

Storey Drive
Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 24, 2023

Orange County Administrator

Mr. Byron Brooks
201 S. Rosalind Ave
Orlando, FL 32801

City of Orlando Manager

Mr. Kevin Edmonds
400 S. Orange Avenue
Orlando, FL 32802

Re: Storey Drive Community Development District
Proposed Budget Fiscal Year 2024

Dear Gentlemen:

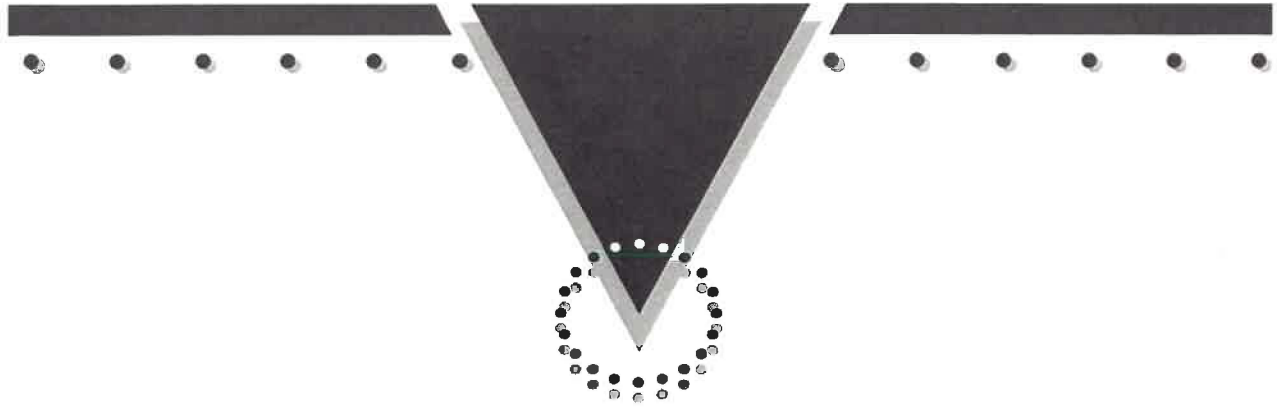
In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2024 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Stacie M. Vanderbilt
Recording Secretary

Enclosures



**Storey Drive
Community Development District**

**Proposed Budget
FY 2024**



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Storey Drive

Community Development District

Fiscal Year 2024 General Fund

Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments - Unplatted	\$59,788	\$59,789	\$0	\$59,789	\$0
Assessments - Platted	\$154,769	\$158,128	\$659	\$158,787	\$314,367
Developer Contributions	\$98,580	\$14,828	\$0	\$14,828	\$0
Total Revenues	\$313,137	\$232,745	\$659	\$233,404	\$314,367

Expenditures

Administrative

Supervisor Fees	\$12,000	\$1,800	\$4,800	\$6,600	\$12,000
FICA Expense	\$918	\$138	\$367	\$505	\$918
Engineering	\$12,000	\$0	\$4,000	\$4,000	\$12,000
Attorney	\$25,000	\$8,660	\$11,340	\$20,000	\$25,000
Dissemination	\$3,500	\$1,458	\$2,042	\$3,500	\$3,500
Arbitrage	\$450	\$0	\$450	\$450	\$450
Annual Audit	\$3,450	\$0	\$3,450	\$3,450	\$3,600
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,250
Management Fees	\$35,000	\$14,583	\$20,417	\$35,000	\$36,750
Information Technology	\$1,300	\$542	\$758	\$1,300	\$1,800
Website Maintenance	\$800	\$333	\$467	\$800	\$1,200
Telephone	\$150	\$0	\$25	\$25	\$75
Postage	\$1,000	\$40	\$60	\$100	\$750
Printing & Binding	\$1,000	\$36	\$64	\$100	\$750
Insurance	\$5,500	\$5,375	\$0	\$5,375	\$5,500
Legal Advertising	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Other Current Charges	\$600	\$0	\$240	\$240	\$600
Office Supplies	\$375	\$1	\$2	\$3	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$118,218	\$42,183	\$50,981	\$93,164	\$120,468

Storey Drive

Community Development District

Fiscal Year 2024 General Fund

	Adopted Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Field Services	\$7,500	\$3,125	\$4,375	\$7,500	\$7,875
Property Insurance	\$5,000	\$0	\$0	\$0	\$5,000
Electric	\$3,500	\$0	\$0	\$0	\$3,500
Water & Sewer	\$20,000	\$0	\$0	\$0	\$20,000
Landscape Maintenance	\$129,144	\$30,651	\$56,462	\$87,113	\$134,304
Landscape Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Irrigation Repairs	\$2,500	\$455	\$795	\$1,250	\$2,500
Lake Maintenance	\$14,775	\$0	\$4,110	\$4,110	\$8,220
Pressure Washing	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Repairs & Maintenance	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,500
<i>Total Operations & Maintenance</i>	\$194,919	\$34,231	\$71,992	\$106,223	\$193,899
Total Expenditures	\$313,137	\$76,414	\$122,973	\$199,387	\$314,367
Excess Revenues/(Expenditures)	\$0	\$156,331	(\$122,314)	\$34,018	(\$0)

Storey Drive
Community Development District
Fiscal Year 2024
General Fund

Assessment Charts

Net Administrative Annual Assessments (Total)	\$120,468
Collection Cost (6%)	\$7,689
Gross Assessments	\$128,157

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$184.13	\$47,138.37
Townhomes	200	0.75	150	\$276.20	\$55,240.28
Single Family	70	1.00	70	\$368.27	\$25,778.80
Total	526		348		\$128,157.45

Net Maintenance Annual Assessments (Total)	\$193,899
Collection Cost (6%)	\$12,377
Gross Assessments	\$206,276

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$296.37	\$75,871.46
Townhomes	200	0.75	150	\$444.56	\$88,911.87
Single Family	70	1.00	70	\$592.75	\$41,492.20
Total	526		348		\$206,275.53

Net Administrative & Maintenance Annual Assessments (Platted)	\$314,367
Collection Cost (6%)	\$20,066
Gross Assessments	\$334,433

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$480.51	\$123,009.83
Townhomes	200	0.75	150	\$720.76	\$144,152.15
Single Family	70	1.00	70	\$961.01	\$67,271.00
Total	526		348		\$334,432.98

Storey Drive
Community Development District
GENERAL FUND BUDGET

REVENUES:

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.

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. Amount is based on 5 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

The District's engineer, Poulos & Bennett, LLC, 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.

Storey Drive
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 2022 Special Assessment Bonds.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

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 DiBartolomeo, McBee, Hartley & Barnes, P.A. for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Bonds that are deposited with Trustee at USBank.

Assessment Administration

The District will contract 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.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the 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.

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.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity 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.

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 estimated cost of electric services for items such as monument lighting, irrigation meters, etc.

Water & Sewer

Represents estimated cost of water services for areas within the district such as main entrance, irrigated turf and landscaping around ponds.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Budgeted amount is based on proposals from Cherry Lake Inc. for Phases 1 and 2.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Landscape Contingency

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Lake Maintenance

Represents cost to maintain four stormwater retention ponds. Amount is based on proposal from Applied Aquatic Management, Inc. for monthly maintenance and as needed clean-up/treatments.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Repairs & Maintenance

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

Contingency

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

Storey Drive

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2022

Proposed Budget FY2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$536,213	\$541,864	\$1,110	\$542,974	\$536,213
Interest	\$0	\$6,339	\$2,661	\$9,000	\$5,000
Carry Forward Surplus	\$169,149	\$169,161	\$0	\$169,161	\$187,217

Total Revenues	\$705,362	\$717,364	\$3,771	\$721,135	\$728,430
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Expenditures

Interest Expense - 12/15	\$169,131	\$169,131	\$0	\$169,131	\$166,581
Principal Expense - 06/15	\$200,000	\$0	\$200,000	\$200,000	\$205,000
Interest Expense - 06/15	\$169,131	\$0	\$169,131	\$169,131	\$166,581

Total Expenditures	\$538,263	\$169,131	\$369,131	\$538,263	\$538,163
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Other Sources/(Uses)

Transfer In/(Out)	\$0	(\$3,253)	(\$1,091)	(\$4,344)	(\$2,000)
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Total Sources/(Uses)	\$0	(\$3,253)	(\$1,091)	(\$4,344)	(\$2,000)
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Total Expenditures	\$538,263	\$165,879	\$368,040	\$533,919	\$536,163
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Excess Revenues/(Expenditures)	\$167,100	\$551,486	(\$364,269)	\$187,217	\$192,267
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Interest - 12/15/2024	\$163,968
Total	\$163,968

Net Assessment	\$536,213
Collection Cost (6%)	\$34,226
Gross Assessment	\$570,439

Property Type	Units	Gross Per Unit	Gross Total
Condo	256	885.82	\$226,770
Townhome	200	\$1,102	\$220,308
Single Family	70	\$1,762	\$123,359
Total	526		\$570,437

**Storey Drive
Series 2022, Special Assessment Bonds
(Term Bonds Combined)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 9,710,000	\$ 200,000	\$ 169,131.25	\$ -
12/15/23	\$ 9,510,000	\$ -	\$ 166,581.25	\$ 535,712.50
6/15/24	\$ 9,510,000	\$ 205,000	\$ 166,581.25	\$ -
12/15/24	\$ 9,305,000	\$ -	\$ 163,967.50	\$ 535,548.75
6/15/25	\$ 9,305,000	\$ 210,000	\$ 163,967.50	\$ -
12/15/25	\$ 9,095,000	\$ -	\$ 161,290.00	\$ 535,257.50
6/15/26	\$ 9,095,000	\$ 215,000	\$ 161,290.00	\$ -
12/15/26	\$ 8,880,000	\$ -	\$ 158,548.75	\$ 534,838.75
6/15/27	\$ 8,880,000	\$ 220,000	\$ 158,548.75	\$ -
12/15/27	\$ 8,660,000	\$ -	\$ 155,743.75	\$ 534,292.50
6/15/28	\$ 8,660,000	\$ 225,000	\$ 155,743.75	\$ -
12/15/28	\$ 8,435,000	\$ -	\$ 152,368.75	\$ 533,112.50
6/15/29	\$ 8,435,000	\$ 235,000	\$ 152,368.75	\$ -
12/15/29	\$ 8,200,000	\$ -	\$ 148,843.75	\$ 536,212.50
6/15/30	\$ 8,200,000	\$ 240,000	\$ 148,843.75	\$ -
12/15/30	\$ 7,960,000	\$ -	\$ 145,243.75	\$ 534,087.50
6/15/31	\$ 7,960,000	\$ 245,000	\$ 145,243.75	\$ -
12/15/31	\$ 7,715,000	\$ -	\$ 141,568.75	\$ 531,812.50
6/15/32	\$ 7,715,000	\$ 255,000	\$ 141,568.75	\$ -
12/15/32	\$ 7,460,000	\$ -	\$ 137,743.75	\$ 534,312.50
6/15/33	\$ 7,460,000	\$ 265,000	\$ 137,743.75	\$ -
12/15/33	\$ 7,195,000	\$ -	\$ 133,437.50	\$ 536,181.25
6/15/34	\$ 7,195,000	\$ 270,000	\$ 133,437.50	\$ -
12/15/34	\$ 6,925,000	\$ -	\$ 129,050.00	\$ 532,487.50
6/15/35	\$ 6,925,000	\$ 280,000	\$ 129,050.00	\$ -
12/15/35	\$ 6,645,000	\$ -	\$ 124,500.00	\$ 533,550.00
6/15/36	\$ 6,645,000	\$ 290,000	\$ 124,500.00	\$ -
12/15/36	\$ 6,355,000	\$ -	\$ 119,787.50	\$ 534,287.50
6/15/37	\$ 6,355,000	\$ 300,000	\$ 119,787.50	\$ -
12/15/37	\$ 6,055,000	\$ -	\$ 114,912.50	\$ 534,700.00
6/15/38	\$ 6,055,000	\$ 310,000	\$ 114,912.50	\$ -
12/15/38	\$ 5,745,000	\$ -	\$ 109,875.00	\$ 534,787.50
6/15/39	\$ 5,745,000	\$ 320,000	\$ 109,875.00	\$ -
12/15/39	\$ 5,425,000	\$ -	\$ 104,675.00	\$ 534,550.00
6/15/40	\$ 5,425,000	\$ 330,000	\$ 104,675.00	\$ -
12/15/40	\$ 5,095,000	\$ -	\$ 99,312.50	\$ 533,987.50
6/15/41	\$ 5,095,000	\$ 340,000	\$ 99,312.50	\$ -
12/15/41	\$ 4,755,000	\$ -	\$ 93,787.50	\$ 533,100.00
6/15/42	\$ 4,755,000	\$ 350,000	\$ 93,787.50	\$ -
12/15/42	\$ 4,405,000	\$ -	\$ 88,100.00	\$ 531,887.50
6/15/43	\$ 4,405,000	\$ 365,000	\$ 88,100.00	\$ -
12/15/43	\$ 4,040,000	\$ -	\$ 80,800.00	\$ 533,900.00
6/15/44	\$ 4,040,000	\$ 380,000	\$ 80,800.00	\$ -
12/15/44	\$ 3,660,000	\$ -	\$ 73,200.00	\$ 534,000.00
6/15/45	\$ 3,660,000	\$ 395,000	\$ 73,200.00	\$ -
12/15/45	\$ 3,265,000	\$ -	\$ 65,300.00	\$ 533,500.00
6/15/46	\$ 3,265,000	\$ 410,000	\$ 65,300.00	\$ -
12/15/46	\$ 2,855,000	\$ -	\$ 57,100.00	\$ 532,400.00
6/15/47	\$ 2,855,000	\$ 430,000	\$ 57,100.00	\$ -
12/15/47	\$ 2,425,000	\$ -	\$ 48,500.00	\$ 535,600.00
6/15/48	\$ 2,425,000	\$ 445,000	\$ 48,500.00	\$ -
12/15/48	\$ 1,980,000	\$ -	\$ 39,600.00	\$ 533,100.00
6/15/49	\$ 1,980,000	\$ 465,000	\$ 39,600.00	\$ -
12/15/49	\$ 1,515,000	\$ -	\$ 30,300.00	\$ 534,900.00
6/15/50	\$ 1,515,000	\$ 485,000	\$ 30,300.00	\$ -
12/15/50	\$ 1,030,000	\$ -	\$ 20,600.00	\$ 535,900.00
6/15/51	\$ 1,030,000	\$ 505,000	\$ 20,600.00	\$ -
12/15/51	\$ 525,000	\$ -	\$ 10,500.00	\$ 536,100.00
6/15/52	\$ 525,000	\$ 525,000	\$ 10,500.00	\$ 535,500.00
Totals		\$ 9,710,000	\$ 6,319,606	\$ 16,029,606.25