

*Storey Creek Community
Development District*

Agenda

November 18, 2024

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

November 11, 2024

Board of Supervisors
Storey Creek Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, November 18, 2024 at 10:00 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 21, 2024 Meeting
4. 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
 - D. Field Manager's Report
5. Other Business
6. Supervisor's Requests
7. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, October 21, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Karly Chambers	Assistant Secretary
Logan Lantrip <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Michelle Dudley	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 16
2024 Meeting**

Mr. Flint presented the minutes of the September 16, 2024, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Minutes of the September 16, 2024, Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with Frank Polly Sod & Landscape

Mr. Scheerer presented an agreement with Frank Polly Sod for landscape maintenance. The dollar amount matches what is in the 2025 budget. He offered to answer any questions on the agreement. It is an extension for the entire site. The turnover for Phase 6 parks hasn't been done yet but, on the list, to do. This will be included but prorated. Ms. Trucco noted she will do an addendum for the Frank Polly Sod to tie back the terms of the original agreement to this extension. Mr. Flint noted the Human Trafficking Agreement will need to be put in as well.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Landscape Maintenance Agreement with Frank Polly Sod & Landscape, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco noted that she heard back from Osceola County on the interlocal agreement between the CDD and the county for irrigation maintenance, landscape maintenance, ability for CDD to take over operation of an entry monument and be part of the construction of that. There are new policies that it will cost \$3,500 to make any amendments to their standard interlocal agreement. Lennar is not interested in proceeding with that at this time.

Mr. Register asked to what extent is the CDD required to enter into an interlocal agreement for any infrastructure that is currently installed? Ms. Trucco noted there is some language in the site development plan that obligates the CDD to maintain the property. She will look into the interlocal agreement. Mr. Register prefers not to enter into any sort of agreement. She asked as far as the entry monument; she has direction to drop the interlocal agreement with the county.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint stated there is no engineer's report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register and offered to answer any questions from the Board. The Board had no questions on the check register.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials and asked for any questions. He noted they need to look and see if the 2022 & 2024 projects have been formally closed out for purposes of the bonds.

D. Field Manager’s Report

Mr. Scheerer presented the Field Manager’s Report. He noted they will do the Phase 6 walk this week and get that turned over right away. Mr. Morgan asked for an update on the work on pond 7 so it can be turned over to the CDD. Ms. Dudley noted they are soliciting proposals.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

October 01, 2024 - October 31, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/9/24	449	\$ 195.00
	10/17/24	450-451	39,571.62
	10/24/24	452-455	1,585.31
	10/30/24	456	17,360.00
			\$ 58,711.93
Payroll			
	<u>October 2024</u>		
	Karly Chambers	50104*	\$ 184.70
	Adam Morgan	50105	\$ 184.70
	Karly Chambers	50106	\$ 184.70
	Logan Lantrip	50107	\$ 184.70
	Patrick Bonin Jr.	50108	\$ 184.70
			\$ 923.50
TOTAL			\$ 59,635.43

*Payment for September meeting.

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/09/24	00003	10/04/24 4153	202409 310-51300-31100	CDD METTING VIA CALL IN BOYD CIVIL ENGINEERING	*	195.00	195.00 000449
10/17/24	00013	10/01/24 18325	202410 320-53800-46200	MTHLY MOWING SRVCS OCT24	*	33,104.50	
		10/01/24 18325	202410 320-53800-47800	DOGGIE/GARBAGE CANS OCT24 FRANK POLLY SOD, INC	*	250.00	33,354.50 000450
10/17/24	00001	10/01/24 127	202410 310-51300-34000	MANAGEMENT FEES OCT24	*	3,541.67	
		10/01/24 127	202410 310-51300-35200	WEBSITE ADMIN OCT24	*	105.00	
		10/01/24 127	202410 310-51300-35100	INFORMATION TECH OCT24	*	157.50	
		10/01/24 127	202410 310-51300-31300	DISSEMINATION FEE OCT24	*	904.17	
		10/01/24 127	202410 310-51300-51000	OFFICE SUPPLIES	*	.21	
		10/01/24 127	202410 310-51300-42000	POSTAGE	*	59.09	
		10/01/24 127	202410 310-51300-42500	COPIES	*	2.40	
		10/01/24 128	202410 320-53800-12000	FIELD MANAGEMENT OCT24 GOVERNMENTAL MANAGEMENT SERVICES	*	1,447.08	6,217.12 000451
10/24/24	00019	10/20/24 5657	202410 320-53800-48000	RPR BROKEN STEP-PLYGROUND BERRY CONSTRUCTION INC	*	385.00	385.00 000452
10/24/24	00004	10/01/24 91365	202410 310-51300-54000	FY25 SPECIAL DISTRICT FEE FLORIDACOMMERCE	*	175.00	175.00 000453
10/24/24	00002	10/15/24 131729	202409 310-51300-31500	MTG/TASK LIST/MEMBER PCKT	*	624.56	
		10/15/24 131730	202409 310-51300-31500	FINALIZE INVENTORY TRACTS LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	110.00	734.56 000454
10/24/24	00006	9/27/24 10121643	202409 310-51300-48000	NOT.OF FY25 MEETING DATES ORLANDO SENTINEL	*	290.75	290.75 000455

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/30/24	00013	10/22/24 18364	202410 320-53800-53100 RESTAKE 154 TREES/CLEANUP	FRANK POLLY SOD, INC	*	17,360.00	17,360.00 000456
TOTAL FOR BANK A						58,711.93	
TOTAL FOR REGISTER						58,711.93	

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

September 30, 2024



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Storey Creek
Community Development District
Balance Sheet
September 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 182,790	\$ -	\$ -	\$ 182,790
Assessment Receivable	\$ 5,995	\$ -	\$ -	\$ 5,995
Investments:				
Series 2019				
Reserve	\$ -	\$ 245,666	\$ -	\$ 245,666
Revenue	\$ -	\$ 424,069	\$ -	\$ 424,069
Prepayment	\$ -	\$ 33	\$ -	\$ 33
Series 2022				
Reserve	\$ -	\$ 209,549	\$ -	\$ 209,549
Revenue	\$ -	\$ 189,436	\$ -	\$ 189,436
Construction	\$ -	\$ -	\$ 19,039	\$ 19,039
Series 2024				
Reserve	\$ -	\$ 162,906	\$ -	\$ 162,906
Revenue	\$ -	\$ 128,599	\$ -	\$ 128,599
Interest	\$ -	\$ 110	\$ -	\$ 110
Prepayment	\$ -	\$ 28,988	\$ -	\$ 28,988
Construction	\$ -	\$ -	\$ 853	\$ 853
State Board of Administration	\$ 126,213	\$ -	\$ -	\$ 126,213
Deposits	\$ 5,015	\$ -	\$ -	\$ 5,015
Prepaid Expenses	\$ 18,617	\$ -	\$ -	\$ 18,617
Total Assets	\$ 338,630	\$ 1,389,357	\$ 19,893	\$ 1,747,879
Liabilities:				
Accounts Payable	\$ 1,025	\$ -	\$ -	\$ 1,025
Due to Debt Service 2019	\$ -	\$ -	\$ -	\$ -
Due to Debt Service 2022	\$ -	\$ -	\$ -	\$ -
Due to Other	\$ 740	\$ -	\$ -	\$ 740
Total Liabilities	\$ 1,765	\$ -	\$ -	\$ 1,765
Fund Balances:				
Assigned For Debt Service 2019	\$ -	\$ 669,768	\$ -	\$ 669,768
Assigned For Debt Service 2022	\$ -	\$ 398,984	\$ -	\$ 398,984
Assigned For Debt Service 2024	\$ -	\$ 320,604	\$ -	\$ 320,604
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 19,039	\$ 19,039
Assigned For Capital Projects 2024	\$ -	\$ -	\$ 853	\$ 853
Unassigned	\$ 336,865	\$ -	\$ -	\$ 336,865
Total Fund Balances	\$ 336,865	\$ 1,389,357	\$ 19,893	\$ 1,746,114
Total Liabilities & Fund Equity	\$ 338,630	\$ 1,389,357	\$ 19,893	\$ 1,747,879

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 715,592	\$ 715,592	\$ 723,918	\$ 8,326
Special Assessments - Direct Billed	\$ 137,301	\$ 137,301	\$ 137,301	\$ -
Interest	\$ -	\$ -	\$ 16,213	\$ 16,213
Total Revenues	\$ 852,893	\$ 852,893	\$ 877,432	\$ 24,539
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 8,200	\$ 3,800
FICA Expense	\$ 918	\$ 918	\$ 627	\$ 291
Engineering Fees	\$ 12,000	\$ 12,000	\$ 5,357	\$ 6,643
Attorney	\$ 25,000	\$ 25,000	\$ 9,604	\$ 15,396
Dissemination	\$ 10,500	\$ 10,500	\$ 9,042	\$ 1,458
Arbitrage	\$ 1,350	\$ 1,350	\$ 900	\$ 450
Annual Audit	\$ 5,610	\$ 5,610	\$ 3,500	\$ 2,110
Trustee Fees	\$ 10,000	\$ 10,000	\$ 8,072	\$ 1,928
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Management Fees	\$ 40,000	\$ 40,000	\$ 40,000	\$ 0
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 150	\$ 150	\$ -	\$ 150
Postage	\$ 500	\$ 500	\$ 169	\$ 331
Printing & Binding	\$ 600	\$ 600	\$ 124	\$ 476
Insurance	\$ 6,450	\$ 6,450	\$ 6,046	\$ 404
Legal Advertising	\$ 2,000	\$ 2,000	\$ 1,540	\$ 460
Other Current Charges	\$ 500	\$ 500	\$ 594	\$ (94)
Office Supplies	\$ 100	\$ 100	\$ 17	\$ 83
Property Appraiser Fee	\$ 500	\$ 500	\$ 383	\$ 117
Property Taxes	\$ 300	\$ 300	\$ 1	\$ 299
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 139,153	\$ 139,153	\$ 104,852	\$ 34,301
Operations & Maintenance				
Field Services	\$ 16,538	\$ 16,538	\$ 16,538	\$ (0)
Property Insurance	\$ 4,000	\$ 4,000	\$ 3,866	\$ 134
Electric	\$ 4,000	\$ 4,000	\$ 485	\$ 3,515
Streetlights	\$ 194,000	\$ 194,000	\$ 69,212	\$ 124,788
Water & Sewer	\$ 39,600	\$ 39,600	\$ 35,805	\$ 3,795
Landscape Maintenance	\$ 400,374	\$ 400,374	\$ 377,254	\$ 23,120
Landscape Contingency	\$ 7,500	\$ 7,500	\$ 22,615	\$ (15,115)
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 2,030	\$ 2,970
Lake Maintenance	\$ 26,700	\$ 26,700	\$ 19,506	\$ 7,194
Lake Contingency	\$ 1,500	\$ 1,500	\$ 1,003	\$ 497
Doggie Station Maintenance	\$ 5,000	\$ 5,000	\$ 7,115	\$ (2,115)
Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 2,240	\$ 2,760
Walls, Entry & Monuments	\$ 2,500	\$ 2,500	\$ 880	\$ 1,620
Contingency	\$ 2,028	\$ 2,028	\$ -	\$ 2,028
Total Operations & Maintenance:	\$ 713,740	\$ 713,740	\$ 558,550	\$ 155,190
Total Expenditures	\$ 852,893	\$ 852,893	\$ 663,401	\$ 189,492
Excess Revenues (Expenditures)	\$ -		\$ 214,031	
Fund Balance - Beginning	\$ -		\$ 122,834	
Fund Balance - Ending	\$ -		\$ 336,865	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 491,331	\$ 491,331	\$ 492,845	\$ 1,514
Interest	\$ 7,500	\$ 7,500	\$ 37,607	\$ 30,107
Total Revenues	\$ 498,831	\$ 498,831	\$ 530,452	\$ 31,621
Expenditures:				
Series 2019				
Interest - 12/15	\$ 157,172	\$ 157,172	\$ 157,172	\$ -
Principal - 12/15	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest - 06/15	\$ 154,438	\$ 154,438	\$ 154,438	\$ -
Total Expenditures	\$ 486,609	\$ 486,609	\$ 486,609	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 12,222		\$ 43,842	
Fund Balance - Beginning	\$ 372,055		\$ 625,926	
Fund Balance - Ending	\$ 384,277		\$ 669,768	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 411,766	\$ 411,766	\$ 413,108	\$ 1,342
Interest	\$ 5,000	\$ 5,000	\$ 26,695	\$ 21,695
Total Revenues	\$ 416,766	\$ 416,766	\$ 439,803	\$ 23,037
Expenditures:				
Series 2022				
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	\$ -
Total Expenditures	\$ 411,766	\$ 411,766	\$ 411,766	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (7,315)	\$ 7,315
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (7,315)	\$ 7,315
Excess Revenues (Expenditures)	\$ 5,000		\$ 20,722	
Fund Balance - Beginning	\$ 170,174		\$ 378,262	
Fund Balance - Ending	\$ 175,174		\$ 398,984	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Bond Proceeds	\$ 248,969	\$ 248,969	\$ 248,969	\$ -
Special Assessments	\$ 126,978	\$ 126,978	\$ 126,978	\$ -
Prepayment Assessments	\$ -	\$ -	\$ 28,902	\$ 28,902
Interest	\$ -	\$ -	\$ 5,969	\$ 5,969
Total Revenues	\$ 375,946	\$ 375,946	\$ 410,818	\$ 34,871
Expenditures:				
Series 2024				
Interest - 12/15	\$ -	\$ -	\$ -	\$ -
Principal - 06/15	\$ -	\$ -	\$ -	\$ -
Interest - 06/15	\$ 86,063	\$ 86,063	\$ 86,063	\$ -
Total Expenditures	\$ 86,063	\$ 86,063	\$ 86,063	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,151)	\$ 4,151
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,151)	\$ 4,151
Excess Revenues (Expenditures)	\$ 289,884		\$ 320,604	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 289,884		\$ 320,604	

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 09/30/24	Thru 09/30/24	
Revenues:				
Interest	\$ -	\$ -	\$ 747	\$ 747
Total Revenues	\$ -	\$ -	\$ 747	\$ 747
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 7,315	\$ (7,315)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 7,315	\$ (7,315)
Excess Revenues (Expenditures)	\$ -		\$ 8,061	
Fund Balance - Beginning	\$ -		\$ 10,978	
Fund Balance - Ending	\$ -		\$ 19,039	

Storey Creek

Community Development District Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 4,556,031	\$ 4,556,031
Interest	\$ -	\$ -	\$ 93,803	\$ 93,803
Total Revenues	\$ -	\$ -	\$ 4,649,834	\$ 4,649,834
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,308,970	\$ (4,308,970)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 344,162	\$ (344,162)
Total Expenditures	\$ -	\$ -	\$ 4,653,132	\$ (4,653,132)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,151	\$ (4,151)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,151	\$ (4,151)
Excess Revenues (Expenditures)	\$ -		\$ 853	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 853	

Storey Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 32,540	\$ 661,892	\$ 4,876	\$ 1,684	\$ 1,890	\$ 3,813	\$ 2,766	\$ 8,446	\$ 17	\$ -	\$ 5,995	\$ 723,918
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	\$ 1,345	\$ 958	\$ 16,213
Total Revenues	\$ 68,651	\$ 32,540	\$ 661,892	\$ 40,956	\$ 4,225	\$ 4,062	\$ 40,097	\$ 4,784	\$ 10,412	\$ 1,516	\$ 1,345	\$ 6,953	\$ 877,432
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ 1,000	\$ 8,200
FICA Expense	\$ 46	\$ 46	\$ 61	\$ -	\$ 61	\$ 77	\$ 77	\$ 61	\$ 61	\$ 61	\$ -	\$ 77	\$ 627
Engineering Fees	\$ 215	\$ 538	\$ -	\$ 741	\$ 1,363	\$ 665	\$ -	\$ -	\$ 390	\$ 780	\$ 667	\$ -	\$ 5,357
Attorney	\$ 468	\$ 897	\$ 216	\$ 420	\$ 330	\$ 487	\$ 431	\$ 906	\$ 1,040	\$ 1,355	\$ 2,321	\$ 735	\$ 9,604
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 9,042
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 900
Annual Audit	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ 4,031	\$ -	\$ -	\$ 8,072
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	\$ 3,333	\$ 3,333	\$ 40,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 6	\$ 8	\$ 19	\$ 46	\$ 14	\$ 9	\$ 3	\$ 13	\$ 20	\$ 3	\$ 1	\$ 169
Printing & Binding	\$ 7	\$ 8	\$ 24	\$ 4	\$ -	\$ 22	\$ 8	\$ 14	\$ 2	\$ 2	\$ 2	\$ 30	\$ 124
Insurance	\$ 6,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,046
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 587	\$ 291	\$ 1,540
Other Current Charges	\$ 39	\$ 74	\$ 44	\$ 40	\$ 41	\$ 41	\$ 56	\$ 46	\$ 41	\$ 41	\$ 56	\$ 76	\$ 594
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 17
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383
Property Taxes	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 19,952	\$ 9,836	\$ 5,320	\$ 5,404	\$ 11,681	\$ 6,764	\$ 6,040	\$ 6,289	\$ 6,806	\$ 11,549	\$ 8,544	\$ 6,667	\$ 104,852
Operations & Maintenance													
Field Services	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 16,538
Property Insurance	\$ 3,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104	\$ -	\$ -	\$ -	\$ 3,866
Electric	\$ 60	\$ 60	\$ 65	\$ 83	\$ 64	\$ -	\$ -	\$ -	\$ 2	\$ 52	\$ 50	\$ 49	\$ 485
Streetlights	\$ 7,452	\$ 7,454	\$ 7,659	\$ 7,666	\$ 7,665	\$ -	\$ -	\$ -	\$ 6,451	\$ 8,165	\$ 8,350	\$ 8,350	\$ 69,212
Water & Sewer	\$ 2,162	\$ 297	\$ 729	\$ 838	\$ 1,003	\$ 1,063	\$ 1,832	\$ 6,793	\$ 7,124	\$ 6,751	\$ 3,864	\$ 3,348	\$ 35,805
Landscape Maintenance	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 31,105	\$ 33,105	\$ 33,105	\$ 377,254
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	\$ 2,443	\$ 2,443	\$ 19,506
Lake Contingency	\$ 1,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Doggie Station Maintenance	\$ 250	\$ 250	\$ 250	\$ 3,250	\$ 250	\$ 250	\$ 575	\$ 250	\$ 250	\$ 575	\$ 715	\$ 250	\$ 7,115
Repairs & Maintenance	\$ 385	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235	\$ -	\$ 960	\$ -	\$ 660	\$ -	\$ 2,240
Walls, Entry & Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 48,910	\$ 41,897	\$ 42,539	\$ 45,673	\$ 65,432	\$ 36,029	\$ 36,477	\$ 41,979	\$ 49,156	\$ 50,969	\$ 50,565	\$ 48,923	\$ 558,550
Total Expenditures	\$ 68,862	\$ 51,733	\$ 47,858	\$ 51,077	\$ 77,113	\$ 42,794	\$ 42,517	\$ 48,268	\$ 55,962	\$ 62,518	\$ 59,109	\$ 55,591	\$ 663,401
Excess Revenues (Expenditures)	\$ (211)	\$ (19,193)	\$ 614,033	\$ (10,121)	\$ (72,888)	\$ (38,732)	\$ (2,420)	\$ (43,484)	\$ (45,550)	\$ (61,003)	\$ (57,764)	\$ (48,638)	\$ 214,031

Storey Creek
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
OPTIONAL REDEMPTION DATE:	12/15/2029
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$245,666
RESERVE FUND BALANCE	\$245,666
BONDS OUTSTANDING - 12/16/19	\$8,445,000
LESS: PRINCIPAL PAYMENT - 12/15/20	(\$160,000)
LESS: PRINCIPAL PAYMENT - 12/15/21	(\$165,000)
LESS: PRINCIPAL PAYMENT - 12/15/22	(\$170,000)
LESS: PRINCIPAL PAYMENT - 12/15/23	(\$175,000)
CURRENT BONDS OUTSTANDING	\$7,775,000

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)	
OPTIONAL REDEMPTION DATE:	6/15/2032
INTEREST RATES:	4.300%, 5.000%, 5.200%, 5.375%
MATURITY DATE:	6/15/2052
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$205,883
RESERVE FUND BALANCE	\$209,549
BONDS OUTSTANDING - 07/14/22	\$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
LESS: PRINCIPAL PAYMENT - 06/15/24	(\$95,000)
CURRENT BONDS OUTSTANDING	\$5,985,000

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

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 761,267.18 \$ 522,600.00 \$ 438,049.15 \$ 1,721,916.33
 Net Assessments \$ 715,591.15 \$ 491,244.00 \$ 411,766.20 \$ 1,618,601.33

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	44.21% 30.35% 25.44% 100.00%			Total
							O&M Portion	2019 Debt Service Asmt	2022 Debt Service Asmt	
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
10/31/24	ACH	\$12,679.07	\$0.00	\$0.00	\$880.36	\$13,559.43	\$5,994.69	\$4,115.27	\$3,449.47	\$13,559.43
TOTAL		\$ 1,735,349.08	\$ 33,110.93	\$ 67,123.66	\$ 2,320.60	\$ 1,637,435.09	\$ 723,917.64	\$ 496,960.00	\$ 416,557.43	\$ 1,637,435.07

101.16%	Net Percent Collected
\$ (18,833.74)	Balance Remaining to Collect

DIRECT BILLED ASSESSMENTS

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

Date Received	Due Date	Check No.	Net Assessed	Amount Received	General Fund
10/24/23	11/1/23	2118939	\$68,650.63	\$68,650.63	\$68,650.63
1/19/24	2/1/24	2164460	\$34,325.31	\$34,325.31	\$34,325.31
5/25/24	5/1/24	2224919	\$34,325.31	\$34,325.31	\$34,325.31
Total			\$137,301.25	\$137,301.25	\$137,301.25

LENNAR HOMES, LLC **\$126,977.50** **\$126,977.50**

Date Received	Due Date	Check No.	Net Assessed	Amount Received	Series 2024 Debt Service
8/15/24	9/1/24	2288547	\$126,977.50	\$126,977.50	\$126,977.50
Total			\$126,977.50	\$126,977.50	\$126,977.50

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
TOTAL				\$ -
Fiscal Year 2024				
10/2/23		Interest		\$ 47.70
11/1/23		Interest		\$ 50.09
12/1/23		Interest		\$ 48.35
12/27/23		Transfer from Reserve		\$ 1,844.80
1/2/24		Interest		\$ 51.22
2/1/24		Interest		\$ 57.88
3/1/24		Interest		\$ 54.40
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
8/1/24		Interest		\$ 83.87
9/3/24		Interest		\$ 84.22
TOTAL				\$ 8,061.34
Project (Construction) Fund at 09/30/23				\$ 10,978.03
Interest Earned/Transferred Funds thru 09/30/24				\$ 8,061.34
Requisitions Paid thru 09/30/24				\$ -
Remaining Project (Construction) Fund				\$ 19,039.37

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
7/31/24	1	Lennar Homes LLC	Reimbursement of Infrastructure Costs for Assessment Area 3	\$ 4,256,436.64
8/1/24	2	Boyd Civil Engineering, Inc.	Invoice #04011 - Preparation and review of AA3 Requisition 1	\$ 2,532.50
8/1/24	3	Latham, Luna, Eden & Beaudine	Invoice #1299411 - Review and email correspondence of AA3 Requisition 1	\$ 192.50
9/3/24	4	Lennar Homes LLC	Reimbursement of Infrastructure Costs for Assessment Area 3	\$ 49,808.27
TOTAL				\$ 4,308,969.91
Fiscal Year 2024				
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
8/1/24		Interest		\$ 16,730.33
8/2/24		Transfer from Reserve		\$ 656.23
9/3/24		Interest		\$ 199.69
9/4/24		Transfer from Reserve		\$ 653.48
TOTAL				\$ 98,053.91
Project (Construction) Fund at 02/13/24				\$ 4,211,769.17
Interest Earned/Transferred Funds thru 09/30/24				\$ 98,053.91
Requisitions Paid thru 09/30/24				\$ (4,308,969.91)
Remaining Project (Construction) Fund				\$ 853.17