

Storey Creek
Community Development District

Proposed Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

Table of Contents

1-2	General Fund
3-8	General Fund Narrative
9	Debt Service Fund Series 2019
10	Amortization Schedule Series 2019
11	Debt Service Fund Series 2022
12	Amortization Schedule Series 2022
13	Debt Service Fund Series 2024
14	Amortization Schedule Series 2024

Storey Creek

Community Development District

Proposed Budget

FY2025

General Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments - Tax Roll	\$ 715,592	\$ 706,694	\$ 8,897	\$ 715,591	\$ 852,893
Special Assessments - Direct Billed	\$ 137,301	\$ 137,301	\$ -	\$ 137,301	\$ -
Interest	\$ -	\$ 8,427	\$ 6,573	\$ 15,000	\$ 12,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 22,820
Total Revenues	\$ 852,893	\$ 852,422	\$ 15,470	\$ 867,892	\$ 887,713
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 4,800	\$ 5,000	\$ 9,800	\$ 12,000
FICA Expense	\$ 918	\$ 367	\$ 383	\$ 750	\$ 918
Engineering Fees	\$ 12,000	\$ 3,521	\$ 5,479	\$ 9,000	\$ 12,000
Attorney	\$ 25,000	\$ 2,816	\$ 9,684	\$ 12,500	\$ 25,000
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 10,500	\$ 4,667	\$ 4,375	\$ 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	\$ 23,333	\$ 16,667	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 150	\$ -	\$ 50	\$ 50	\$ 150
Postage	\$ 500	\$ 128	\$ 122	\$ 250	\$ 500
Printing & Binding	\$ 600	\$ 74	\$ 126	\$ 200	\$ 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	\$ 334	\$ 250	\$ 584	\$ 600
Office Supplies	\$ 100	\$ 16	\$ 14	\$ 30	\$ 100
Property Appraiser Fee	\$ 500	\$ 383	\$ -	\$ 383	\$ 500
Property Taxes	\$ 300	\$ 1	\$ -	\$ 1	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 139,153	\$ 64,564	\$ 54,828	\$ 119,393	\$ 144,779
Operations & Maintenance					
Field Services	\$ 16,538	\$ 9,647	\$ 6,891	\$ 16,538	\$ 17,365
Property Insurance	\$ 4,000	\$ 3,762	\$ -	\$ 3,762	\$ 4,251
Electric	\$ 4,000	\$ 333	\$ 325	\$ 658	\$ 4,000
Streetlights	\$ 194,000	\$ 37,896	\$ 38,325	\$ 76,221	\$ 194,000
Water & Sewer	\$ 39,600	\$ 7,924	\$ 12,662	\$ 20,586	\$ 39,600
Landscape Maintenance	\$ 400,374	\$ 217,732	\$ 164,563	\$ 382,294	\$ 418,374
Landscape Contingency	\$ 7,500	\$ 22,615	\$ -	\$ 22,615	\$ 15,000
Lake Maintenance	\$ 26,700	\$ 9,471	\$ 11,125	\$ 20,596	\$ 29,316
Lake Contingency	\$ 1,500	\$ 1,003	\$ 497	\$ 1,500	\$ 1,500
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Doggie Station Maintenance	\$ 5,000	\$ 5,075	\$ 1,250	\$ 6,325	\$ 5,000
Repairs & Maintenance	\$ 5,000	\$ 620	\$ 1,880	\$ 2,500	\$ 5,000
Walls, Entry & Monuments	\$ 2,500	\$ 880	\$ 370	\$ 1,250	\$ 2,500
Contingency	\$ 2,028	\$ -	\$ 1,000	\$ 1,000	\$ 2,028
Total Operations & Maintenance:	\$ 713,740	\$ 316,957	\$ 241,387	\$ 558,345	\$ 742,934
Total Expenditures	\$ 852,893	\$ 381,522	\$ 296,216	\$ 677,738	\$ 887,713
Excess Revenues (Expenditures)	\$ -	\$ 470,900	\$ (280,746)	\$ 190,154	\$ -

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
Total	421		503	39.85%	\$361,566	

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
Total	329		426	33.78%	\$306,522	

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
Total	298		333	26.37%	\$239,245	

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
Total	1048		1261	100.00%	\$907,333	

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
Single Family 60'	0	1.75	0	0.00%	\$0	\$0.00
Total	421		503	39.85%	\$361,566	

Assessment Area Two

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
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Single Family 70'	22	1.75	39	3.05%	\$27,702	\$1,259.19
Total	1048		1261	100.00%	\$907,333	

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.

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
Total			\$4,000

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
Total			\$194,000

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
Total			\$39,600

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
Total		\$418,374

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
Total		\$29,316

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
Total		\$5,000

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 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 491,331	\$ 485,136	\$ 6,108	\$ 491,244	\$ 491,331
Interest	\$ 7,500	\$ 21,508	\$ 15,000	\$ 36,508	\$ 24,000
Carry Forward Surplus	\$ 372,055	\$ 380,260	\$ -	\$ 380,260	\$ 421,403
Total Revenues	\$ 870,886	\$ 886,905	\$ 21,108	\$ 908,012	\$ 936,734
Expenditures:					
Series 2019					
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
Total Expenditures	\$ 486,609	\$ 332,172	\$ 154,438	\$ 486,609	\$ 486,063
Excess Revenues (Expenditures)	\$ 384,277	\$ 554,733	\$ (133,330)	\$ 421,403	\$ 450,672

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

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
Total	421		\$522,693

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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
Totals		\$ 7,775,000	\$ 4,953,056	\$ 12,728,056.25

Storey Creek

Community Development District

Proposed Budget

FY2025

Debt Service Fund

Series 2022

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
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Revenues:

Special Assessments	\$ 411,766	\$ 406,647	\$ 5,119	\$ 411,766	\$ 411,766
Interest	\$ 5,000	\$ 15,327	\$ 9,500	\$ 24,827	\$ 18,000
Carry Forward Surplus	\$ 170,174	\$ 172,379	\$ -	\$ 172,379	\$ 197,206

Total Revenues	\$ 586,940	\$ 594,353	\$ 14,619	\$ 608,972	\$ 626,972
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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

Total Expenditures	\$ 411,766	\$ 158,383	\$ 253,383	\$ 411,766	\$ 412,681
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Excess Revenues (Expenditures)	\$ 175,174	\$ 435,969	\$ (238,764)	\$ 197,206	\$ 214,291
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Interest - 12/15/2025	<u>\$154,191</u>
Total	<u><u>\$154,191</u></u>
Net Assessment	\$411,766
Collection Cost (6%)	<u>\$26,283</u>
Gross Assessment	<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
Total	329		\$438,049

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 6,080,000	\$ 95,000	\$ 158,383.13	\$ -
12/15/24	\$ 5,985,000	\$ -	\$ 156,340.63	\$ 409,723.75
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
Totals		\$ 6,080,000	\$ 5,815,467	\$ 11,895,467

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

	Proposed Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues:					
Special Assessments	\$ 126,978	\$ -	\$ 126,978	\$ 126,978	\$ 325,812
Interest	\$ -	\$ 540	\$ 3,000	\$ 3,540	\$ 8,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 126,495
Bond Proceeds	\$ 248,969	\$ 248,969	\$ -	\$ 248,969	\$ -
Total Revenues	\$ 375,946	\$ 249,509	\$ 129,978	\$ 379,486	\$ 460,307
Expenditures:					
Series 2024					
Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 126,978
Principal - 06/15	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 06/15	\$ 86,063	\$ -	\$ 86,063	\$ 86,063	\$ 126,978
Total Expenditures	\$ 86,063	\$ -	\$ 86,063	\$ 86,063	\$ 323,955
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (1,022)	\$ (3,000)	\$ (4,022)	\$ (6,000)
Total Other Financing Sources (Uses)	\$ -	\$ (1,022)	\$ (3,000)	\$ (4,022)	\$ (6,000)
Excess Revenues (Expenditures)	\$ 289,884	\$ 248,487	\$ 40,915	\$ 289,402	\$ 130,352

Interest - 12/15/2025	<u>\$125,420</u>
Total	<u><u>\$125,420</u></u>
Net Assessment	\$325,812
Collection Cost (6%)	<u>\$20,796</u>
Gross Assessment	<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
Total	298		\$346,608

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/24	\$ 4,805,000	\$ -	\$ 86,062.53	\$ -
12/15/24	\$ 4,805,000	\$ -	\$ 126,977.50	\$ 213,040.03
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
Totals		\$ 4,805,000	\$ 5,097,833	\$ 9,902,833