proposal to complete the work on pond 7 so that should be started tomorrow or Wednesday and should be complete by June 1st. Mr. Scheerer will coordinate a walk with Kirkland to make sure he is pleased.

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

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had no other updates.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

Mr. Boyd had nothing further to report.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for April. If there are any questions, they can discuss those otherwise looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of April. If there are any questions, they can discuss those. No action is required by the Board.

**iii. Presentation of Number of Registered Voters – 630**

Mr. Flint stated there are 630 registered voters in the District. The District was created in 2019. A resolution will be brought to shift the terms to an even numbered year to coincide with the General Election. The soonest the first two seats would transition would be 2026.

**D. Field Manager’s Report**

Mr. Scheerer presented the Field Manager’s Report to the Board. He noted that he and Mark are scheduling a walk through for the berm on Ham Brown Rd and the pedestrian bridge between pond 1 and 4A pond in Phase 1.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint adjourned the meeting.



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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

# SECTION 1



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

**Re:** Recently Enacted Legislation (2024)

**Date:** May 31, 2024

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We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill (“HB”) 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts (“CDDs”), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, “each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district’s goals and objectives are being achieved.” **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district’s website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD’s September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

*Thank you.*

# SECTION C

# SECTION 1

# Storey Creek

## Community Development District

### Summary of Invoices

May 01, 2024 - May 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	5/9/24	404-408	\$ 32,446.23
	5/14/24	409	5,853.55
	5/15/24	410-411	3,490.25
	5/23/24	412	431.46
	5/29/24	413	1,100.00
			\$ 43,321.49
Payroll			
	<u>May 2024</u>		
	Adam Morgan	50088	\$ 184.70
	D. Lane Register	50089	\$ 184.70
	James Yawn	50090	\$ 184.70
	Logan Lantrip	50091	\$ 184.70
	Patrick Bonin Jr.	50092	\$ 184.70
			\$ 923.50
<b>TOTAL</b>			<b>\$ 44,244.99</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/09/24	00019	5/02/24	5526	202404	320	53800	48000		CLN GRAFFITI ON PRK BENCH	*	235.00		
BERRY CONSTRUCTION INC												235.00	000404
5/09/24	00013	5/01/24	18167	202405	320	53800	46200		MTHLY MOW SRVC PH I MAY24	*	4,343.50		
		5/01/24	18167	202405	320	53800	46200		MTHLY MOW SRVC PH2A MAY24	*	1,610.00		
		5/01/24	18167	202405	320	53800	46200		STOREY CREEK PH 2B MAY24	*	10,226.00		
		5/01/24	18167	202405	320	53800	46200		PARK, DOGPARK, ENTR MAY24	*	625.00		
		5/01/24	18167	202405	320	53800	47800		DOGGIE/GARBAGE CANS MAY24	*	250.00		
		5/01/24	18167	202405	320	53800	46200		MTHLY MOW SRVC PH 5 MAY24	*	4,975.00		
		5/01/24	18167	202405	320	53800	46200		MTHLY MOW SRVC PH 4 MAY24	*	5,850.00		
		5/01/24	18167	202405	320	53800	46200		NATURE PARK MOWING MAY24	*	3,475.00		
FRANK POLLY SOD, INC												31,354.50	000405
5/09/24	00028	5/07/24	05072024	202310	320	53800	43200		1900 ODD BIRNHAM WOOD BND	*	357.73		
		5/07/24	05072024	202310	320	53800	43200		4300 EVEN GABLE PLACE OCT	*	436.01		
		5/07/24	05072024	202312	320	53800	43200		4300 EVEN GABLE PLACE DEC	*	47.92		
RETREAT AT CHAMPIONSGATE												841.66	000406
5/09/24	00011	5/01/24	05012024	202405	300	20700	10000		FY24 DEBT SRVC SER2019	*	8.20		
STOREY CREEK CDD C/O USBANK												8.20	000407
5/09/24	00011	5/01/24	05012024	202405	300	20700	10100		FY24 DEBT SRVC SER2022	*	6.87		
STOREY CREEK CDD C/O USBANK												6.87	000408
5/15/24	00001	5/01/24	115	202405	310	51300	34000		MANAGEMENT FEES MAY24	*	3,333.33		
		5/01/24	115	202405	310	51300	35200		WEBSITE ADMIN MAY24	*	100.00		
		5/01/24	115	202405	310	51300	35100		INFORMATION TECH MAY24	*	150.00		
		5/01/24	115	202405	310	51300	31300		DISSEMINATION FEE MAY24	*	875.00		
SCCD STOREY CREEK TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/24		115	OFFICE SUPPLIES	202405	310	51300	51000			*	.24		
5/01/24		115	POSTAGE	202405	310	51300	42000			*	3.16		
5/01/24		115	COPIES	202405	310	51300	42500			*	13.65		
5/01/24		116	FIELD MANAGEMENT MAY24	202405	320	53800	12000			*	1,378.17		
GOVERNMENTAL MANAGEMENT SERVICES												5,853.55	000409
5/15/24	00011	5/08/24	05082024	202405	300	20700	10000			*	1,898.72		
FY24 DEBT SRVC SER2019													
STOREY CREEK CDD C/O USBANK												1,898.72	000410
5/15/24	00011	5/08/24	05082024	202405	300	20700	10100			*	1,591.53		
FY24 DEBT SRVC SER2022													
STOREY CREEK CDD C/O USBANK												1,591.53	000411
5/23/24	00002	5/15/24	128976	202404	310	51300	31500			*	431.46		
MTG/ASSESSMENT AREA 2/TSK													
LATHAM, LUNA, EDEN & BEAUDINE, LLP												431.46	000412
5/29/24	00013	5/15/24	18182	202405	320	53800	47300			*	1,100.00		
RPLC 4 DECODERS/SOLENOID													
FRANK POLLY SOD, INC												1,100.00	000413
TOTAL FOR BANK A											43,321.49		
TOTAL FOR REGISTER											43,321.49		

# SECTION 2

# ***Storey Creek***

***Community Development District***

***Unaudited Financial Reporting***

***May 31, 2024***



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**Storey Creek**  
**Community Development District**  
**Balance Sheet**  
**May 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 112,143	\$ -	\$ -	\$ 112,143
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 560,035	\$ -	\$ 560,035
Prepayment	\$ -	\$ 32	\$ -	\$ 32
Series 2022				
Reserve	\$ -	\$ 205,883	\$ -	\$ 205,883
Revenue	\$ -	\$ 432,993	\$ -	\$ 432,993
Construction	\$ -	\$ -	\$ 18,717	\$ 18,717
Series 2024				
Reserve	\$ -	\$ 162,906	\$ -	\$ 162,906
Revenue	\$ -	\$ 879	\$ -	\$ 879
Interest	\$ -	\$ 86,063	\$ -	\$ 86,063
Construction	\$ -	\$ -	\$ 4,256,437	\$ 4,256,437
Cost of Issuance	\$ -	\$ -	\$ 108	\$ 108
State Board of Administration	\$ 435,445	\$ -	\$ -	\$ 435,445
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
<b>Total Assets</b>	<b>\$ 552,603</b>	<b>\$ 1,694,457</b>	<b>\$ 4,275,262</b>	<b>\$ 6,522,322</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,353	\$ -	\$ -	\$ 1,353
Due to Other	\$ 740	\$ -	\$ -	\$ 740
<b>Total Liabilities</b>	<b>\$ 2,093</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,093</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2019	\$ -	\$ 805,733	\$ -	\$ 805,733
Assigned For Debt Service 2022	\$ -	\$ 638,876	\$ -	\$ 638,876
Assigned For Debt Service 2024	\$ -	\$ 249,848	\$ -	\$ 249,848
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 18,717	\$ 18,717
Assigned For Capital Projects 2024	\$ -	\$ -	\$ 4,256,545	\$ 4,256,545
Unassigned	\$ 550,510	\$ -	\$ -	\$ 550,510
<b>Total Fund Balances</b>	<b>\$ 550,510</b>	<b>\$ 1,694,457</b>	<b>\$ 4,275,262</b>	<b>\$ 6,520,229</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 552,603</b>	<b>\$ 1,694,457</b>	<b>\$ 4,275,262</b>	<b>\$ 6,522,322</b>

# Storey Creek

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 715,592	\$ 709,460	\$ 709,460	\$ -
Special Assessments - Direct Billed	\$ 137,301	\$ 137,301	\$ 137,301	\$ -
Interest	\$ -	\$ -	\$ 10,445	\$ 10,445
<b>Total Revenues</b>	<b>\$ 852,893</b>	<b>\$ 846,762</b>	<b>\$ 857,206</b>	<b>\$ 10,445</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,800	\$ 2,200
FICA Expense	\$ 918	\$ 612	\$ 444	\$ 168
Engineering Fees	\$ 12,000	\$ 8,000	\$ 3,521	\$ 4,479
Attorney	\$ 25,000	\$ 16,667	\$ 3,248	\$ 13,419
Dissemination	\$ 10,500	\$ 7,000	\$ 5,542	\$ 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	\$ 26,667	\$ 26,667	\$ 0
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 150	\$ 100	\$ -	\$ 100
Postage	\$ 500	\$ 333	\$ 132	\$ 202
Printing & Binding	\$ 600	\$ 400	\$ 87	\$ 313
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 1,333	\$ 662	\$ 671
Other Current Charges	\$ 500	\$ 333	\$ 380	\$ (47)
Office Supplies	\$ 100	\$ 67	\$ 17	\$ 50
Property Appraiser Fee	\$ 500	\$ 500	\$ 383	\$ 117
Property Taxes	\$ 300	\$ 300	\$ 1	\$ 299
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 139,153</b>	<b>\$ 94,428</b>	<b>\$ 70,594</b>	<b>\$ 23,834</b>
<b>Operations &amp; Maintenance</b>				
Field Services	\$ 16,538	\$ 11,025	\$ 11,025	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,762	\$ 238
Electric	\$ 4,000	\$ 2,667	\$ 333	\$ 2,334
Streetlights	\$ 194,000	\$ 129,333	\$ 37,896	\$ 91,437
Water & Sewer	\$ 39,600	\$ 26,400	\$ 14,717	\$ 11,683
Landscape Maintenance	\$ 400,374	\$ 266,916	\$ 248,836	\$ 18,080
Landscape Contingency	\$ 7,500	\$ 5,000	\$ 22,615	\$ (17,615)
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 1,100	\$ 2,233
Lake Maintenance	\$ 26,700	\$ 17,800	\$ 10,824	\$ 6,976
Lake Contingency	\$ 1,500	\$ 1,000	\$ 1,003	\$ (3)
Doggie Station Maintenance	\$ 5,000	\$ 3,333	\$ 5,325	\$ (1,992)
Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 620	\$ 2,713
Walls, Entry & Monuments	\$ 2,500	\$ 1,667	\$ 880	\$ 787
Contingency	\$ 2,028	\$ 1,352	\$ -	\$ 1,352
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 713,740</b>	<b>\$ 477,160</b>	<b>\$ 358,937</b>	<b>\$ 118,223</b>
<b>Total Expenditures</b>	<b>\$ 852,893</b>	<b>\$ 571,588</b>	<b>\$ 429,531</b>	<b>\$ 142,057</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 427,676</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 122,834</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 550,510</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 491,331	\$ 487,035	\$ 487,035	\$ -
Interest	\$ 7,500	\$ 5,000	\$ 24,944	\$ 19,944
<b>Total Revenues</b>	<b>\$ 498,831</b>	<b>\$ 492,035</b>	<b>\$ 511,979</b>	<b>\$ 19,944</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 12/15	\$ 157,172	\$ 157,172	\$ 157,172	\$ -
Principal - 12/15	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest - 06/15	\$ 154,438	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 486,609</b>	<b>\$ 332,172</b>	<b>\$ 332,172</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 12,222</b>		<b>\$ 179,807</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 372,055</b>		<b>\$ 625,926</b>	
<b>Fund Balance - Ending</b>	<b>\$ 384,277</b>		<b>\$ 805,733</b>	



# Storey Creek

## Community Development District

### Debt Service Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 411,766	\$ 408,238	\$ 408,238	\$ -
Interest	\$ 5,000	\$ 3,333	\$ 18,074	\$ 14,741
<b>Total Revenues</b>	<b>\$ 416,766</b>	<b>\$ 411,572</b>	<b>\$ 426,312</b>	<b>\$ 14,741</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 158,383	\$ 158,383	\$ 158,383	\$ -
Principal - 06/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 158,383	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 411,766</b>	<b>\$ 158,383</b>	<b>\$ 158,383</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (7,315)	\$ 7,315
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (7,315)</b>	<b>\$ 7,315</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 5,000</b>		<b>\$ 260,614</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,174</b>		<b>\$ 378,262</b>	
<b>Fund Balance - Ending</b>	<b>\$ 175,174</b>		<b>\$ 638,876</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2024

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

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 05/31/24		Thru 05/31/24		
<b>Revenues:</b>							
Bond Proceeds	\$	-	\$	-	\$	248,969	\$ 248,969
Interest	\$	-	\$	-	\$	2,537	\$ 2,537
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>251,506</b>	<b>\$ 251,506</b>
<b>Expenditures:</b>							
<b>Series 2024</b>							
Interest - 12/15	\$	-	\$	-	\$	-	\$ -
Principal - 06/15	\$	-	\$	-	\$	-	\$ -
Interest - 06/15	\$	-	\$	-	\$	-	\$ -
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$	(1,658)	\$ 1,658
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(1,658)</b>	<b>\$ 1,658</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>249,848</b>	<b>\$</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>249,848</b>	<b>\$</b>

# Storey Creek

## Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 425	\$ 425
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425</b>	<b>\$ 425</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 7,315	\$ (7,315)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,315</b>	<b>\$ (7,315)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 7,739</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10,978</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 18,717</b>	

# Storey Creek

## Community Development District Capital Projects Fund - Series 2024

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues:</b>				
Bond Proceeds	\$ -	\$ -	\$ 4,556,031	\$ 4,556,031
Interest	\$ -	\$ -	\$ 43,018	\$ 43,018
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,599,049</b>	<b>\$ 4,599,049</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 344,162	\$ (344,162)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 344,162</b>	<b>\$ (344,162)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,658	\$ (1,658)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,658</b>	<b>\$ (1,658)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 4,256,545</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,256,545</b>	

**Storey Creek**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 32,540	\$ 661,892	\$ 4,876	\$ 1,684	\$ 1,890	\$ 3,813	\$ 2,766	\$ -	\$ -	\$ -	\$ -	\$ 709,460
Special Assessments - Direct Billed	\$ 68,651	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,301
Interest	\$ -	\$ -	\$ -	\$ 1,755	\$ 2,542	\$ 2,172	\$ 1,958	\$ 2,018	\$ -	\$ -	\$ -	\$ -	\$ 10,445
													\$ -
<b>Total Revenues</b>	<b>\$ 68,651</b>	<b>\$ 32,540</b>	<b>\$ 661,892</b>	<b>\$ 40,956</b>	<b>\$ 4,225</b>	<b>\$ 4,062</b>	<b>\$ 40,097</b>	<b>\$ 4,784</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 857,206</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA Expense	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 444
Engineering Fees	\$ 215	\$ 538	\$ -	\$ 741	\$ 1,363	\$ 665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,521
Attorney	\$ 468	\$ 897	\$ 216	\$ 420	\$ 330	\$ 487	\$ -	\$ 431	\$ -	\$ -	\$ -	\$ -	\$ 3,248
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ 5,542
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	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ 26,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 6	\$ 8	\$ 19	\$ 46	\$ 14	\$ 9	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 132
Printing & Binding	\$ 7	\$ 8	\$ 24	\$ 4	\$ -	\$ 22	\$ 8	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ 87
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 39	\$ 74	\$ 44	\$ 40	\$ 41	\$ 41	\$ 56	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 380
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 17
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 19,952</b>	<b>\$ 9,836</b>	<b>\$ 5,320</b>	<b>\$ 5,404</b>	<b>\$ 11,681</b>	<b>\$ 6,764</b>	<b>\$ 5,607</b>	<b>\$ 6,030</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,594</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ 11,025
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	\$ 2,162	\$ 297	\$ 729	\$ 838	\$ 1,003	\$ 1,063	\$ 1,832	\$ 6,793	\$ -	\$ -	\$ -	\$ -	\$ 14,717
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ -	\$ -	\$ -	\$ -	\$ 248,836
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 22,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,615
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Lake Maintenance	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ 10,824
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ 250	\$ 3,250	\$ 250	\$ 250	\$ 575	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 5,325
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 48,910</b>	<b>\$ 41,897</b>	<b>\$ 42,539</b>	<b>\$ 45,673</b>	<b>\$ 65,432</b>	<b>\$ 36,029</b>	<b>\$ 36,477</b>	<b>\$ 41,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 358,937</b>
<b>Total Expenditures</b>	<b>\$ 68,862</b>	<b>\$ 51,733</b>	<b>\$ 47,858</b>	<b>\$ 51,077</b>	<b>\$ 77,113</b>	<b>\$ 42,794</b>	<b>\$ 42,085</b>	<b>\$ 48,009</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 429,531</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (211)</b>	<b>\$ (19,193)</b>	<b>\$ 614,033</b>	<b>\$ (10,121)</b>	<b>\$ (72,888)</b>	<b>\$ (38,732)</b>	<b>\$ (1,988)</b>	<b>\$ (43,224)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 427,676</b>

# Storey Creek

## Community Development District

### Long Term Debt Report

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

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)</b>	
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	\$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>

<b>SERIES 2024, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)</b>	
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
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,805,000</b>

**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
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
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$27.02	\$27.02	\$11.95	\$8.20	\$6.87	\$27.02
05/08/24	ACH	\$5,892.93	\$117.86	\$0.00	\$0.00	\$5,775.07	\$2,553.19	\$1,752.73	\$1,469.16	\$5,775.08
05/08/24	ACH	\$490.84	\$9.81	\$0.00	\$0.00	\$481.03	\$212.67	\$145.99	\$122.37	\$481.03
<b>TOTAL</b>		<b>\$ 1,703,176.74</b>	<b>\$ 32,721.06</b>	<b>\$ 67,123.66</b>	<b>\$ 1,401.79</b>	<b>\$ 1,604,733.81</b>	<b>\$ 709,460.25</b>	<b>\$ 487,035.20</b>	<b>\$ 408,238.34</b>	<b>\$ 1,604,733.79</b>

<b>99.14%</b>	<b>Net Percent Collected</b>
<b>\$ 13,867.54</b>	<b>Balance Remaining to Collect</b>

**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
5/25/24	5/1/24	2224919	\$34,325.31	\$34,325.31	\$34,325.31
<b>Total</b>			<b>\$137,301.25</b>	<b>\$137,301.25</b>	<b>\$137,301.25</b>

**Storey Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2024</b>				
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
4/1/24		Interest		\$ 58.40
5/1/24		Interest		\$ 56.76
5/14/24		Transfer from Reserve		\$ 5,469.78
<b>TOTAL</b>				<b>\$ 7,739.38</b>
Project (Construction) Fund at 09/30/23				\$ 10,978.03
Interest Earned/Transferred Funds thru 05/31/24				\$ 7,739.38
Requisitions Paid thru 05/31/24				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 18,717.41</b>



**Storey Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2024**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2024</b>				
3/1/24		Interest		\$ 9,406.71
3/4/24		Transfer from Reserve		\$ 363.84
4/1/24		Interest		\$ 17,058.26
4/2/24		Transfer from Reserve		\$ 658.41
5/1/24		Interest		\$ 16,544.39
5/2/24		Transfer from Reserve		\$ 635.86
<b>TOTAL</b>				<b>\$ 44,667.47</b>
Project (Construction) Fund at 02/13/24				\$ 4,211,769.17
Interest Earned/Transferred Funds thru 05/31/24				\$ 44,667.47
Requisitions Paid thru 05/31/24				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 4,256,436.64</b>

# SECTION 3

# 2023 Form 1 Instructions Statement of Financial Interests

## Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

## When To File:

**Initially**, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

## Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

**ATTACHMENTS:** A filer may include and submit attachments or other supporting documentation when filing disclosure.

**PUBLIC RECORD:** The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

## Instructions for Completing Form 1

### Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); *and*,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

## Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

### **Interests in Specified Businesses**

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

### **Training Certification**

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: April 11, 2024

Incorporated by reference in Rules 34-8.001(2) and 34-8.202(1), F.A.C