

*Storey Creek Community  
Development District*

*Agenda*

*August 19, 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

August 12, 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, August 19, 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. Organizational Matters
  - A. Acceptance of Resignation of Seth Yawn and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025
  - B. Administration of Oath of Office to Newly Appointed Supervisor
  - C. Consideration of Resolution 2024-07 Electing an Assistant Secretary
4. Approval of Minutes of the July 15, 2024 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2024-08 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2024-09 Imposing Special Assessments and Certifying an Assessment Roll
6. Adoption of District Goals & Objectives
7. Consideration of SFWMD Environmental Resource Permit Transfer - Phase 3 Amenity
8. Consideration of Updated Right of Way Utilization Interlocal Agreement for Landscape, Hardscape, Specialty Street Signs and Irrigation
9. Staff Reports
  - A. Attorney
  - 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. Approval of Fiscal Year 2025 Meeting Schedule
  - D. Field Manager's Report
10. Other Business
11. Supervisor's Requests
12. 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

# SECTION III

# SECTION A

8/8/24

Adam,

Please accept this as my resignation from duties as Assistant Secretary for Storey Creek CDD as of 8/9/24.

James Seth Yawn

# SECTION C



**RESOLUTION 2024-07**

**A RESOLUTION OF THE STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT ELECTING  
\_\_\_\_\_ AS ASSISTANT SECRETARY  
OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Storey Creek Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 19<sup>th</sup> day of August, 2024.

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

\_\_\_\_\_  
Chairman/Vice Chairman

# 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, July 15, 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 <i>by phone</i>	District Counsel
Steve Boyd <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated only Board and staff are present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 17, 2024 Meeting**

Mr. Flint presented the minutes of the June 17, 2024 Board of Supervisors meeting and asked for any comments or corrections. Mr. Morgan noted he had reviewed them and they all look good.

On MOTION by Mr. Morgan, seconded by Mr. Yawn, with all in favor, the Minutes of the June 17, 2024 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Right of Way Utilization Interlocal Agreement with Osceola County for Landscape, Hardscape, Specialty Street Signs and Irrigation**

Ms. Trucco stated this is an interlocal agreement between the CDD and Osceola County in order to permit the CDD to maintain the sod, landscaping, entry monument sign, and irrigation improvements on Storey Creek Blvd. Ms. Trucco noted that she sent some preliminary comments, standard language that they ask for in the interlocal agreement with Osceola County which includes mutual indemnification by the county and the CDD and request for sovereign immunity provision. She asked for a motion to approve the interlocal agreement with the County for improvements on Storey Creek Blvd. subject to final signoff by the CDD’s Engineer, District Manager, District Counsel and delegation of authority to Supervisor Register to provide final signoff. Mr. Register has some substantive changes to make to clarify the scope of this right of way use agreement.

On MOTION by Mr. Morgan, seconded by Mr. Yawn, with all in favor, the Right of Way Utilization Interlocal Agreement with Osceola County for Landscape, Hardscape, Specialty Street Signs and Irrigation Subject to District Staff Signoff and Authorization for Mr. Register to Provide Final Signoff, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2024 Requisition #2**

Mr. Flint stated this requisition was for engineering related expenses related to preparation and review of requisition #1.

On MOTION by Mr. Morgan, seconded by Mr. Yawn, with all in favor, the Series 2024 Requisition #2, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing further to report.

**B. Engineer**

**i. Presentation of Annual Engineer’s Report**

Mr. Boyd had nothing to report.

**ii. Discussion of Pending Plat Conveyances**

**iii. Status of Permit Transfers**

Mr. Flint asked if there was any discussion regarding plats, conveyances or permit transfers. Hearing no comments from the Board or staff, the next item followed.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for the General Fund and Board pay for \$51,822.81. He offered to answer any questions on the check register.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through June 30<sup>th</sup> and asked for any comments or questions on the financial statements. Mr. Morgan asked if there is anything substantial left in the fund. Mr. Flint noted Series 2024 has \$4.3 million. Mr. Morgan stated it should be really close to doing the requisition for that. Mr. Flint noted that once the Board hears from Kristen, it will be sent to the Trustee.

**D. Field Manager’s Report**

Mr. Scheerer presented the Field Manager’s Report to the Board. He brought some questions to the Board with regards to timeline for final turnover of roads and completion of last pond in Phase 7.

**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 asked for a motion to adjourn the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A



## **RESOLUTION 2024-08**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING FOR AND EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Creek Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 19, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024 and/or revised projections for Fiscal Year 2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Storey Creek Community Development District for the Fiscal Year Ending September 30, 2025," as adopted by the Board of Supervisors on August 19, 2024.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Storey Creek Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ 2,929,796 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>887,713</u>
DEBT SERVICE FUND – SERIES 2019	\$ <u>944,782</u>
DEBT SERVICE FUND – SERIES 2022	\$ <u>633,169</u>
DEBT SERVICE FUND – SERIES 2024	\$ <u>464,132</u>
TOTAL ALL FUNDS	\$ <u>2,929,796</u>

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 19<sup>th</sup> day of August, 2024.

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

***Storey Creek***  
***Community Development District***

***Proposed Budget***  
***FY2025***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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# Storey Creek

## Community Development District

### Proposed Budget

#### FY2025

#### General Fund

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments - Tax Roll	\$ 715,592	\$ 717,923	\$ 17	\$ 717,940	\$ 852,893
Special Assessments - Direct Billed	\$ 137,301	\$ 137,301	\$ -	\$ 137,301	\$ -
Interest	\$ -	\$ 13,910	\$ 2,400	\$ 16,310	\$ 12,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 22,820
<b>Total Revenues</b>	<b>\$ 852,893</b>	<b>\$ 869,134</b>	<b>\$ 2,417</b>	<b>\$ 871,551</b>	<b>\$ 887,713</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 7,400	\$ 2,000	\$ 9,400	\$ 12,000
FICA Expense	\$ 918	\$ 566	\$ 153	\$ 719	\$ 918
Engineering Fees	\$ 12,000	\$ 4,691	\$ 1,309	\$ 6,000	\$ 12,000
Attorney	\$ 25,000	\$ 5,194	\$ 2,806	\$ 8,000	\$ 25,000
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 10,500	\$ 7,292	\$ 1,750	\$ 9,042	\$ 10,850
Annual Audit	\$ 5,610	\$ 3,500	\$ 5,610	\$ 9,110	\$ 5,610
Trustee Fees	\$ 10,000	\$ 4,041	\$ 4,031	\$ 8,072	\$ 12,150
Assessment Administration	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,875
Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,260
Telephone	\$ 150	\$ -	\$ 25	\$ 25	\$ 150
Postage	\$ 500	\$ 164	\$ 36	\$ 200	\$ 500
Printing & Binding	\$ 600	\$ 92	\$ 23	\$ 115	\$ 600
Insurance	\$ 6,450	\$ 6,046	\$ -	\$ 6,046	\$ 6,651
Legal Advertising	\$ 2,000	\$ 662	\$ 1,338	\$ 2,000	\$ 2,000
Other Current Charges	\$ 500	\$ 462	\$ 83	\$ 545	\$ 600
Office Supplies	\$ 100	\$ 17	\$ 8	\$ 25	\$ 100
Property Appraiser Fee	\$ 500	\$ 383	\$ -	\$ 383	\$ 500
Property Taxes	\$ 300	\$ 1	\$ -	\$ 1	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative:</b>	<b>\$ 139,153</b>	<b>\$ 84,469</b>	<b>\$ 26,789</b>	<b>\$ 111,258</b>	<b>\$ 144,779</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 16,538	\$ 13,782	\$ 2,756	\$ 16,538	\$ 17,365
Property Insurance	\$ 4,000	\$ 3,866	\$ -	\$ 3,866	\$ 4,251
Electric	\$ 4,000	\$ 386	\$ 120	\$ 506	\$ 4,000
Streetlights	\$ 194,000	\$ 52,512	\$ 16,330	\$ 68,842	\$ 194,000
Water & Sewer	\$ 39,600	\$ 28,592	\$ 8,000	\$ 36,592	\$ 39,600
Landscape Maintenance	\$ 400,374	\$ 311,045	\$ 66,209	\$ 377,254	\$ 418,374
Landscape Contingency	\$ 7,500	\$ 22,615	\$ -	\$ 22,615	\$ 15,000
Lake Maintenance	\$ 26,700	\$ 14,620	\$ 4,886	\$ 19,506	\$ 29,316
Lake Contingency	\$ 1,500	\$ 1,003	\$ 497	\$ 1,500	\$ 1,500
Irrigation Repairs	\$ 5,000	\$ 2,030	\$ 1,020	\$ 3,050	\$ 5,000
Doggie Station Maintenance	\$ 5,000	\$ 6,150	\$ 500	\$ 6,650	\$ 5,000
Repairs & Maintenance	\$ 5,000	\$ 1,580	\$ 920	\$ 2,500	\$ 5,000
Walls, Entry & Monuments	\$ 2,500	\$ 880	\$ 370	\$ 1,250	\$ 2,500
Contingency	\$ 2,028	\$ -	\$ 500	\$ 500	\$ 2,028
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 713,740</b>	<b>\$ 459,061</b>	<b>\$ 102,108</b>	<b>\$ 561,170</b>	<b>\$ 742,934</b>
<b>Total Expenditures</b>	<b>\$ 852,893</b>	<b>\$ 543,530</b>	<b>\$ 128,898</b>	<b>\$ 672,428</b>	<b>\$ 887,713</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 325,604</b>	<b>\$ (126,481)</b>	<b>\$ 199,123</b>	<b>\$ -</b>

Net Assessment	\$852,893
Collection Cost (6%)	\$54,440
Gross Assessment	<u>\$907,333</u>

# Storey Creek

## Community Development District

### Gross Per Unit Assessment Comparison Chart

Fiscal Year 2024

#### Assessment Area One

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	126	1.00	126	9.99%	\$90,661	\$719.53
Single Family 50'	264	1.25	330	26.17%	\$237,446	\$899.42
Single Family 60'	31	1.50	47	3.69%	\$33,458	\$1,079.30
<b>Total</b>	<b>421</b>		<b>503</b>	<b>39.85%</b>	<b>\$361,566</b>	

#### Assessment Area Two

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	70	1.00	70	5.55%	\$50,367	\$719.53
Single Family 50'	152	1.25	190	15.07%	\$136,712	\$899.42
Single Family 60'	85	1.50	128	10.11%	\$91,741	\$1,079.30
Single Family 70'	22	1.75	39	3.05%	\$27,702	\$1,259.19
<b>Total</b>	<b>329</b>		<b>426</b>	<b>33.78%</b>	<b>\$306,522</b>	

#### Assessment Area Three

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	160	1.00	160	12.69%	\$115,126	\$719.53
Single Family 50'	138	1.25	173	13.68%	\$124,120	\$899.42
<b>Total</b>	<b>298</b>		<b>333</b>	<b>26.37%</b>	<b>\$239,245</b>	

#### Combined Assessments

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
Single Family 40'	356	1.00	356	28.23%	\$256,154	\$719.53
Single Family 50'	554	1.25	693	54.92%	\$498,278	\$899.42
Single Family 60'	116	1.50	174	13.80%	\$125,199	\$1,079.30
Single Family 70'	22	1.75	39	3.05%	\$27,702	\$1,259.19
<b>Total</b>	<b>1048</b>		<b>1261</b>	<b>100.00%</b>	<b>\$907,333</b>	

# Storey Creek

## Community Development District

### Gross Per Unit Assessment Comparison Chart

Fiscal Year 2024

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Single Family 60'	31	1.50	47	3.69%	\$33,458	\$1,079.30
Single Family 60'	0	1.75	0	0.00%	\$0	\$0.00
<b>Total</b>	<b>421</b>		<b>503</b>	<b>39.85%</b>	<b>\$361,566</b>	

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<b>Total</b>	<b>1048</b>		<b>1261</b>	<b>100.00%</b>	<b>\$907,333</b>	

#### Assessment Comparison

Property Type	Gross Per Unit FY2024	Gross Per Unit FY2025	Gross Increase Per Unit	% Increase
Single Family 40'	\$719.53	\$719.53	\$0.00	0.00%
Single Family 50'	\$899.42	\$899.42	\$0.00	0.00%
Single Family 60'	\$1,079.30	\$1,079.30	\$0.00	0.00%
Single Family 70'	\$1,259.19	\$1,259.19	\$0.00	0.00%
<b>Total</b>				



**Storey Creek**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments*

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

*Interest*

The District generates funds from invested funds.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 4 supervisors attending 12 meetings during the fiscal year.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

*Engineering Fees*

The District's engineer, Boyd Civil Engineering, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2019 Special Assessment Bonds (Area One Project), the Series 2022 Special Assessment Bonds (Area Two Project) and the Series 2024 Special Assessment Bonds (Area Three Project). The District has contracted with AMTEC Corporation for this service.

# Storey Creek Community Development District

## GENERAL FUND BUDGET

### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2019 Special Assessment Bonds (Area One Project), Series 2022 Special Assessment Bonds (Area Two Project) and Series 2024 Special Assessment Bonds (Area Three Project).

### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for this service.

### Trustee Fees

The District will pay annual trustee fees for the Series 2019 Special Assessment Bonds (Area One Project), the Series 2022 Special Assessment Bonds (Area Two Project) and the Series 2024 Special Assessment Bonds (Area Three Project) that are deposited with a Trustee at USBank.

### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

### Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

### Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

### Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### Telephone

Telephone and fax machine.

**Storey Creek**  
**Community Development District**  
GENERAL FUND BUDGET

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents estimated fees charged by Osceola County Tax Collector Office for all assessable property within the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

# Storey Creek Community Development District

GENERAL FUND BUDGET

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents cost of electric services for items such as monument, irrigation meters, etc. District currently has one account with Kissimmee Utility Authority.

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

Streetlights

Represents cost for streetlight services maintained by the District. The District currently has one account with Kissimmee Utility Authority with two more areas set to come online within the next fiscal year.

Account #	Description	Monthly	Annual
002380417- 123469510	44991 Storey Creek Boulevard V Lights Phase 1 - 65 Teardrop Fixtures Phase 2A - 24 Teardrop Fixtures Phase 2B - 55 Teardrop Fixtures 321 Teardrop Fixtures (Future Phases) Contingency	\$2,700 \$1,850 \$700 \$1,600 \$9,000	\$32,400 \$22,200 \$8,400 \$19,200 \$108,000 \$3,800
<b>Total</b>			<b>\$194,000</b>

Water & Sewer

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

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

# Storey Creek Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within the common areas, Phases 1, 2A, 2B, 3, 4, 5, 6 & Nature Park, of the District after installation of landscape material has been completed.

Description	Monthly	Annual
Landscape Maintenance	\$34,865	\$418,374
<b>Total</b>		<b>\$418,374</b>

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Lake Maintenance

Represents costs to maintain one large stormwater pond. Amount based on proposal from Applied Aquatic Management, Inc. for initial start-up, monthly maintenance and as needed clean-up/treatments. Additional ponds expected to come on line in current fiscal year.

Description	Monthly	Annual
Pond Maintenance		
Pond 1	\$595	\$7,140
Pond 2	\$174	\$2,088
Pond 3A	\$49	\$588
Pond 3B	\$77	\$924
Pond 3C	\$49	\$588
Pond 3D	\$285	\$3,420
Pond 4A	\$425	\$5,100
Pond 4B	\$65	\$780
Pond 5	\$94	\$1,128
Pond 6	\$110	\$1,320
Pond 7	\$520	\$6,240
<b>Total</b>		<b>\$29,316</b>

Lake Contingency

Represents estimated costs for any additional lake expenses not covered under the monthly lake maintenance contract.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

# Storey Creek Community Development District

GENERAL FUND BUDGET

Doggie Station Maintenance

Represents cost for supplies, maintaining and emptying the dogipot stations located within the District. Two additional dogipot stations expected to be installed in current fiscal year.

Description	Monthly	Annual
Dogipot Station Maintenance	\$250	\$3,000
Contingency/Supplies		\$2,000
<b>Total</b>		<b>\$5,000</b>

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Walls, Entry & Monuments

Represents any costs for repairs or maintenance to the walls, entry and monuments.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

**Storey Creek**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2019**

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 491,331	\$ 492,845	\$ 12	\$ 492,856	\$ 491,331
Interest	\$ 7,500	\$ 31,694	\$ 5,500	\$ 37,194	\$ 29,750
Carry Forward Surplus	\$ 372,055	\$ 380,260	\$ -	\$ 380,260	\$ 423,701
<b>Total Revenues</b>	<b>\$ 870,886</b>	<b>\$ 904,799</b>	<b>\$ 5,512</b>	<b>\$ 910,310</b>	<b>\$ 944,782</b>
<b>Expenditures:</b>					
<b>Series 2019</b>					
Interest - 12/15	\$ 157,172	\$ 157,172	\$ -	\$ 157,172	\$ 154,438
Principal - 12/15	\$ 175,000	\$ 175,000	\$ -	\$ 175,000	\$ 180,000
Interest - 06/15	\$ 154,438	\$ 154,438	\$ -	\$ 154,438	\$ 151,625
<b>Total Expenditures</b>	<b>\$ 486,609</b>	<b>\$ 486,609</b>	<b>\$ -</b>	<b>\$ 486,609</b>	<b>\$ 486,063</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 384,277</b>	<b>\$ 418,189</b>	<b>\$ 5,512</b>	<b>\$ 423,701</b>	<b>\$ 458,720</b>

Principal - 12/15/2025	<b>\$185,000</b>
Interest - 12/15/2025	<b>\$151,625</b>
<b>Total</b>	<b>\$336,625</b>
Net Assessment	<b>\$491,331</b>
Collection Cost (6%)	<b>\$31,362</b>
<b>Gross Assessment</b>	<b>\$522,693</b>

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

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
12/15/24	\$ 7,775,000	\$ 180,000	\$ 154,437.50	\$ 334,437.50
6/15/25	\$ 7,595,000	\$ -	\$ 151,625.00	\$ -
12/15/25	\$ 7,595,000	\$ 185,000	\$ 151,625.00	\$ 488,250.00
6/15/26	\$ 7,410,000	\$ -	\$ 148,734.38	\$ -
12/15/26	\$ 7,410,000	\$ 190,000	\$ 148,734.38	\$ 487,468.75
6/15/27	\$ 7,220,000	\$ -	\$ 145,290.63	\$ -
12/15/27	\$ 7,220,000	\$ 200,000	\$ 145,290.63	\$ 490,581.25
6/15/28	\$ 7,020,000	\$ -	\$ 141,665.63	\$ -
12/15/28	\$ 7,020,000	\$ 205,000	\$ 141,665.63	\$ 488,331.25
6/15/29	\$ 6,815,000	\$ -	\$ 137,950.00	\$ -
12/15/29	\$ 6,815,000	\$ 215,000	\$ 137,950.00	\$ 490,900.00
6/15/30	\$ 6,600,000	\$ -	\$ 134,053.13	\$ -
12/15/30	\$ 6,600,000	\$ 220,000	\$ 134,053.13	\$ 488,106.25
6/15/31	\$ 6,380,000	\$ -	\$ 130,065.63	\$ -
12/15/31	\$ 6,380,000	\$ 230,000	\$ 130,065.63	\$ 490,131.25
6/15/32	\$ 6,150,000	\$ -	\$ 125,465.63	\$ -
12/15/32	\$ 6,150,000	\$ 240,000	\$ 125,465.63	\$ 490,931.25
6/15/33	\$ 5,910,000	\$ -	\$ 120,665.63	\$ -
12/15/33	\$ 5,910,000	\$ 250,000	\$ 120,665.63	\$ 491,331.25
6/15/34	\$ 5,660,000	\$ -	\$ 115,665.63	\$ -
12/15/34	\$ 5,660,000	\$ 260,000	\$ 115,665.63	\$ 491,331.25
6/15/35	\$ 5,400,000	\$ -	\$ 110,465.63	\$ -
12/15/35	\$ 5,400,000	\$ 270,000	\$ 110,465.63	\$ 490,931.25
6/15/36	\$ 5,130,000	\$ -	\$ 105,065.63	\$ -
12/15/36	\$ 5,130,000	\$ 280,000	\$ 105,065.63	\$ 490,131.25
6/15/37	\$ 4,850,000	\$ -	\$ 99,465.63	\$ -
12/15/37	\$ 4,850,000	\$ 290,000	\$ 99,465.63	\$ 488,931.25
6/15/38	\$ 4,560,000	\$ -	\$ 93,665.63	\$ -
12/15/38	\$ 4,560,000	\$ 300,000	\$ 93,665.63	\$ 487,331.25
6/15/39	\$ 4,260,000	\$ -	\$ 87,665.63	\$ -
12/15/39	\$ 4,260,000	\$ 315,000	\$ 87,665.63	\$ 490,331.25
6/15/40	\$ 3,945,000	\$ -	\$ 81,365.63	\$ -
12/15/40	\$ 3,945,000	\$ 325,000	\$ 81,365.63	\$ 487,731.25
6/15/41	\$ 3,620,000	\$ -	\$ 74,662.50	\$ -
12/15/41	\$ 3,620,000	\$ 340,000	\$ 74,662.50	\$ 489,325.00
6/15/42	\$ 3,280,000	\$ -	\$ 67,650.00	\$ -
12/15/42	\$ 3,280,000	\$ 355,000	\$ 67,650.00	\$ 490,300.00
6/15/43	\$ 2,925,000	\$ -	\$ 60,328.13	\$ -
12/15/43	\$ 2,925,000	\$ 370,000	\$ 60,328.13	\$ 490,656.25
6/15/44	\$ 2,555,000	\$ -	\$ 52,696.88	\$ -
12/15/44	\$ 2,555,000	\$ 385,000	\$ 52,696.88	\$ 490,393.75
6/15/45	\$ 2,170,000	\$ -	\$ 44,756.25	\$ -
12/15/45	\$ 2,170,000	\$ 400,000	\$ 44,756.25	\$ 489,512.50
6/15/46	\$ 1,770,000	\$ -	\$ 36,506.25	\$ -
12/15/46	\$ 1,770,000	\$ 415,000	\$ 36,506.25	\$ 488,012.50
6/15/47	\$ 1,355,000	\$ -	\$ 27,946.88	\$ -
12/15/47	\$ 1,355,000	\$ 435,000	\$ 27,946.88	\$ 490,893.75
6/15/48	\$ 920,000	\$ -	\$ 18,975.00	\$ -
12/15/48	\$ 920,000	\$ 450,000	\$ 18,975.00	\$ 487,950.00
6/15/49	\$ 470,000	\$ -	\$ 9,693.75	\$ -
12/15/49	\$ 470,000	\$ 470,000	\$ 9,693.75	\$ 489,387.50
<b>Totals</b>		<b>\$ 7,775,000</b>	<b>\$ 4,798,619</b>	<b>\$ 12,573,618.75</b>



# Storey Creek

## Community Development District

### Proposed Budget

#### FY2025

### Debt Service Fund

#### Series 2022

	Adopted Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY2025
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#### Revenues:

Special Assessments	\$ 411,766	\$ 413,108	\$ 10	\$ 413,118	\$ 411,766
Interest	\$ 5,000	\$ 23,173	\$ 3,500	\$ 26,673	\$ 21,000
Carry Forward Surplus	\$ 170,174	\$ 172,379	\$ -	\$ 172,379	\$ 200,403

<b>Total Revenues</b>	<b>\$ 586,940</b>	<b>\$ 608,660</b>	<b>\$ 3,510</b>	<b>\$ 612,169</b>	<b>\$ 633,169</b>
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#### Expenditures:

#### Series 2022

Interest - 12/15	\$ 158,383	\$ 158,383	\$ -	\$ 158,383	\$ 156,341
Principal - 06/15	\$ 95,000	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Interest - 06/15	\$ 158,383	\$ 158,383	\$ -	\$ 158,383	\$ 156,341

<b>Total Expenditures</b>	<b>\$ 411,766</b>	<b>\$ 411,766</b>	<b>\$ -</b>	<b>\$ 411,766</b>	<b>\$ 412,681</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ 175,174</b>	<b>\$ 196,893</b>	<b>\$ 3,510</b>	<b>\$ 200,403</b>	<b>\$ 220,488</b>
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Interest - 12/15/2025	<u>\$154,191</u>
<b>Total</b>	<u><u>\$154,191</u></u>
Net Assessment	\$411,766
Collection Cost (6%)	<u>\$26,283</u>
<b>Gross Assessment</b>	<u><u>\$438,049</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	70	\$1,043	\$72,997
Single Family 50'	152	\$1,304	\$198,134
Single Family 60'	85	\$1,560	\$132,599
Single Family 70'	22	1559.99	\$34,320
<b>Total</b>	<b>329</b>		<b>\$438,049</b>

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

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
12/15/24	\$ 5,985,000	\$ -	\$ 156,340.63	\$ 156,340.63
6/15/25	\$ 5,985,000	\$ 100,000	\$ 156,340.63	\$ -
12/15/25	\$ 5,885,000	\$ -	\$ 154,190.63	\$ 410,531.25
6/15/26	\$ 5,885,000	\$ 105,000	\$ 154,190.63	\$ -
12/15/26	\$ 5,780,000	\$ -	\$ 151,933.13	\$ 411,123.75
6/15/27	\$ 5,780,000	\$ 110,000	\$ 151,933.13	\$ -
12/15/27	\$ 5,670,000	\$ -	\$ 149,568.13	\$ 411,501.25
6/15/28	\$ 5,670,000	\$ 115,000	\$ 149,568.13	\$ -
12/15/28	\$ 5,555,000	\$ -	\$ 146,693.13	\$ 411,261.25
6/15/29	\$ 5,555,000	\$ 120,000	\$ 146,693.13	\$ -
12/15/29	\$ 5,435,000	\$ -	\$ 143,693.13	\$ 410,386.25
6/15/30	\$ 5,435,000	\$ 125,000	\$ 143,693.13	\$ -
12/15/30	\$ 5,310,000	\$ -	\$ 140,568.13	\$ 409,261.25
6/15/31	\$ 5,310,000	\$ 130,000	\$ 140,568.13	\$ -
12/15/31	\$ 5,180,000	\$ -	\$ 137,318.13	\$ 407,886.25
6/15/32	\$ 5,180,000	\$ 140,000	\$ 137,318.13	\$ -
12/15/32	\$ 5,040,000	\$ -	\$ 133,818.13	\$ 411,136.25
6/15/33	\$ 5,040,000	\$ 145,000	\$ 133,818.13	\$ -
12/15/33	\$ 4,895,000	\$ -	\$ 130,048.13	\$ 408,866.25
6/15/34	\$ 4,895,000	\$ 155,000	\$ 130,048.13	\$ -
12/15/34	\$ 4,740,000	\$ -	\$ 126,018.13	\$ 411,066.25
6/15/35	\$ 4,740,000	\$ 160,000	\$ 126,018.13	\$ -
12/15/35	\$ 4,580,000	\$ -	\$ 121,858.13	\$ 407,876.25
6/15/36	\$ 4,580,000	\$ 170,000	\$ 121,858.13	\$ -
12/15/36	\$ 4,410,000	\$ -	\$ 117,438.13	\$ 409,296.25
6/15/37	\$ 4,410,000	\$ 180,000	\$ 117,438.13	\$ -
12/15/37	\$ 4,230,000	\$ -	\$ 112,758.13	\$ 410,196.25
6/15/38	\$ 4,230,000	\$ 190,000	\$ 112,758.13	\$ -
12/15/38	\$ 4,040,000	\$ -	\$ 107,818.13	\$ 410,576.25
6/15/39	\$ 4,040,000	\$ 200,000	\$ 107,818.13	\$ -
12/15/39	\$ 3,840,000	\$ -	\$ 102,618.13	\$ 410,436.25
6/15/40	\$ 3,840,000	\$ 210,000	\$ 102,618.13	\$ -
12/15/40	\$ 3,630,000	\$ -	\$ 97,158.13	\$ 409,776.25
6/15/41	\$ 3,630,000	\$ 220,000	\$ 97,158.13	\$ -
12/15/41	\$ 3,410,000	\$ -	\$ 91,438.13	\$ 408,596.25
6/15/42	\$ 3,410,000	\$ 235,000	\$ 91,438.13	\$ -
12/15/42	\$ 3,175,000	\$ -	\$ 85,328.13	\$ 411,766.25
6/15/43	\$ 3,175,000	\$ 245,000	\$ 85,328.13	\$ -
12/15/43	\$ 2,930,000	\$ -	\$ 78,743.75	\$ 409,071.88
6/15/44	\$ 2,930,000	\$ 260,000	\$ 78,743.75	\$ -
12/15/44	\$ 2,670,000	\$ -	\$ 71,756.25	\$ 410,500.00
6/15/45	\$ 2,670,000	\$ 275,000	\$ 71,756.25	\$ -
12/15/45	\$ 2,395,000	\$ -	\$ 64,365.63	\$ 411,121.88
6/15/46	\$ 2,395,000	\$ 290,000	\$ 64,365.63	\$ -
12/15/46	\$ 2,105,000	\$ -	\$ 56,571.88	\$ 410,937.50
6/15/47	\$ 2,105,000	\$ 305,000	\$ 56,571.88	\$ -
12/15/47	\$ 1,800,000	\$ -	\$ 48,375.00	\$ 409,946.88
6/15/48	\$ 1,800,000	\$ 320,000	\$ 48,375.00	\$ -
12/15/48	\$ 1,480,000	\$ -	\$ 39,775.00	\$ 408,150.00
6/15/49	\$ 1,480,000	\$ 340,000	\$ 39,775.00	\$ -
12/15/49	\$ 1,140,000	\$ -	\$ 30,637.50	\$ 410,412.50
6/15/50	\$ 1,140,000	\$ 360,000	\$ 30,637.50	\$ -
12/15/50	\$ 780,000	\$ -	\$ 20,962.50	\$ 411,600.00
6/15/51	\$ 780,000	\$ 380,000	\$ 20,962.50	\$ -
12/15/51	\$ 400,000	\$ -	\$ 10,750.00	\$ 411,712.50
6/15/52	\$ 400,000	\$ 400,000	\$ 10,750.00	\$ 410,750.00
<b>Totals</b>		<b>\$ 5,985,000</b>	<b>\$ 5,657,084</b>	<b>\$ 11,642,084</b>

**Storey Creek**  
**Community Development District**  
**Proposed Budget**  
**FY2025**  
**Debt Service Fund**  
**Series 2024**

	Proposed Budget FY2024	Actual Thru 7/31/24	Projected Next 2 Months	Total Projected 9/30/24	Proposed Budget FY2025
<b>Revenues:</b>					
Special Assessments	\$ 126,978	\$ -	\$ 126,978	\$ 126,978	\$ 325,812
Interest	\$ -	\$ 4,365	\$ 1,260	\$ 5,625	\$ 8,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 130,320
Bond Proceeds	\$ 248,969	\$ 248,969	\$ -	\$ 248,969	\$ -
<b>Total Revenues</b>	<b>\$ 375,946</b>	<b>\$ 253,334</b>	<b>\$ 128,238</b>	<b>\$ 381,571</b>	<b>\$ 464,132</b>
<b>Expenditures:</b>					
<b>Series 2024</b>					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 126,978
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 06/15	\$ 86,063	\$ 86,063	\$ -	\$ 86,063	\$ 126,978
<b>Total Expenditures</b>	<b>\$ 86,063</b>	<b>\$ 86,063</b>	<b>\$ -</b>	<b>\$ 86,063</b>	<b>\$ 323,955</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (1,022)	\$ (1,260)	\$ (2,282)	\$ (7,500)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ (1,022)</b>	<b>\$ (1,260)</b>	<b>\$ (2,282)</b>	<b>\$ (7,500)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 289,884</b>	<b>\$ 166,249</b>	<b>\$ 126,978</b>	<b>\$ 293,226</b>	<b>\$ 132,677</b>

Interest - 12/15/2025	<u>\$125,420</u>
<b>Total</b>	<u><u>\$125,420</u></u>
<b>Net Assessment</b>	<b>\$325,812</b>
<b>Collection Cost (6%)</b>	<u>\$20,796</u>
<b>Gross Assessment</b>	<u><u>\$346,608</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	160	\$1,042	\$166,789
Single Family 50'	138	\$1,303	\$179,820
<b>Total</b>	<b>298</b>		<b>\$346,608</b>

**Storey Creek**  
**Series 2024, Special Assessment Bonds (Area Three Project)**  
**(Term Bonds Combined)**

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
12/15/24	\$ 4,805,000	\$ -	\$ 126,977.50	\$ 126,977.50
6/15/25	\$ 4,805,000	\$ 70,000	\$ 126,977.50	\$ -
12/15/25	\$ 4,735,000	\$ -	\$ 125,420.00	\$ 322,397.50
6/15/26	\$ 4,735,000	\$ 75,000	\$ 125,420.00	\$ -
12/15/26	\$ 4,660,000	\$ -	\$ 123,751.25	\$ 324,171.25
6/15/27	\$ 4,660,000	\$ 75,000	\$ 123,751.25	\$ -
12/15/27	\$ 4,585,000	\$ -	\$ 122,082.50	\$ 320,833.75
6/15/28	\$ 4,585,000	\$ 80,000	\$ 122,082.50	\$ -
12/15/28	\$ 4,505,000	\$ -	\$ 120,302.50	\$ 322,385.00
6/15/29	\$ 4,505,000	\$ 85,000	\$ 120,302.50	\$ -
12/15/29	\$ 4,420,000	\$ -	\$ 118,411.25	\$ 323,713.75
6/15/30	\$ 4,420,000	\$ 90,000	\$ 118,411.25	\$ -
12/15/30	\$ 4,330,000	\$ -	\$ 116,408.75	\$ 324,820.00
6/15/31	\$ 4,330,000	\$ 90,000	\$ 116,408.75	\$ -
12/15/31	\$ 4,240,000	\$ -	\$ 114,406.25	\$ 320,815.00
6/15/32	\$ 4,240,000	\$ 95,000	\$ 114,406.25	\$ -
12/15/32	\$ 4,145,000	\$ -	\$ 111,912.50	\$ 321,318.75
6/15/33	\$ 4,145,000	\$ 100,000	\$ 111,912.50	\$ -
12/15/33	\$ 4,045,000	\$ -	\$ 109,287.50	\$ 321,200.00
6/15/34	\$ 4,045,000	\$ 105,000	\$ 109,287.50	\$ -
12/15/34	\$ 3,940,000	\$ -	\$ 106,531.25	\$ 320,818.75
6/15/35	\$ 3,940,000	\$ 115,000	\$ 106,531.25	\$ -
12/15/35	\$ 3,825,000	\$ -	\$ 103,512.50	\$ 325,043.75
6/15/36	\$ 3,825,000	\$ 120,000	\$ 103,512.50	\$ -
12/15/36	\$ 3,705,000	\$ -	\$ 100,362.50	\$ 323,875.00
6/15/37	\$ 3,705,000	\$ 125,000	\$ 100,362.50	\$ -
12/15/37	\$ 3,580,000	\$ -	\$ 97,081.25	\$ 322,443.75
6/15/38	\$ 3,580,000	\$ 135,000	\$ 97,081.25	\$ -
12/15/38	\$ 3,445,000	\$ -	\$ 93,537.50	\$ 325,618.75
6/15/39	\$ 3,445,000	\$ 140,000	\$ 93,537.50	\$ -
12/15/39	\$ 3,305,000	\$ -	\$ 89,862.50	\$ 323,400.00
6/15/40	\$ 3,305,000	\$ 145,000	\$ 89,862.50	\$ -
12/15/40	\$ 3,160,000	\$ -	\$ 86,056.25	\$ 320,918.75
6/15/41	\$ 3,160,000	\$ 155,000	\$ 86,056.25	\$ -
12/15/41	\$ 3,005,000	\$ -	\$ 81,987.50	\$ 323,043.75
6/15/42	\$ 3,005,000	\$ 165,000	\$ 81,987.50	\$ -
12/15/42	\$ 2,840,000	\$ -	\$ 77,656.25	\$ 324,643.75
6/15/43	\$ 2,840,000	\$ 175,000	\$ 77,656.25	\$ -
12/15/43	\$ 2,665,000	\$ -	\$ 73,062.50	\$ 325,718.75
6/15/44	\$ 2,665,000	\$ 180,000	\$ 73,062.50	\$ -
12/15/44	\$ 2,485,000	\$ -	\$ 68,337.50	\$ 321,400.00
6/15/45	\$ 2,485,000	\$ 190,000	\$ 68,337.50	\$ -
12/15/45	\$ 2,295,000	\$ -	\$ 63,112.50	\$ 321,450.00
6/15/46	\$ 2,295,000	\$ 200,000	\$ 63,112.50	\$ -
12/15/46	\$ 2,095,000	\$ -	\$ 57,612.50	\$ 320,725.00
6/15/47	\$ 2,095,000	\$ 215,000	\$ 57,612.50	\$ -
12/15/47	\$ 1,880,000	\$ -	\$ 51,700.00	\$ 324,312.50
6/15/48	\$ 1,880,000	\$ 225,000	\$ 51,700.00	\$ -
12/15/48	\$ 1,655,000	\$ -	\$ 45,512.50	\$ 322,212.50
6/15/49	\$ 1,655,000	\$ 240,000	\$ 45,512.50	\$ -
12/15/49	\$ 1,415,000	\$ -	\$ 38,912.50	\$ 324,425.00
6/15/50	\$ 1,415,000	\$ 255,000	\$ 38,912.50	\$ -
12/15/50	\$ 1,160,000	\$ -	\$ 31,900.00	\$ 325,812.50
6/15/51	\$ 1,160,000	\$ 265,000	\$ 31,900.00	\$ -
12/15/51	\$ 895,000	\$ -	\$ 24,612.50	\$ 321,512.50
6/15/52	\$ 895,000	\$ 280,000	\$ 24,612.50	\$ -
12/15/52	\$ 615,000	\$ -	\$ 16,912.50	\$ 321,525.00
6/15/53	\$ 615,000	\$ 300,000	\$ 16,912.50	\$ -
12/15/53	\$ 315,000	\$ -	\$ 8,662.50	\$ 325,575.00
6/15/54	\$ 315,000	\$ 315,000	\$ 8,662.50	\$ 323,662.50
<b>Totals</b>		<b>\$ 4,805,000</b>	<b>\$ 5,011,770</b>	<b>\$ 9,816,770</b>

# SECTION B

## **RESOLUTION 2024-09**

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

**WHEREAS**, the Storey Creek Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Osceola County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2024-2025 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2024-2025; and

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

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

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

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

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

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Storey Creek Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 4. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2024, 25% due no later than February 1, 2025 and

25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 5. CERTIFICATION OF ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Creek Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Creek Community Development District.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2024.

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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































Parcel ID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
12-26-28-5089-0001-4100	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4110	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4120	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4130	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4140	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4150	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4160	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4170	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4180	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4190	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4200	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4210	1	50'	\$899.42	\$1,300.00			\$2,199.42
<b>Total Gross Assessments</b>	<b>1048</b>		<b>\$907,332.34</b>	<b>\$522,600.00</b>	<b>\$438,049.15</b>	<b>\$346,609.04</b>	<b>\$2,214,590.53</b>
<b>Total Net Assessments</b>			<b>\$852,892.40</b>	<b>\$491,244.00</b>	<b>\$411,766.20</b>	<b>\$325,812.50</b>	<b>\$2,081,715.10</b>

# SECTION VI



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** June 11, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.



**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Storey Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Storey Creek Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Storey Creek Community Development District

# SECTION VII



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 09, 2024

Rob Bonin  
Lennar Homes, LLC  
6750 Forum Drive  
Orlando, FL 32821

**Delivered via email**

**Subject: Storey Creek Phase 3B Amenity  
Construction Completion Certification (CCC) Acceptance  
Environmental Resource Permit (ERP) No. 49-107141-P  
Osceola County**

Dear Mr. Bonin:

The South Florida Water Management District (District) is in receipt of your August 1, 2024 CCC for the above referenced ERP. As communicated by District staff to Steve Boyd, P.E. on August 7, 2024 via telephone, your CCC is accepted and the above referenced ERP is hereby converted from the construction phase to the operation and maintenance phase.

This acceptance is based on the District's review of the "As-built Certification and Request for Conversion to Operation Phase", Form 62-330.310(1), and a determination that construction is in substantial conformance with the plans and specifications approved by the District, in accordance with Section 62-330.310, Florida Administrative Code (FAC).

By accepting the Florida registered professional's certification, District staff considers the stormwater management (SWM) system authorized under the above referenced permit/application number(s) to be in compliance with ERP conditions pertaining to the CCC.

As stated in the ERP's conditions, a permit transfer from the Permittee to the operating entity is required in accordance with Section 62-330.310, FAC. The permittee is liable to comply with the plans, terms and conditions of the ERP for the life of the project or activity until issuance of the permit transfer to the Operating Entity. This transfer should be pursued via Form 62-330.310(2), Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity, with supporting documentation. The form and filing instructions are enclosed.

If you have any questions or require additional assistance, please contact Ryan Higgins at (407) 858-6100 x3573 or via email at [rhiggins@sfwmd.gov](mailto:rhiggins@sfwmd.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan G. Higgins".

Ryan Higgins  
Engineering Specialist III

RECEIVED

AUG 12 2024

GMS-CF, LLC

Page 2

eEnclosures: Location Map ([220419-34080 Exhibit1\\_0 LocMap\\_20220427.pdf](#))  
Form 62-330.310(2)\_Request for Transfer of Environmental Resource Permit to  
the Perpetual Operation Entity ([Form 62-330.310\(2\)](#))  
Notice of Rights ([Notice of Rights](#))

c: George Flint, Storey Creek Community Development District ()  
Steven Boyd, Boyd Civil Engineering, Inc (E-Mail)

*This document is filed in the ePermitting system under Permit Number 49-107141-P via the  
Application/Permit Section on the Records Search home page*





SFWMD GeoSpatial Services

Exhibit No:1.0

Exhibit Created On:  
2022-04-27

OSCEOLA COUNTY, FL



Application

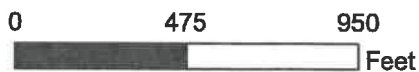


Permit No: 49-107141-P

Application Number: 220419-34080

**REGULATION DIVISION**

Project Name: Storey Creek Phase 3b  
Amenity



[sfwmd.gov](http://sfwmd.gov)

Created by IT GIS Section

South Florida Water Management District



# 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.: \_\_\_\_\_ Application No(s): \_\_\_\_\_  
 Project Name: \_\_\_\_\_ 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: \_\_\_\_\_  
 Signature of Permittee \_\_\_\_\_ Name and Title \_\_\_\_\_  
 \_\_\_\_\_  
 Company Name \_\_\_\_\_ Company Address \_\_\_\_\_  
 \_\_\_\_\_  
 Phone/email address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

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

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

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

By: \_\_\_\_\_  
 Signature of Representative of O&M Entity \_\_\_\_\_ Name of Entity for O&M \_\_\_\_\_  
 \_\_\_\_\_  
 Name and Title \_\_\_\_\_ Address \_\_\_\_\_  
 \_\_\_\_\_  
 Email Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_ Date \_\_\_\_\_

**Enclosed are the following documents, as applicable:**

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



- 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)



## **NOTICE OF RIGHTS**

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.

- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

### **INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

# SECTION VIII

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
Shannon M. Charles  
Assistant County Attorney  
Osceola County Attorney's Office  
1 Courthouse Square, Suite 4700  
Kissimmee, Florida 34741

**RIGHT OF WAY UTILIZATION INTERLOCAL AGREEMENT  
FOR LANDSCAPE, HARDSCAPE, SPECIALTY STREET SIGNS AND IRRIGATION**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by and between OSCEOLA COUNTY, 1 Courthouse Square Suite 3100 Kissimmee, Florida 34741, hereinafter referred to as the "COUNTY" and the Storey Creek Community Development District, hereinafter referred to as the "LICENSEE".

The COUNTY'S issuance of a right of way utilization permit to the LICENSEE is subject to the terms and conditions of this Agreement and the right of way utilization regulations adopted by the COUNTY in the Land Development Code for the following described limits and as graphically shown on Exhibit "A":

Name of Roadway: Storey Creek Parkway  
Limits of Works: Two(2) Neighborhood Signs / Landscaping

The LICENSEE is a Community Development District within the boundaries of real property described in Ordinance Number 19-56. This Agreement runs with the LICENSEE's real property boundary described in Exhibit "B" attached hereto.

**CONDITIONS OF PERMIT**

1. The LICENSEE shall be responsible to maintain all sod, landscaping, hardscaping (sidewalks and pathways), specialty street signs and irrigation improvements within in the limits of works in the entire right of way regardless if the LICENSEE installed the improvements. The LICENSEE shall not be responsible to maintain, utilities, drainage systems, curbs and curb ramps, travel lane pavement, standard regulatory signage and striping, or traffic control devices and traffic signals. Specialty street signs, if proposed shall be regulatory signs which comply with the MUTCD, latest edition and FDOT Standards, latest edition with the exception of the sign post and decorative panels behind or backing the sign face.

2. The LICENSEE shall not, while installing or maintaining the landscaping, hardscape (sidewalks and pathways), specialty street signs and/or irrigation, damage or disturb any portion of the COUNTY right of way without prior written approval by the COUNTY and the COUNTY's prior written approval of a plan to restore the disturbed area.
3. Nothing contained herein or by virtue of the installation and/or maintenance of the landscaping, hardscape (sidewalks and pathways), specialty street signs and/or irrigation shall give or grant the LICENSEE any prescriptive or adverse right, title or interest in the COUNTY right of way. Neither this Agreement, nor any other permits issued by the COUNTY to the LICENSEE shall create any property right in the COUNTY's right of way.
4. The improvements and associated service area governed by this agreement shall be identified on a Building Permit reviewed and approved in accordance with the County Land Development Code. The improvements shall be constructed as shown on permits P24-004101 and P24-004104, in compliance with current sign codes and regulations.
5. The installation shall be constructed and maintained in such a manner as it will not interfere with the intended use of the COUNTY right of way or create a safety hazard for the use of the COUNTY right of way by the Public.
6. If any of the LICENSEE'S landscape, hardscape (sidewalks and pathways), specialty street signs, and/or irrigation improvements cause a safety hazard, cause damage to any other improvements within the COUNTY right of way, or interfere with any construction, reconstruction, alteration, modification or improvement by the COUNTY, the hazard or interference shall be removed or relocated by LICENSEE within 24 hours of receipt of notification from the COUNTY at LICENSEE's expense. Failure to remove or relocate the hazard or interference within the said 24 hour period shall entitle the COUNTY to remove the specific hazard or interference and the LICENSEE shall reimburse any costs incurred by the COUNTY for such removal or relocation. Failure to remove or relocate the hazard or interference within 24 hours of receipt of notice from the COUNTY, and failure to reimburse the COUNTY for the cost incurred by the COUNTY to remove or relocate the hazard or

interference, shall each be cause for the following actions by the COUNTY: immediate termination of this Agreement and the permit by the COUNTY; enforcement of the terms of this agreement through the Osceola County Code Enforcement Board; or enforcement of this agreement in accordance with the laws of the State of Florida.

7. If the hazard that is created by the installation or maintenance of the permitted landscaping, hardscaping (sidewalks and pathways), specialty street signs, and/or irrigation improvements is determined by the COUNTY, in its sole and absolute discretion, to be of such significance that it is creating an immediate danger to users of the right of way or any improvements within the right of way, the COUNTY may immediately, and without prior notice to the LICENSEE, remove or eliminate said hazard and require the LICENSEE to reimburse the COUNTY for all cost associated with the removal or elimination of that hazard. Failure to reimburse the COUNTY for the cost incurred by the COUNTY to remove or eliminate the hazard shall be cause for the following actions by the COUNTY: immediate termination of this Agreement and the permit by the COUNTY; enforcement of the terms of this agreement through the Osceola County Code Enforcement Board; or enforcement of this agreement in accordance with the laws of the State of Florida.
  
8. The landscaping, hardscape (sidewalks and pathways), specialty street signs, and/or irrigation improvements within the COUNTY right of way shall be located and maintained in such a manner as to not create a sight distance problem for existing or future driveway or road connections. Sight distance standards shall be those set forth in the latest edition of the FDOT Design Standards or County Land Development Code. Upon receipt of notice from the COUNTY that landscaping, hardscape (sidewalks and pathways), specialty street signs, and/or irrigation improvements installed by the LICENSEE creates a sight distance safety hazard, LICENSEE shall remove and relocate LICENSEE's improvements at LICENSEE's sole cost and expense, to the extent necessary to comply with the latest edition of the FDOT Design Standards and/or Land Development Code sight distance regulations. Removal and relocation shall be completed within 24 hours of the LICENSEE's receipt of the COUNTY's notice. Failure to remove and relocate non-compliant improvements within 24 hours shall be cause for the following actions by the COUNTY: immediate termination of this Agreement and the permit by the COUNTY; enforcement of the terms of this agreement through the Osceola



County Code Enforcement Board; or enforcement of this agreement in accordance with the laws of the State of Florida.

9. Irrigation systems installed by the LICENSEE in the COUNTY right of way are not listed with utility relocation companies and as such may be damaged by other right of way users, licensees and/or easement holders. The COUNTY will not be responsible for any damage to the LICENSEE's irrigation systems installed in conjunction with this Agreement resulting from the issuance by the COUNTY of a right of way utilization permit and/or Site Development Plan Approval to any such user or resulting from any other user's activities within the COUNTY right of way. The LICENSEE agrees that before installation of any improvements within the right of way, LICENSEE will contact "Sunshine State One Call" and withhold commencement of work until all underground utilities have been properly located and marked.
  
10. The LICENSEE agrees to be liable for any and all damages, losses, and expenses incurred, by the COUNTY, caused by the acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. To the extent permitted by law, the LICENSEE agrees to indemnify, defend and hold the COUNTY harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the LICENSEE, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. Said indemnification, defense, and hold harmless actions shall not be limited by any insurance amounts required hereunder.

#### 11. INSURANCE

- A. The LICENSEE shall not commence any installation and/or maintenance work in connection with this Agreement until it has obtained all of the following types of insurance and has provided proof of same to the COUNTY, in the form of a certificate prior to the start of any work, nor shall the LICENSEE allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers qualified and doing business in Florida.
  
- B. The LICENSEE shall maintain the following types of insurance, with the respective minimum limits:

1. AUTOMOBILE LIABILITY: Combined Property Damage and Bodily Injury Single Limit, One Million Dollars (\$1,000,000.00) – Any Auto:
  2. GENERAL LIABILITY: One Million Dollars (\$1,000,000.00) each occurrence:
  3. DAMAGE TO RENTED PREMISES – Fifty Thousand Dollars (\$50,000.00) Any single occurrence:
  4. MEDICAL EXPENSES: Five Thousand Dollars (\$5,000.00), any one person;
  5. PERSONAL & ADVERTISING INJURY: One Million Dollars (\$1,000,000.00);
  6. GENERAL AGGREGATE: Two Million Dollars (\$2,000,000.00);
  7. PRODUCTS – COMPLETED OPERATIONS AGGREGATE; One Million Dollars (\$1,000,000.00)
  8. EXCESS/UMBRELLA COVERAGE: Ten Million Dollars (\$10,000,000.00); and,
  9. WORKERS’ COMPENSATION: Employers liability insurance which covers the statutory obligation for all persons engaged in the performance of the work required hereunder with limits not less than \$1,000,000.00 per occurrence. Evidence of qualified self-insurance status will suffice for this subsection. The LICENSEE understands and acknowledges that it shall be solely responsible for any and all medical and liability costs associated with an injury to itself and/or to its employees, subcontractors, volunteers, and the like, including the costs to defend the COUNTY in the event of litigation against same.
- C. The LICENSEE shall name the “Osceola County Board of County Commissioners” as additional insured, to the extent of the services to be provided hereunder, on all required insurance policies, and provide the COUNTY with proof of same.
- D. The LICENSEE shall provide the COUNTY’s Procurement Services with a Certificate of Insurance evidencing such coverage for the duration of this Agreement. Said Certificate of Insurance shall be dated and show:
1. The name of the insured LICENSEE,
  2. The specified job by name and job number,
  3. The name of the insurer,
  4. The number of the policy,
  5. The effective date,

6. The termination date,
7. A statement that the insurer will mail notice to the COUNTY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.
8. The Certificate Holders Box must read as follows. Any other wording in the Certificate Holders Box shall not be acceptable.

**Osceola County Board of County Commissioners  
c/o Director of Human Resources  
1 Courthouse Square, Suite 4200  
Kissimmee, Florida 34741**

- E. Receipt of certificates or other documentation of insurance or policies or copies of policies by the COUNTY, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of the LICENSEE's obligation to fulfill the insurance requirements specified herein.
  - F. The LICENSEE shall ensure that any sub-contractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the LICENSEE shall maintain proof of same on file and made readily available upon request by the COUNTY.
  - G. The COUNTY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the LICENSEE and/or subcontractor providing such insurance.
  - H. All insurance carriers shall have an AM Best Rating of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of Osceola County. The liability policies shall be Primary/Non-Contributory.
12. This Agreement shall become effective upon its execution by both parties and shall continue in full force and effect until terminated by the COUNTY pursuant to Sections 6, 7 and 8.
  13. Should the LICENSEE be declared in default of this Agreement by the COUNTY pursuant to Sections 6, 7 & 8, the COUNTY reserves the right to create a funding mechanism to impose non-ad valorem assessments to provide for the installation and maintenance of the improvements.

14. Provisions, restrictions and conditions of this Agreement shall not be modified or amended except in a written instrument which has been executed and acknowledged by authorized representatives of the LICENSEE and the COUNTY.

15. All notices required or desired pursuant to this Agreement shall be made in writing and shall be delivered through the United States Postal Services, first class mail, postage prepaid and addressed to the following addresses:

To the COUNTY:       Osceola County  
                              Public Works Director  
                              1 Courthouse Square, Suite 3100  
                              Kissimmee, Florida 34741

To the LICENSEE:

15. EMPLOYEMENT ELIGIBILITY VERIFICATION (E-VERIFY).

Pursuant to Florida Statutes, Section 448.095, the all employees of LICENSEE shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the LICENSEE shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the LICENSEE stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and LICENSEE must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement without regard to any notice otherwise required herein. In the event the COUNTY incurs costs as a result of LICENSEE breach of this provision, any and all such costs shall be paid by the LICENSEE immediately upon receipt of notice of the same from the COUNTY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the day, month and year last executed below.

WITNESSES:

\_\_\_\_\_

Printed \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Printed \_\_\_\_\_

Date: \_\_\_\_\_

LICENSEE:  
(Insert Name)

BY: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was executed before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_, by \_\_\_\_\_, who has personally sworn or affirmed that he/she is authorized to execute this Agreement and who is personally known to me OR has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public

OSCEOLA COUNTY

Witnessed  
\_\_\_\_\_  
Printed Name \_\_\_\_\_

\_\_\_\_\_  
County Manager/Designee  
Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

**EXHIBIT “A”**

[Attached]

## SKETCH OF DESCRIPTION SIGN EASEMENTS

### LEGAL DESCRIPTION SIGN EASEMENT #1

A parcel of land lying in a portion of Section 8, Township 26 South, Range 29 East, Osceola County, Florida.

Being more particularly described as follows:

Beginning at the Southeast corner of Lot 43, SYLVAN LAKE ESTATES, as filed and recorded in Plat Book 5, Page 183 of the public records of Osceola County, Florida, thence run S89°51'43"W, along the South line of said Lot 43, a distance of 48.46 feet; thence run N00°08'17"W, a distance of 34.15 feet; thence run N89°38'50"E, a distance of 65.42 feet; thence run S00°08'17"E, a distance of 34.39 feet; thence run S89°51'43"W, a distance of 18.95 feet to the POINT OF BEGINNING.

Containing 2,241.71 square feet, 0.05 acres, more or less.

### LEGAL DESCRIPTION SIGN EASEMENT #2

A parcel of land lying in a portion of Section 8, Township 26 South, Range 29 East, Osceola County, Florida.

Being more particularly described as follows:

Commencing at the Southeast corner of Lot 43, SYLVAN LAKE ESTATES, as filed and recorded in Plat Book 5, Page 183 of the public records of Osceola County, Florida, thence run N00°27'49"W, along the East line of said Lot 43, a distance of 114.05 feet to the POINT OF BEGINNING; thence run N89°53'10"W, a distance of 33.43 feet; thence run N00°06'50"E, a distance of 28.91 feet; thence run N45°06'50"E, a distance of 32.58 feet; thence run N89°32'11"E, a distance of 29.01 feet; thence run S00°06'50"W, a distance of 52.24 feet; thence run N89°53'10"W, a distance of 18.61 feet to the POINT OF BEGINNING.

Containing 2,442.09 square feet, 0.06 acres, more or less.

#### LEGEND

LB. LICENSED BUSINESS	TEL. TELEPHONE
SEC. SECTION	AKI. AREA
TWP. TOWNSHIP	F. FENCE
RNG. RANGE	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
OFF. OFFICIAL RECORDS BOOK	P.L.S. REGISTERED LAND SURVEYOR
PL. PAGE	CI. CURVE NUMBER
R/W. RIGHT OF WAY	LI. LINE NUMBER
C/A. CENTRAL ANGLE	R. PROPERTY LINE
R. RADIUS	●. DESCRIPTIVE POINT
L. LENGTH	S.L.C. SEWOLE LAND & PAVEMENT COMPANY'S
CD. CHORD DISTANCE	M.A.D. MAIL AND USE
CD. CHORD BEARING	ID. IDENTIFICATION
FDOT. FLORIDA DEPARTMENT OF TRANSPORTATION	CM. CONCRETE MORTAR
EAST. EASTING	PI. PLAT
NAD. NORTH AMERICAN DATUM	C.R. COUNTY ROAD
F.B. FIELD BOOK	P.O.C. POINT OF COMMENCEMENT
DEPT. DEPARTMENT	P.O.B. POINT OF BEGINNING

#### NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT)  
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS  
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY  
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: TRAMELL WEBB PARTNERS, INC.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	1/05/17	REVISIONS
SCALE	1" = 50'	
F.S.	PAGE	
SECTION	8	
TWP.	26 S, RNG. 29 E	
JOB NO.	15-026	SHEET 1 OF 2

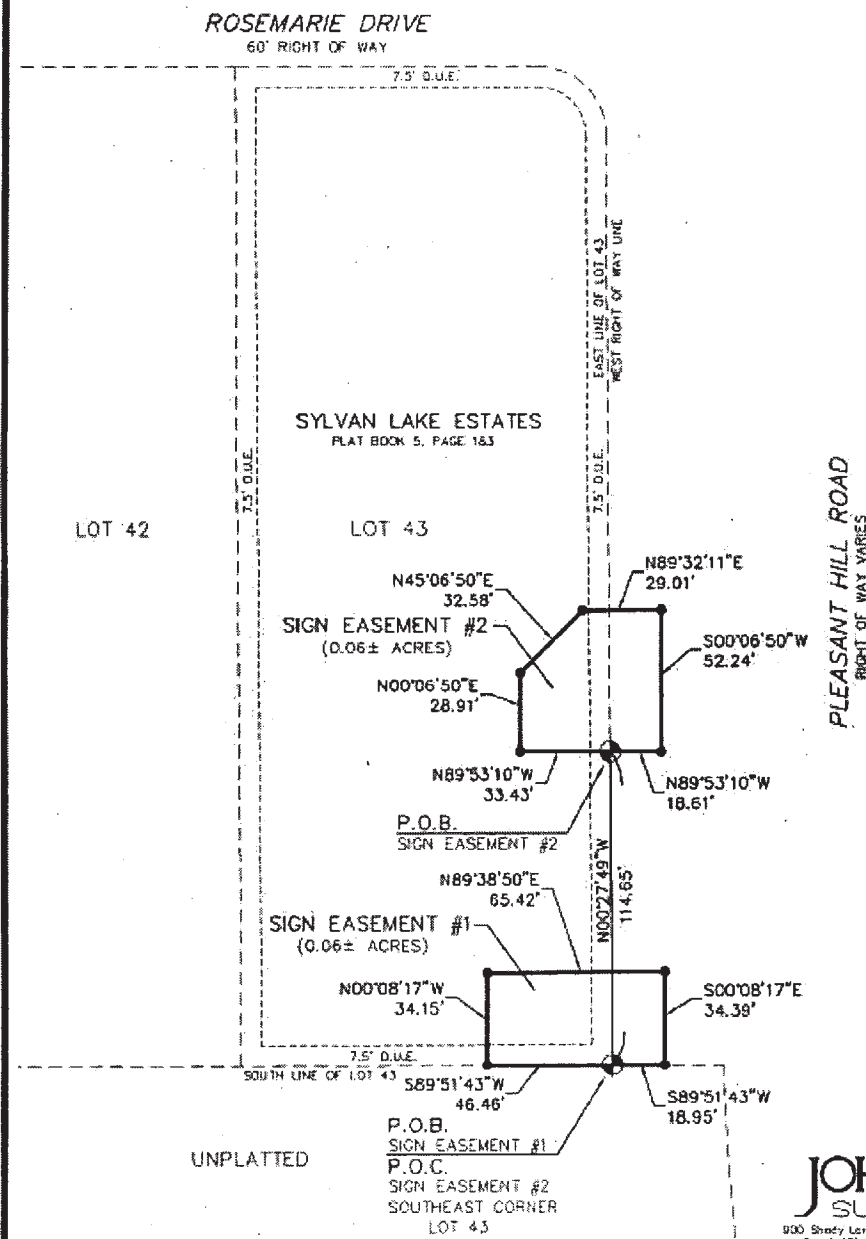
**JOHNSTON'S**  
SURVEYING INC  
306 Shady Lane, Kissimmee, Florida 34744-3895  
Tel: (407) 847-2479 Fax: (407) 847-6140

*R.D.B.* 1-05-17  
RICHARD D. BROWN, P.S.M. #5700 (DATE)  
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION SIGN EASEMENTS



SCALE 1"=50'



UNPLATTED

P.O.B.  
SIGN EASEMENT #1  
P.O.C.  
SIGN EASEMENT #2  
SOUTHEAST CORNER  
LOT 43

**JOHNSTON'S**  
SURVEYING INC

900 Shady Lane, Kissimmee, Florida 34744-8050  
Tel. (407) 847-2179 Fax (407) 847-6140

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

SHEET 2 OF 2



**EXHIBIT “B”**

[Attached]

A Parcel of land lying in a portion of Sections 1 and 12, Township 26 South, Range 28 East, and Sections 6 and 7, Township 26 South, Range 29 East, Osceola County, Florida.

Being more particularly described as follows:

Beginning at the Northeast corner of Section 7, Township 26 South, Range 29 East, Osceola County, Florida thence run S00°08'13"E, along the East line of said Section 7, a distance of 1,318.72 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run N89°41'56"W, a distance of 659.41 feet; thence run N89°44'32"W, a distance of 660.30 feet to the Southeast corner of the Northwest ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run N89°41'58"W, a distance of 1,319.78 feet to the Southwest corner of the Northwest ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S00°06'31"E, a distance of 1,320.59 feet to the Southeast corner of the East ½ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°51'07"W, a distance of 1,367.56 feet to the Southwest corner of the East ½ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run N00°12'05"W, a distance of 1,323.47 feet to the Southeast corner of the Northwest ¼ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida thence run S89°58'21"W, a distance of 1,367.73 feet to the Southwest corner of the Northwest ¼ of the Northwest ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S00°14'19"E, a distance of 217.42 feet; thence run N89°38'29"W, a distance of 1,708.25 feet to a point on the Easterly right of way line of Horn Brown Road; thence run N00°07'53"E, along said Easterly right of way line, a distance of 1,323.37 feet; thence run S89°48'45"E, a distance of 1,177.74 feet; thence run N00°35'57"W, a distance of 679.82 feet; thence run N89°59'16"W, a distance of 6.77 feet; thence run N00°08'14"W, a distance of 643.05 feet; thence run S89°50'15"E, a distance of 531.24 feet; thence run N00°08'37"W, a distance of 211.85 feet to the Northwest corner of the South ½ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°52'32"E, a distance of 1,350.04 feet to the Southwest corner of the Northeast ¼ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run N01°01'33"W, a distance of 1,319.42 feet to the Northwest corner of the Northeast ¼ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°47'57"E, a distance of 1,329.90 feet to the Northeast corner of the Northeast ¼ of the Southwest ¼ of Section 6, Township 26 South, Range 29 East, Osceola County, Florida; thence run S01°56'37"E, a distance of 1,979.34 feet; thence run N89°47'57"W, a distance of 672.40 feet; thence run S00°10'00"W, a distance of 394.78 feet; thence run S89°49'11"E, a distance of 686.94 feet; thence run S01°56'37"E, a distance of 262.84 feet to the Northwest corner of the Northwest ¼ of the Northeast ¼ of Section 7, Township 26 South, Range 29 East, Osceola County, Florida; thence run S89°39'54"E, a distance of 2,639.29 feet to the POINT OF BEGINNING.

Containing 389.39 acres, more or less.

LEGEND

L.B.	LICENSED BUSINESS	TEL	TELEPHONE
SEC.	SECTION	NO.	NUMBER
TWP.	TOWNSHIP	#	NUMBER
RNG.	RANGE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	OFFICIAL RECORDS BOOK	R.L.S.	REGISTERED LAND SURVEYOR
P.C.	PAGE	CI	CURVE NUMBER
R/W	RIGHT OF WAY	LI	LINE NUMBER
Δ	CENTRAL ANGLE	P	PROPERTY LINE
R	RADIUS	○	DESCRIPTIVE POINT
L	LENGTH	S.L.I.C.	SEMINOLE LAND & INVESTMENT COMPANY'S
CD	CHORD DISTANCE	N&D	NAIL AND DISK
CB	CHORD BEARING	ID	IDENTIFICATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	CM	CONCRETE MONUMENT
EXST.	EXISTING	(P)	PLAT
NAD	NORTH AMERICAN DATUM	C.R.	COUNTY ROAD
F.B.	FIELD BOOK	P.O.C	POINT OF COMMENCEMENT
DEPT.	DEPARTMENT	P.O.B	POINT OF BEGINNING

NOTES

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF N 00°08'37" W ALONG THE WEST LINE OF THE SW 1/4 OF SEC. 6-26-29. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: TRAMELL WEBB PARTNERS, INC.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

DATE OF SKETCH	8/09/16	REVISIONS
SCALE	1" = 1000'	
F.B.	PAGE	
SECTION	1,12-6,7	
TWP.	26 S., RNG. 28-29 E.	
JOB NO.	15-026	SHEET 1 OF 2

**JOHNSTON'S**  
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

*[Signature]*

RICHARD D. BROWN, P.S.M. #5700

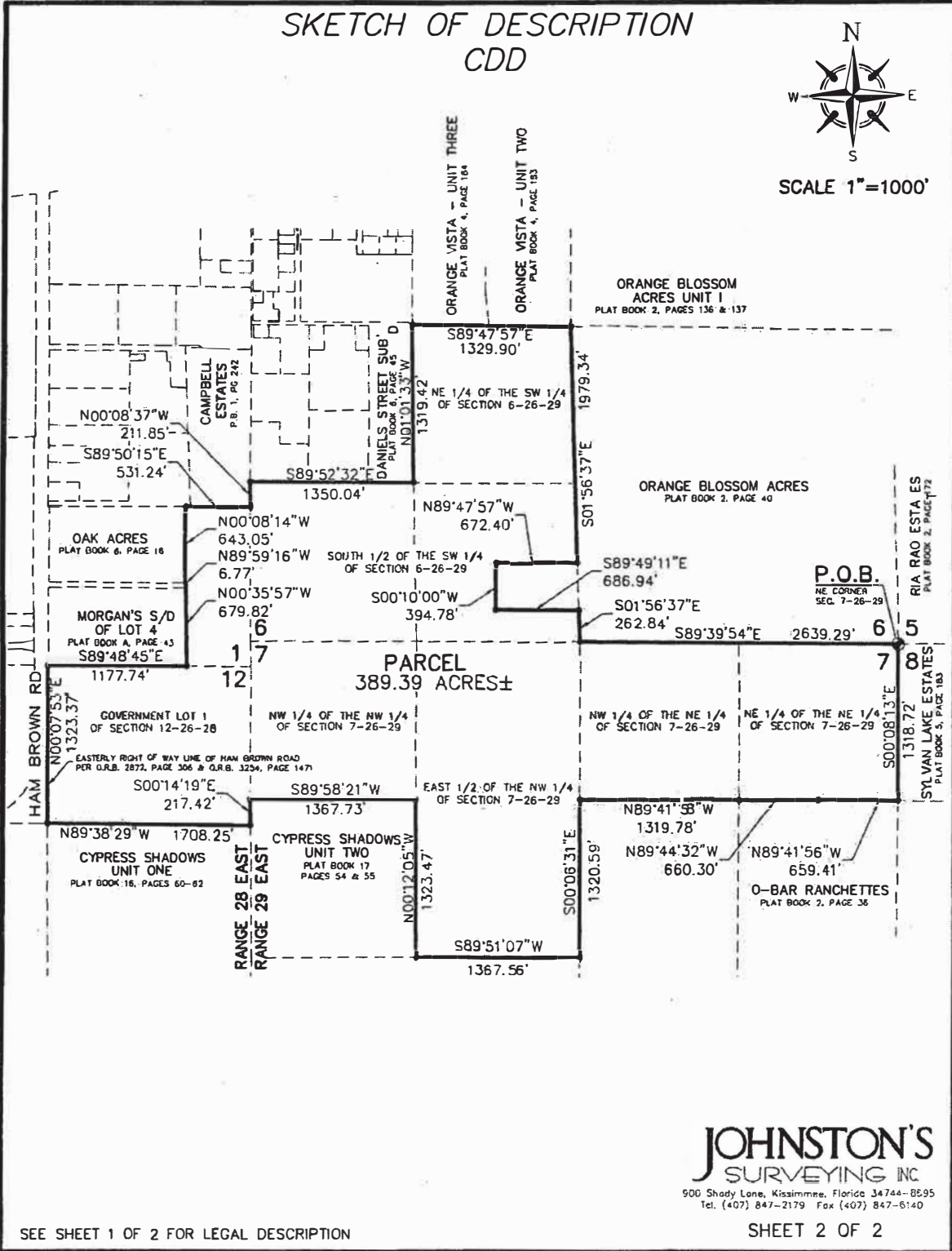
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

8/9/16  
(DATE)

# SKETCH OF DESCRIPTION CDD



SCALE 1"=1000'



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

**JOHNSTON'S**  
SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695  
Tel. (407) 847-2179 Fax (407) 847-6140

SHEET 2 OF 2

# SECTION IX

# SECTION C

# SECTION 1

# Storey Creek

## Community Development District

### Summary of Invoices

July 01, 2024 - July 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	7/3/24	423	\$ 1,353.00
	7/10/24	424-426	32,278.50
	7/11/24	427	5,857.84
	7/25/24	428-429	3,483.12
			\$ 42,972.46
Payroll			
	<u>July 2024</u>		
	Adam Morgan	50097	\$ 184.70
	James Yawn	50098	\$ 184.70
	Logan Lantrip	50099	\$ 184.70
	Patrick Bonin Jr.	50100	\$ 184.70
			\$ 738.80
<b>TOTAL</b>			<b>\$ 43,711.26</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/03/24	00012	6/30/24	220736	202406	320	53800	47000		AQUATIC PLANT MGMT JUN24	*	1,353.00		
APPLIED AQUATIC MANAGEMENT INC												1,353.00	000423
7/10/24	00003	7/03/24	4045	202406	310	51300	31100		CDD METTING VIA CALL IN	*	390.00		
BOYD CIVIL ENGINEERING												390.00	000424
7/10/24	00005	7/03/24	23726	202406	320	53800	45000		PROP ADD-PEDESTRIAN BRDGE	*	104.00		
EGIS INSURANCE ADVISORS, LLC.												104.00	000425
7/10/24	00013	6/26/24	18217	202406	320	53800	47300		RPLC ZONE28&49 DECODERS	*	430.00		
7/01/24		18221	202407	320	53800	46200		MTHLY MOW SRVC PH I JUL24	*	4,343.50			
7/01/24		18221	202407	320	53800	46200		MTHLY MOW SRVC PH2A JUL24	*	1,610.00			
7/01/24		18221	202407	320	53800	46200		STOREY CREEK PH 2B JUL24	*	10,226.00			
7/01/24		18221	202407	320	53800	46200		PARK, DOGPARK, ENTR JUL24	*	625.00			
7/01/24		18221	202407	320	53800	47800		DOGGIE/GARBAGE CANS JUL24	*	250.00			
7/01/24		18221	202407	320	53800	46200		MTHLY MOW SRVC PH 5 JUL24	*	4,975.00			
7/01/24		18221	202407	320	53800	46200		MTHLY MOW SRVC PH 4 JUL24	*	5,850.00			
7/01/24		18221	202407	320	53800	46200		NATURE PARK MOWING JUL24	*	3,475.00			
FRANK POLLY SOD, INC												31,784.50	000426
7/11/24	00001	7/01/24	120	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,333.33		
7/01/24		120	202407	310	51300	35200		WEBSITE ADMIN JUL24	*	100.00			
7/01/24		120	202407	310	51300	35100		INFORMATION TECH JUL24	*	150.00			
7/01/24		120	202407	310	51300	31300		DISSEMINATION FEE JUL24	*	875.00			
7/01/24		120	202407	310	51300	51000		OFFICE SUPPLIES	*	.21			
7/01/24		120	202407	310	51300	42000		POSTAGE	*	18.88			
7/01/24		120	202407	310	51300	42500		COPIES	*	2.25			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/24	121	202407 320-53800-12000	FIELD MANAGEMENT JUL24	GOVERNMENTAL MANAGEMENT SERVICES	*	1,378.17	
						5,857.84	000427
7/25/24	00012	7/15/24 221225	202407 320-53800-47000	AQUATIC PLANT MGMT JUL24	*	2,443.00	
						2,443.00	000428
7/25/24	00002	7/16/24 129940	202406 310-51300-31500	INTERLOC AGR/MTG/AUDITLTR	*	1,040.12	
						1,040.12	000429
TOTAL FOR BANK A						42,972.46	
TOTAL FOR REGISTER						42,972.46	

# SECTION 2

# ***Storey Creek***

***Community Development District***

***Unaudited Financial Reporting***

***July 31, 2024***



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**Storey Creek**  
**Community Development District**  
**Balance Sheet**  
**July 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	\$ 156,880	\$ -	\$ -	\$ 156,880
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 418,145	\$ -	\$ 418,145
Prepayment	\$ -	\$ 33	\$ -	\$ 33
Series 2022				
Reserve	\$ -	\$ 207,699	\$ -	\$ 207,699
Revenue	\$ -	\$ 187,754	\$ -	\$ 187,754
Construction	\$ -	\$ -	\$ 18,871	\$ 18,871
Series 2024				
Reserve	\$ -	\$ 162,906	\$ -	\$ 162,906
Revenue	\$ -	\$ 1,413	\$ -	\$ 1,413
Construction	\$ -	\$ -	\$ 35,147	\$ 35,147
Cost of Issuance	\$ -	\$ -	\$ 110	\$ 110
State Board of Administration	\$ 288,910	\$ -	\$ -	\$ 288,910
Due From General Fund	\$ -	\$ 21	\$ -	\$ 21
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
<b>Total Assets</b>	<b>\$ 450,804</b>	<b>\$ 1,223,637</b>	<b>\$ 54,128</b>	<b>\$ 1,728,568</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,605	\$ -	\$ -	\$ 1,605
Due to Debt Service 2019	\$ 12	\$ -	\$ -	\$ 12
Due to Debt Service 2022	\$ 10	\$ -	\$ -	\$ 10
Due to Other	\$ 740	\$ -	\$ -	\$ 740
<b>Total Liabilities</b>	<b>\$ 2,366</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,366</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2019	\$ -	\$ 663,855	\$ -	\$ 663,855
Assigned For Debt Service 2022	\$ -	\$ 395,462	\$ -	\$ 395,462
Assigned For Debt Service 2024	\$ -	\$ 164,320	\$ -	\$ 164,320
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 18,871	\$ 18,871
Assigned For Capital Projects 2024	\$ -	\$ -	\$ 35,256	\$ 35,256
Unassigned	\$ 448,438	\$ -	\$ -	\$ 448,438
<b>Total Fund Balances</b>	<b>\$ 448,438</b>	<b>\$ 1,223,637</b>	<b>\$ 54,128</b>	<b>\$ 1,726,202</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 450,804</b>	<b>\$ 1,223,637</b>	<b>\$ 54,128</b>	<b>\$ 1,728,568</b>

# Storey Creek

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 715,592	\$ 715,592	\$ 717,923	\$ 2,331
Special Assessments - Direct Billed	\$ 137,301	\$ 137,301	\$ 137,301	\$ -
Interest	\$ -	\$ -	\$ 13,910	\$ 13,910
<b>Total Revenues</b>	<b>\$ 852,893</b>	<b>\$ 852,893</b>	<b>\$ 869,134</b>	<b>\$ 16,241</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,400	\$ 2,600
FICA Expense	\$ 918	\$ 765	\$ 566	\$ 199
Engineering Fees	\$ 12,000	\$ 10,000	\$ 4,691	\$ 5,309
Attorney	\$ 25,000	\$ 20,833	\$ 5,194	\$ 15,639
Dissemination	\$ 10,500	\$ 8,750	\$ 7,292	\$ 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	\$ 33,333	\$ 33,333	\$ 0
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 150	\$ 125	\$ -	\$ 125
Postage	\$ 500	\$ 417	\$ 164	\$ 252
Printing & Binding	\$ 600	\$ 500	\$ 92	\$ 408
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 1,667	\$ 662	\$ 1,005
Other Current Charges	\$ 500	\$ 417	\$ 462	\$ (46)
Office Supplies	\$ 100	\$ 83	\$ 17	\$ 66
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>\$ 112,306</b>	<b>\$ 84,469</b>	<b>\$ 27,837</b>
<b>Operations &amp; Maintenance</b>				
Field Services	\$ 16,538	\$ 13,782	\$ 13,782	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,866	\$ 134
Electric	\$ 4,000	\$ 3,333	\$ 386	\$ 2,947
Streetlights	\$ 194,000	\$ 161,667	\$ 52,512	\$ 109,155
Water & Sewer	\$ 39,600	\$ 33,000	\$ 28,592	\$ 4,408
Landscape Maintenance	\$ 400,374	\$ 333,645	\$ 311,045	\$ 22,600
Landscape Contingency	\$ 7,500	\$ 6,250	\$ 22,615	\$ (16,365)
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 2,030	\$ 2,137
Lake Maintenance	\$ 26,700	\$ 22,250	\$ 14,620	\$ 7,630
Lake Contingency	\$ 1,500	\$ 1,250	\$ 1,003	\$ 247
Doggie Station Maintenance	\$ 5,000	\$ 4,167	\$ 6,150	\$ (1,983)
Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 1,580	\$ 2,587
Walls, Entry & Monuments	\$ 2,500	\$ 2,083	\$ 880	\$ 1,203
Contingency	\$ 2,028	\$ 1,690	\$ -	\$ 1,690
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 713,740</b>	<b>\$ 595,450</b>	<b>\$ 459,061</b>	<b>\$ 136,389</b>
<b>Total Expenditures</b>	<b>\$ 852,893</b>	<b>\$ 707,756</b>	<b>\$ 543,530</b>	<b>\$ 164,226</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 325,604</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 122,834</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 448,438</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2019

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 491,331	\$ 491,331	\$ 492,845	\$ 1,514
Interest	\$ 7,500	\$ 6,250	\$ 31,694	\$ 25,444
<b>Total Revenues</b>	<b>\$ 498,831</b>	<b>\$ 497,581</b>	<b>\$ 524,539</b>	<b>\$ 26,958</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	\$ 154,438	\$ 154,438	\$ -
<b>Total Expenditures</b>	<b>\$ 486,609</b>	<b>\$ 486,609</b>	<b>\$ 486,609</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>\$ 37,929</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 372,055</b>		<b>\$ 625,926</b>	
<b>Fund Balance - Ending</b>	<b>\$ 384,277</b>		<b>\$ 663,855</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 411,766	\$ 411,766	\$ 413,108	\$ 1,342
Interest	\$ 5,000	\$ 4,167	\$ 23,173	\$ 19,006
<b>Total Revenues</b>	<b>\$ 416,766</b>	<b>\$ 415,933</b>	<b>\$ 436,281</b>	<b>\$ 20,348</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 158,383	\$ 158,383	\$ 158,383	\$ -
Principal - 06/15	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Interest - 06/15	\$ 158,383	\$ 158,383	\$ 158,383	\$ -
<b>Total Expenditures</b>	<b>\$ 411,766</b>	<b>\$ 411,766</b>	<b>\$ 411,766</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>\$ 17,200</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,174</b>		<b>\$ 378,262</b>	
<b>Fund Balance - Ending</b>	<b>\$ 175,174</b>		<b>\$ 395,462</b>	



# Storey Creek

## Community Development District

### Debt Service Fund - Series 2024

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

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 07/31/24		Thru 07/31/24		
<b>Revenues:</b>							
Bond Proceeds	\$	-	\$	-	\$ 248,969	\$	248,969
Interest	\$	-	\$	-	\$ 4,365	\$	4,365
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 253,334</b>	<b>\$</b>	<b>253,334</b>
<b>Expenditures:</b>							
<b>Series 2024</b>							
Interest - 12/15	\$	-	\$	-	\$ -	\$	-
Principal - 06/15	\$	-	\$	-	\$ -	\$	-
Interest - 06/15	\$	-	\$	-	\$ 86,063	\$	(86,063)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 86,063</b>	<b>\$</b>	<b>(86,063)</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$ (2,951)	\$	2,951
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (2,951)</b>	<b>\$</b>	<b>2,951</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 164,320</b>	<b>\$</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>\$ 164,320</b>	<b>\$</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 July 31, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 07/31/24	Thru 07/31/24	
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 579	\$ 579
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 579</b>	<b>\$ 579</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>\$ 7,893</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 10,978</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 18,871</b>	

# Storey Creek

## Community Development District Capital Projects Fund - Series 2024

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
<b>Revenues:</b>				
Bond Proceeds	\$ -	\$ -	\$ 4,556,031	\$ 4,556,031
Interest	\$ -	\$ -	\$ 76,872	\$ 76,872
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,632,904</b>	<b>\$ 4,632,904</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 4,256,437	\$ (4,256,437)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 344,162	\$ (344,162)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,600,599</b>	<b>\$ (4,600,599)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,951	\$ (2,951)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,951</b>	<b>\$ (2,951)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 35,256</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 35,256</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	\$ 8,446	\$ 17	\$ -	\$ -	\$ 717,923
Special Assessments - Direct Billed	\$ 68,651	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ 34,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,301
Interest	\$ -	\$ -	\$ -	\$ 1,755	\$ 2,542	\$ 2,172	\$ 1,958	\$ 2,018	\$ 1,966	\$ 1,499	\$ -	\$ -	\$ 13,910
													\$ -
<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>\$ 10,412</b>	<b>\$ 1,516</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 869,134</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ 7,400
FICA Expense	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ 77	\$ 77	\$ 77	\$ 61	\$ 61	\$ -	\$ -	\$ 566
Engineering Fees	\$ 215	\$ 538	\$ -	\$ 741	\$ 1,363	\$ 665	\$ -	\$ -	\$ 390	\$ 780	\$ -	\$ -	\$ 4,691
Attorney	\$ 468	\$ 897	\$ 216	\$ 420	\$ 330	\$ 487	\$ 431	\$ 906	\$ 1,040	\$ -	\$ -	\$ -	\$ 5,194
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ 7,292
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	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 33,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 6	\$ 8	\$ 19	\$ 46	\$ 14	\$ 9	\$ 3	\$ 13	\$ 19	\$ -	\$ -	\$ 164
Printing & Binding	\$ 7	\$ 8	\$ 24	\$ 4	\$ -	\$ 22	\$ 8	\$ 14	\$ 2	\$ 2	\$ -	\$ -	\$ 92
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 662
Other Current Charges	\$ 39	\$ 74	\$ 44	\$ 40	\$ 41	\$ 41	\$ 56	\$ 46	\$ 41	\$ 41	\$ -	\$ -	\$ 462
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 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>\$ 6,040</b>	<b>\$ 6,504</b>	<b>\$ 6,806</b>	<b>\$ 6,162</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,469</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ 13,782
Property Insurance	\$ 3,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104	\$ -	\$ -	\$ -	\$ 3,866
Electric	\$ 60	\$ 60	\$ 65	\$ 83	\$ 64	\$ -	\$ -	\$ -	\$ 2	\$ 52	\$ -	\$ -	\$ 386
Streetlights	\$ 7,452	\$ 7,454	\$ 7,659	\$ 7,666	\$ 7,665	\$ -	\$ -	\$ -	\$ 6,451	\$ 8,165	\$ -	\$ -	\$ 52,512
Water & Sewer	\$ 2,162	\$ 297	\$ 729	\$ 838	\$ 1,003	\$ 1,063	\$ 1,832	\$ 6,793	\$ 7,124	\$ 6,751	\$ -	\$ -	\$ 28,592
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ -	\$ -	\$ 311,045
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 22,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,615
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 430	\$ 500	\$ -	\$ -	\$ 2,030
Lake Maintenance	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 1,353	\$ 2,443	\$ -	\$ -	\$ 14,620
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ 250	\$ 3,250	\$ 250	\$ 250	\$ 575	\$ 250	\$ 250	\$ 575	\$ -	\$ -	\$ 6,150
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ 960	\$ -	\$ -	\$ -	\$ 1,580
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>\$ 49,156</b>	<b>\$ 50,969</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 459,061</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>\$ 42,517</b>	<b>\$ 48,483</b>	<b>\$ 55,962</b>	<b>\$ 57,131</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 543,530</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>\$ (2,420)</b>	<b>\$ (43,699)</b>	<b>\$ (45,550)</b>	<b>\$ (55,615)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325,604</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)
LESS: PRINCIPAL PAYMENT - 12/15/23	(\$175,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,775,000</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	\$207,699
BONDS OUTSTANDING - 07/14/22	\$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
LESS: PRINCIPAL PAYMENT - 06/15/24	(\$95,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$5,985,000</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
06/10/24	ACH	\$4,534.41	\$90.69	\$0.00	\$0.00	\$4,443.72	\$1,964.59	\$1,348.66	\$1,130.47	\$4,443.72
06/18/24	ACH	\$14,958.86	\$299.18	\$0.00	\$0.00	\$14,659.68	\$6,481.11	\$4,449.20	\$3,729.37	\$14,659.68
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$38.45	\$38.45	\$17.00	\$11.67	\$9.78	\$38.45
<b>TOTAL</b>		<b>\$ 1,722,670.01</b>	<b>\$ 33,110.93</b>	<b>\$ 67,123.66</b>	<b>\$ 1,440.24</b>	<b>\$ 1,623,875.66</b>	<b>\$ 717,922.95</b>	<b>\$ 492,844.73</b>	<b>\$ 413,107.96</b>	<b>\$ 1,623,875.64</b>

<b>100.33%</b>	<b>Net Percent Collected</b>
<b>\$ (5,274.31)</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
6/3/24		Interest		\$ 73.03
7/1/24		Interest		\$ 80.84
<b>TOTAL</b>				<b>\$ 7,893.25</b>
Project (Construction) Fund at 09/30/23				\$ 10,978.03
Interest Earned/Transferred Funds thru 07/31/24				\$ 7,893.25
Requisitions Paid thru 07/31/24				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 18,871.28</b>

**Storey Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2024**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
7/31/24	1	Lennar Homes LLC	Reimbursement of Infrastructure Costs for Assessment Area 3	\$ 4,256,436.64
<b>TOTAL</b>				<b>\$ 4,256,436.64</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
6/3/24		Interest		\$ 17,173.77
6/4/24		Transfer from Reserve		\$ 657.38
7/1/24		Interest		\$ 16,679.58
7/2/24		Transfer from Reserve		\$ 635.98
<b>TOTAL</b>				<b>\$ 79,814.18</b>
Project (Construction) Fund at 02/13/24				\$ 4,211,769.17
Interest Earned/Transferred Funds thru 07/31/24				\$ 79,814.18
Requisitions Paid thru 07/31/24				\$ (4,256,436.64)
<b>Remaining Project (Construction) Fund</b>				<b>\$ 35,146.71</b>



# SECTION 3

**BOARD OF SUPERVISORS MEETING DATES  
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025**

The Board of Supervisors of the *Storey Creek Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2025 at 10:00 a.m., or shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896** on the third Monday of the month, unless otherwise indicated, as follows:

**October 21, 2024**

**November 18, 2024**

**December 16, 2024**

**January 20, 2025** (*Date falls on National Holiday - Consider Cancelling/Rescheduling*)

**February 17, 2025**

**March 17, 2025**

**April 21, 2025**

**May 19, 2025**

**June 16, 2025**

**July 21, 2025**

**August 18, 2025**

**September 15, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District's website at <https://storeycreekcdd.com>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager