



**Storey Creek  
Community Development District**

**Adopted Budget  
FY 2022**



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# Storey Creek

## Community Development District

### Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Special Assessments	\$259,188	\$259,702	\$0	\$259,702	\$317,697
Developer Contributions	\$51,649	\$10,204	\$0	\$10,204	\$452,722

<b>Total Revenues</b>	<b>\$310,837</b>	<b>\$269,906</b>	<b>\$0</b>	<b>\$269,906</b>	<b>\$770,418</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$0	\$1,200	\$1,800	\$3,000	\$7,200
FICA Expense	\$0	\$92	\$138	\$230	\$551
Engineering	\$12,000	\$2,179	\$821	\$3,000	\$12,000
Attorney	\$25,000	\$5,482	\$4,518	\$10,000	\$25,000
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Arbitrage	\$450	\$450	\$0	\$450	\$450
Annual Audit	\$5,000	\$7,000	\$0	\$7,000	\$3,500
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$5,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$1,200	\$900	\$300	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$300	\$0	\$50	\$50	\$150
Postage	\$1,000	\$73	\$27	\$100	\$750
Printing & Binding	\$1,000	\$122	\$53	\$175	\$750
Insurance	\$5,650	\$5,251	\$0	\$5,251	\$5,800
Legal Advertising	\$2,500	\$448	\$2,052	\$2,500	\$2,500
Other Current Charges	\$1,000	\$8	\$24	\$32	\$250
Office Supplies	\$625	\$2	\$13	\$15	\$250
Property Appraiser Fee	\$350	\$0	\$0	\$0	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$104,750</b>	<b>\$61,296</b>	<b>\$19,421</b>	<b>\$80,718</b>	<b>\$109,826</b>
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**Operations & Maintenance**

Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,000
Property Insurance	\$2,500	\$327	\$0	\$327	\$2,500
Electric	\$5,000	\$164	\$91	\$255	\$4,000
Streetlights	\$60,000	\$25,235	\$9,075	\$34,310	\$194,000
Water & Sewer	\$10,000	\$2,886	\$1,439	\$4,325	\$9,600
Landscape Maintenance	\$83,442	\$31,742	\$11,831	\$43,572	\$386,646
Landscape Contingency	\$7,500	\$450	\$1,425	\$1,875	\$7,500
Irrigation Repairs	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Lake Maintenance	\$10,145	\$5,355	\$1,785	\$7,140	\$25,030
Lake Contingency	\$0	\$0	\$0	\$0	\$1,500
Repairs & Maintenance	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Walls, Entry & Monuments	\$0	\$0	\$0	\$0	\$2,500
Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,316

<b>Total Operations &amp; Maintenance</b>	<b>\$206,087</b>	<b>\$77,408</b>	<b>\$33,146</b>	<b>\$110,553</b>	<b>\$660,592</b>
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<b>Total Expenditures</b>	<b>\$310,837</b>	<b>\$138,704</b>	<b>\$52,567</b>	<b>\$191,271</b>	<b>\$770,418</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$131,202</b>	<b>(\$52,567)</b>	<b>\$78,635</b>	<b>\$0</b>
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Net Assessment	\$317,697
Collection Cost (6%)	\$20,279
<b>Gross Assessment</b>	<b>\$337,975</b>

# Storey Creek

## Community Development District

### Fiscal Year 2022 General Fund

#### Fiscal Year 2022

<u>Property Type</u>	<u>Units</u>	<u>ERU Factor</u>	<u>Total ERUs</u>	<u>% of Total ERUs</u>	<u>Gross Total</u>	<u>Gross Per Unit</u>
Single Family 40'	126	1.00	126	25.07%	\$84,746	\$673
Single Family 50'	264	1.25	330	65.67%	\$221,954	\$841
Single Family 60'	31	1.50	47	9.25%	\$31,275	\$1,009
<b>Total</b>	<b>421</b>		<b>503</b>	<b>100.00%</b>	<b>\$337,975</b>	

#### Fiscal Year 2021

<u>Property Type</u>	<u>Units</u>	<u>ERU Factor</u>	<u>Total ERUs</u>	<u>% of Total ERUs</u>	<u>Gross Total</u>	<u>Gross Total</u>
Single Family 40'	126	0.80	101	25.07%	\$69,139	\$549
Single Family 50'	264	1.00	264	65.67%	\$181,078	\$686
Single Family 60'	31	1.20	37	9.25%	\$25,515	\$823
<b>Total</b>	<b>421</b>		<b>402</b>	<b>100.00%</b>	<b>\$275,732</b>	

#### Adopted Increase

<u>Property Type</u>	<u>% Increase</u>	<u>Gross Total</u>	<u>Gross Per Unit</u>
Single Family 40'	22.57%	\$15,607	\$124
Single Family 50'	22.57%	\$40,876	\$155
Single Family 60'	22.57%	\$5,760	\$186
<b>Total</b>		<b>\$62,243</b>	

**Storey Creek**  
**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.

*Developer Contributions*

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

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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 3 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, 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.

*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.

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

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 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 Grau & Associates for this service.

Trustee Fees

The District will pay annual trustee fees for the Series 2019 Special Assessment Bonds (Area One Project) that are deposited with a 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.

Information Technology

Represents costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the 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.

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

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.

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

Provide 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.

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

Electric

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
002380417-123479770	44981 Storey Creek Blvd Monu/Irrg	\$50	\$600
	Contingency		\$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.

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

Water & Sewer

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
002380417-123479770	4400 Storey Creek Boulevard ODD	\$625	\$7,500
	Contingency		\$2,100
<b>Total</b>			<b>\$9,600</b>



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

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed.

Description	Monthly	Annual
Landscape Maintenance		
Phase 1	\$5,344	\$64,122
Phase 2	\$1,610	\$19,320
Phase 2B	\$5,251	\$63,006
Phases 3A & 5	\$4,976	\$59,706
Phase 3B	\$4,276	\$51,306
Phase 4	\$6,850	\$82,200
Phase 6	\$2,666	\$31,986
Contingency		\$15,000
<b>Total</b>		<b>\$386,646</b>

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.

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

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.

Description	Monthly	Annual
Pond Maintenance		
Pond 1	\$595	\$7,140
Pond 2	\$75	\$900
Pond 3A	\$40	\$480
Pond 3B	\$60	\$720
Pond 3C	\$415	\$4,980
Pond 3D	\$130	\$1,560
Pond 4A	\$215	\$2,580
Pond 4B	\$110	\$1,320
Pond 5	\$80	\$960
Pond 6	\$40	\$480
Pond 7	\$265	\$3,180
Contingency		\$730
<b>Total</b>		<b>\$25,030</b>

Lake Contingency

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

Walls, Entry & Monuments

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

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 Creek

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2019

Adopted Budget FY2021	Actual Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Adopted Budget FY2022
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**Revenues**

Special Assessments	\$491,331	\$492,218	\$0	\$492,218	\$491,331
Special Assessments - FY20	\$0	\$324,906	\$0	\$324,906	\$0
Interest Income	\$100	\$19	\$5	\$24	\$0
Carry Forward Surplus	\$331,475	\$6,574	\$0	\$6,574	\$336,397
<b>Total Revenues</b>	<b>\$822,906</b>	<b>\$823,716</b>	<b>\$5</b>	<b>\$823,721</b>	<b>\$827,729</b>

**Expenses**

Interest - 12/15	\$164,906	\$164,906	\$0	\$164,906	\$162,406
Principal - 12/15	\$160,000	\$160,000	\$0	\$160,000	\$165,000
Interest - 6/15	\$162,406	\$162,406	\$0	\$162,406	\$159,828
Transfer Out	\$0	\$9	\$3	\$12	\$0
<b>Total Expenditures</b>	<b>\$487,313</b>	<b>\$487,322</b>	<b>\$3</b>	<b>\$487,324</b>	<b>\$487,234</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$335,594</b>	<b>\$336,395</b>	<b>\$3</b>	<b>\$336,397</b>	<b>\$340,494</b>

Principal - 12/15/2022	\$170,000
Interest - 12/15/2022	\$159,828
<b>Total</b>	<b>\$329,828</b>
Net Assessment	\$491,331
Collection Cost (6%)	\$31,362
<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>
12/15/21	\$ 8,285,000	\$ 165,000	\$ 162,406.25	\$ 327,406.25
6/15/22	\$ 8,120,000	\$ -	\$ 159,828.13	\$ -
12/15/22	\$ 8,120,000	\$ 170,000	\$ 159,828.13	\$ 489,656.25
6/15/23	\$ 7,950,000	\$ -	\$ 157,171.88	\$ -
12/15/23	\$ 7,950,000	\$ 175,000	\$ 157,171.88	\$ 489,343.75
6/15/24	\$ 7,775,000	\$ -	\$ 154,437.50	\$ -
12/15/24	\$ 7,775,000	\$ 180,000	\$ 154,437.50	\$ 488,875.00
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>\$ 8,285,000</b>	<b>\$ 5,749,463</b>	<b>\$ 14,034,462.50</b>