

*Storey Creek Community
Development District*

Agenda

May 19, 2025

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 12, 2025

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, May 19, 2025 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 February 17, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the February 17, 2025 Audit Committee Meeting
4. Ratification of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2024
5. Consideration of Resolution 2025-01 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
6. Consideration of Resolution 2025-02 Extending Terms of Certain Seats to Coincide with General Election
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 963
 - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. 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, February 17, 2025 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 <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Kathryn Farr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Supervisors were in attendance constituting a quorum. Ms. Chambers joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated only Board and staff were present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 16, 2024 Meeting

Mr. Flint presented the minutes from the December 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. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the December 16, 2024, Meeting, were approved as presented.
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FOURTH ORDER OF BUSINESS**Consideration of Revised Right of Way Utilization Interlocal Agreement with Osceola County, Florida**

Ms. Trucco stated this is an interlocal agreement for roadway improvements on Storey Creek Blvd. from Ham Brown Road to Pleasant Hill Road. The scope of work is limited to landscaping, trees, sod and irrigation on the roadway. This will require the CDD to maintain those improvements and indemnify the County in the event any of the contractors or the CDD cause damage to the roadway. The main issue is the insurance. This will be approved in substantial form based on staff and Counsel's signoff.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Revised Right of Way Utilization Interlocal Agreement with Osceola County, Florida, was approved in substantial form.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for the Series 2024 Bonds**

Mr. Flint presented the proposal from AMTEC to provide arbitrage rebate calculation services for the Series 2024 bonds.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for the Series 2024 Bonds, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services**

Mr. Flint stated the Audit Committee ranked DiBartolomeo as the #1 audit firm.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco had no other updates for the Board.

B. Engineer**i. Discussion of Pending Plat Conveyances**

ii. Status of Permit Transfers

Mr. Boyd had nothing for the Board.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for December and January and asked for any questions or comments.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of January. No action required. He offered to take any questions.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's Report. Mr. Register pointed out making sure the dog stations are set behind the sidewalk to ensure they are out of the right of way. Proposals have been received for pond 7 but the current status of repair is unknown.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH 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

The first part of the paper discusses the importance of understanding the local context in which a project is implemented. This includes a thorough analysis of the social, economic, and cultural factors that may influence the success or failure of the intervention. It is essential to engage with local stakeholders from the outset to ensure that the project is relevant and sustainable.

The second part of the paper explores the challenges of implementing evidence-based practices in a resource-poor setting. While there is a wealth of research on effective interventions, translating this knowledge into practice can be difficult due to limited funding, lack of trained personnel, and competing priorities. The authors argue that a pragmatic approach, one that adapts evidence-based practices to the local context, is more likely to succeed.

The third part of the paper presents a case study of a community-based intervention aimed at improving maternal and child health outcomes. The intervention was designed based on a thorough understanding of the local context and involved a combination of educational sessions, home visits, and the provision of essential supplies. The results of the intervention were positive, with significant improvements in health outcomes observed.

The fourth part of the paper discusses the importance of monitoring and evaluation in ensuring the effectiveness of the intervention. This involves the collection and analysis of data to assess the impact of the intervention and to identify areas for improvement. The authors emphasize the need for a robust monitoring and evaluation system that is integrated into the project's implementation.

The final part of the paper offers conclusions and recommendations for future research and practice. The authors stress the importance of continued collaboration between researchers and practitioners to develop and implement effective interventions that address the needs of the community.

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, February 17, 2025 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present were:

Adam Morgan
Lane Register
Rob Bonin
Karly Chambers *by phone*
George Flint
Kristen Trucco
Steve Boyd *by phone*
Alan Scheerer
Kathryn Farr

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Supervisors were in attendance constituting a quorum. Ms. Chambers joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public present other than Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 16, 2024 Meeting

Mr. Flint presented the minutes of the December 16, 2024 Audit Committee meeting.

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

Review of Proposals and Tally of Audit Committee Members Rankings

A. DiBartolomeo, McBee, Hartley & Barnes

B. Grau & Associates

Mr. Flint stated the Board approved the selection criteria and form of RFP. That was issued, advertised, and sent out directly to approximately five auditing firms. Two responses were received, one from DiBartolomeo, McBee, Hartley & Barnes and one from Grau & Associates. The ranking sheet was provided with the criteria and weighting of each approved and the price column which reflected 20% of the total weighting. Mr. Morgan noted after reviewing the two proposals, they are all equal except for price so he recommended 20 points across the board for both firms and 20 points for price for DiBartolomeo and 15 points for Grau.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, DiBartolomeo, McBee, Hartley & Barnes for Audit Firm, was approved.

FIFTH ORDER OF BUSINESS**Adjournment**

Mr. Flint adjourned the meeting.

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

March 26, 2025

Storey Creek Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Storey Creek Community Development District, ("the District") for the fiscal year ended September 30, 2024 and with an option for four (4) additional annual renewals for fiscal years ended 2025, 2026, 2027 and 2028.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2024, 2025, 2026, 2027 and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Storey Creek Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed \$3,500 for the year ending 2024, \$3,650 for year ending 2025, \$3,800 for year ending 2026, \$3,950 for year ending 2027 and \$4,150 for the year ending, 2028, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.

- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Storey Creek Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.


We appreciate the opportunity to be of service to Storey Creek Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Storey Creek Community Development District.

Signature: 
 Title: District Manager
 Date: 3/26/25

SECTION V

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Creek Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 18, 2025
HOUR:	10:00 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2025.

ATTEST:

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Storey Creek
Community Development District

Proposed Budget
FY2026



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Storey Creek
Community Development District
Proposed Budget
FY2026
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments - Tax Roll	\$	852,893	\$	843,088	\$	9,804	\$	852,892	\$	852,893
Interest		12,000		12,836		7,950		20,786		12,000
Carry Forward Surplus		22,820		-		-		-		

Total Revenues	\$	887,713	\$	855,924	\$	17,754	\$	873,678	\$	864,893
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Expenditures:

Administrative:

Supervisor Fees	\$	12,000	\$	3,200	\$	5,000	\$	8,200	\$	12,000
FICA Expense		918		245		383		627		918
Engineering Fees		12,000		700		4,300		5,000		10,000
Attorney		25,000		3,734		6,266		10,000		15,000
Arbitrage		1,350		-		1,350		1,350		1,350
Dissemination		10,850		6,579		4,521		11,100		11,176
Dissemination - DTS		-		2,500		-		2,500		2,500
Annual Audit		5,610		-		3,500		3,500		3,650
Trustee Fees		12,150		4,246		7,904		12,150		13,303
Assessment Administration		7,875		7,875		-		7,875		8,111
Management Fees		42,500		24,792		17,708		42,500		43,775
Information Technology		1,890		1,103		788		1,890		1,947
Website Maintenance		1,260		735		525		1,260		1,298
Telephone		150		-		50		50		75
Postage		500		247		200		447		600
Printing & Binding		600		4		46		50		200
Insurance		6,651		6,469		-		6,469		7,778
Legal Advertising		2,000		754		1,246		2,000		2,000
Other Current Charges		600		361		250		611		650
Office Supplies		100		8		42		50		100
Property Appraiser Fee		500		340		-		340		500
Property Taxes		100		1		-		1		100
Dues, Licenses & Subscriptions		175		175		-		175		175

Total Administrative:	\$	144,779	\$	64,069	\$	54,078	\$	118,146	\$	137,206
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Storey Creek
Community Development District
Proposed Budget
FY2026
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026
<u>Operations & Maintenance</u>					
Field Services	\$ 17,365	\$ 10,130	\$ 7,235	\$ 17,365	\$ 17,886
Property Insurance	4,251	4,273	-	4,273	4,615
Electric	4,000	716	300	1,016	4,000
Streetlights	194,000	62,706	46,500	109,206	127,690
Water & Sewer	39,600	21,437	15,500	36,937	41,050
Landscape Maintenance	418,374	231,732	165,523	397,254	424,200
Landscape Contingency	15,000	1,550	5,950	7,500	15,000
Lake Maintenance	29,316	17,101	12,215	29,316	30,192
Lake Contingency	1,500	-	750	750	1,500
Irrigation Repairs	5,000	3,025	1,975	5,000	5,000
Doggie Station Maintenance	5,000	4,350	1,250	5,600	5,000
Repairs & Maintenance	5,000	385	2,115	2,500	5,000
Walls, Entry & Monuments	2,500	1,435	-	1,435	2,500
Contingency	2,028	-	1,000	1,000	2,028
Hurricane Expenses	-	17,360	-	17,360	-
Total Operations & Maintenance:	\$ 742,934	\$ 376,199	\$ 260,313	\$ 636,512	\$ 685,661
<u>Reserves</u>					
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 42,026
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 42,026
Total Expenditures	\$ 887,713	\$ 440,268	\$ 314,391	\$ 754,658	\$ 864,893
Excess Revenues (Expenditures)	\$ -	\$ 415,656	\$ (296,636)	\$ 119,020	\$ -

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 2026](#)

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	

Storey Creek

Community Development District

Gross Per Unit Assessment Comparison Chart

Fiscal Year 2025

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 70'	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
Single Family 40'	70	1.00	70	5.55%	\$50,367	\$719.53
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Combined Assessments

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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	

Assessment Comparison

Property Type	Gross Per Unit FY2025	Gross Per Unit FY2026	Gross Increase Per Unit	% Increase
Single Family 40'	\$719.53	\$719.53	\$0.00	0.00%
Single Family 50'	\$899.42	\$899.42	\$0.00	0.00%
Single Family 60'	\$1,079.30	\$1,079.30	\$0.00	0.00%
Single Family 70'	\$1,259.19	\$1,259.19	\$0.00	0.00%
Total				

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).

Dissemination - DTS

The District has contracted with Dissemination Technical Services (DTS) to utilize their software to meet the bond reporting requirements in the Continuing Disclosure Agreement(s) for each bond series issued by the District.

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 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.

Storey Creek
Community Development District
GENERAL FUND BUDGET

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.

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.

Storey Creek

Community Development District

GENERAL FUND BUDGET

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 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	\$50	\$600
002380417-123644281	20981 Pleasant Hill Road Sign/Clock	\$30	\$360
	Contingency		\$3,040
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	Streetlights - Qty. 344	\$9,577	\$114,924
	21 Teardrop Fixtures (Remaining)	\$585	\$7,020
	Contingency		\$5,746
Total			\$127,690

Storey Creek

Community Development District

GENERAL FUND BUDGET

Water & Sewer

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

Account #	Description	Monthly	Annual
002659896-033228349	4400 Storey Creek Boulevard ODD	\$100	\$1,200
002659896-033415209	4100 Babbling Brook Way	\$35	\$420
002659896-033415219	4200 Babbling Brook Way	\$40	\$480
002659896-033419569	1900 EVEN Cricket Cradle Drive	\$40	\$480
002659896-033419649	4400 Even Storey Creek Blvd Mtr 2	\$2,500	\$30,000
002659896-033419669	1900 ODD Birnham Wood Bend	\$65	\$780
002659896-033453769	4200 ODD Patterson Cove	\$120	\$1,440
002659896-033495349	4300 Even Green Gables Place	\$30	\$360
002659896-033503451	2300 Even Amorie Drive RM	\$40	\$480
002659896-033503681	4300 Even Twisted Twig Bend RM	\$45	\$540
002659896-033503701	4400 ODD Twisted Twig Bend RM	\$55	\$660
002659896-033507381	4300 Even Trwisted Twig w/ Dog Station	\$25	\$300
002735425-033419579	4300 Even Green Gables Place	\$15	\$180
	Contingency		\$3,730
Total			\$41,050

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	\$35,350	\$424,200
Total		\$424,200

Landscape Contingency

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

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. Additional ponds expected to come on line in current fiscal year.

Description	Monthly	Annual
Pond Maintenance		
Pond 1	\$613	\$7,356
Pond 2	\$179	\$2,148
Pond 3A	\$50	\$600
Pond 3B	\$79	\$948
Pond 3C	\$50	\$600
Pond 3D	\$294	\$3,528
Pond 4A	\$438	\$5,256
Pond 4B	\$67	\$804
Pond 5	\$97	\$1,164
Pond 6	\$113	\$1,356
Pond 7	\$536	\$6,432
Total		\$30,192

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.

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.

Storey Creek
Community Development District
GENERAL FUND BUDGET

Contingency

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

Transfer Out – Capital Reserve

Represents excess funds at fiscal year end transferred to the Capital Reserve fund.

Storey Creek
Community Development District
Proposed Budget
FY2026
Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 4/30/25	Projected Next 5 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues:					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 42,026
Interest	-	-	-	-	5,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 47,026
Expenditures:					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 500
Capital Outlay	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 500
Excess Revenues (Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 46,526
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ 46,526

Storey Creek
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	491,331	\$	485,597	\$	5,647	\$	491,244	\$	491,331
Interest		29,750		19,302		14,000		33,302		29,750
Carry Forward Surplus		423,701		428,218		-		428,218		466,701
Total Revenues	\$	944,782	\$	933,117	\$	19,647	\$	952,764	\$	987,782

Expenditures:

Series 2019

Interest - 12/15	\$	154,438	\$	154,438	\$	-	\$	154,438	\$	151,625
Principal - 12/15		180,000		180,000		-		180,000		185,000
Interest - 06/15		151,625		-		151,625		151,625		148,734
Total Expenditures	\$	486,063	\$	334,438	\$	151,625	\$	486,063	\$	485,359
Excess Revenues (Expenditures)	\$	458,720	\$	598,679	\$	(131,978)	\$	466,701	\$	502,423

Principal - 12/15/2026	\$190,000
Interest - 12/15/2026	\$148,734
Total	\$338,734
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
6/15/25	\$ 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		\$ 7,595,000	\$ 4,644,181	\$ 12,239,181.25

Storey Creek
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2022

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	411,766	\$	407,033	\$	4,733	\$	411,766	\$	411,766
Interest		21,000		13,359		8,850		22,209		21,000
Carry Forward Surplus		200,403		192,885		-		192,885		208,801

Total Revenues	\$	633,169	\$	613,277	\$	13,583	\$	626,860	\$	641,568
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Expenditures:

Series 2022

Interest - 12/15	\$	156,341	\$	156,341	\$	-	\$	156,341	\$	154,191
Principal - 06/15		100,000		-		100,000		100,000		105,000
Interest - 06/15		156,341		-		156,341		156,341		154,191

Total Expenditures	\$	412,681	\$	156,341	\$	256,341	\$	412,681	\$	413,381
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Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(5,378)	\$	-	\$	(5,378)	\$	(5,200)
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Total Other Financing Sources (Uses)	\$	-	\$	(5,378)	\$	-	\$	(5,378)	\$	(5,200)
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Excess Revenues (Expenditures)	\$	220,488	\$	451,559	\$	(242,757)	\$	208,801	\$	222,986
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Interest - 12/15/2026	\$151,933
Total	\$151,933
Net Assessment	\$411,766
Collection Cost (6%)	\$26,283
Gross Assessment	\$438,049

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
6/15/25	\$ 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		\$ 5,985,000	\$ 5,500,743	\$ 11,485,743

Storey Creek
Community Development District
Proposed Budget
FY2026
Debt Service Fund
Series 2024

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	4/30/25	5 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 325,812	\$ 320,130	\$ 3,723	\$ 323,853	\$ 323,852
Interest	8,000	9,266	5,000	14,266	8,000
Carry Forward Surplus	130,320	157,698	-	157,698	130,511
Total Revenues	\$ 464,132	\$ 487,094	\$ 8,723	\$ 495,817	\$ 462,363

Expenditures:

Series 2024

Interest - 12/15	\$ 126,978	\$ 126,978	\$ -	\$ 126,978	\$ 124,470
Special Call - 12/15	-	30,000	-	30,000	-
Principal - 06/15	70,000	-	70,000	70,000	75,000
Interest - 06/15	126,978	-	126,978	126,978	124,470
Special Call - 05/01	-	-	5,000	5,000	-
Total Expenditures	\$ 323,955	\$ 156,978	\$ 201,978	\$ 358,955	\$ 323,940

Other Sources/(Uses)

Transfer In/(Out)	\$ (7,500)	\$ (3,851)	\$ (2,500)	\$ (6,351)	\$ (6,000)
Total Other Financing Sources (Uses)	\$ (7,500)	\$ (3,851)	\$ (2,500)	\$ (6,351)	\$ (6,000)
Excess Revenues (Expenditures)	\$ 132,677	\$ 326,266	\$ (195,755)	\$ 130,511	\$ 132,423

Interest - 12/15/2026	<u>\$122,801</u>
Total	<u><u>\$122,801</u></u>
 Net Assessment	 \$323,852
Collection Cost (6%)	<u>\$20,671</u>
Gross Assessment	<u><u>\$344,523</u></u>

Property Type	Units	Gross Per Unit	Gross Total
Single Family 40'	158	\$1,042	\$164,704
Single Family 50'	138	\$1,303	\$179,820
Total	296		\$344,523

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/25	\$ 4,775,000	\$ 75,000	\$ 126,165.00	\$ -
12/15/25	\$ 4,700,000	\$ -	\$ 124,470.00	\$ 325,635.00
6/15/26	\$ 4,700,000	\$ 75,000	\$ 124,470.00	\$ -
12/15/26	\$ 4,625,000	\$ -	\$ 122,801.25	\$ 322,271.25
6/15/27	\$ 4,625,000	\$ 75,000	\$ 122,801.25	\$ -
12/15/27	\$ 4,550,000	\$ -	\$ 121,132.50	\$ 318,933.75
6/15/28	\$ 4,550,000	\$ 80,000	\$ 121,132.50	\$ -
12/15/28	\$ 4,470,000	\$ -	\$ 119,352.50	\$ 320,485.00
6/15/29	\$ 4,470,000	\$ 85,000	\$ 119,352.50	\$ -
12/15/29	\$ 4,385,000	\$ -	\$ 117,461.25	\$ 321,813.75
6/15/30	\$ 4,385,000	\$ 90,000	\$ 117,461.25	\$ -
12/15/30	\$ 4,295,000	\$ -	\$ 115,458.75	\$ 322,920.00
6/15/31	\$ 4,295,000	\$ 90,000	\$ 115,458.75	\$ -
12/15/31	\$ 4,205,000	\$ -	\$ 113,456.25	\$ 318,915.00
6/15/32	\$ 4,205,000	\$ 95,000	\$ 113,456.25	\$ -
12/15/32	\$ 4,110,000	\$ -	\$ 110,962.50	\$ 319,418.75
6/15/33	\$ 4,110,000	\$ 100,000	\$ 110,962.50	\$ -
12/15/33	\$ 4,010,000	\$ -	\$ 108,337.50	\$ 319,300.00
6/15/34	\$ 4,010,000	\$ 105,000	\$ 108,337.50	\$ -
12/15/34	\$ 3,905,000	\$ -	\$ 105,581.25	\$ 318,918.75
6/15/35	\$ 3,905,000	\$ 115,000	\$ 105,581.25	\$ -
12/15/35	\$ 3,790,000	\$ -	\$ 102,562.50	\$ 323,143.75
6/15/36	\$ 3,790,000	\$ 120,000	\$ 102,562.50	\$ -
12/15/36	\$ 3,670,000	\$ -	\$ 99,412.50	\$ 321,975.00
6/15/37	\$ 3,670,000	\$ 125,000	\$ 99,412.50	\$ -
12/15/37	\$ 3,545,000	\$ -	\$ 96,131.25	\$ 320,543.75
6/15/38	\$ 3,545,000	\$ 130,000	\$ 96,131.25	\$ -
12/15/38	\$ 3,415,000	\$ -	\$ 92,718.75	\$ 318,850.00
6/15/39	\$ 3,415,000	\$ 140,000	\$ 92,718.75	\$ -
12/15/39	\$ 3,275,000	\$ -	\$ 89,043.75	\$ 321,762.50
6/15/40	\$ 3,275,000	\$ 145,000	\$ 89,043.75	\$ -
12/15/40	\$ 3,130,000	\$ -	\$ 85,237.50	\$ 319,281.25
6/15/41	\$ 3,130,000	\$ 155,000	\$ 85,237.50	\$ -
12/15/41	\$ 2,975,000	\$ -	\$ 81,168.75	\$ 321,406.25
6/15/42	\$ 2,975,000	\$ 165,000	\$ 81,168.75	\$ -
12/15/42	\$ 2,810,000	\$ -	\$ 76,837.50	\$ 323,006.25
6/15/43	\$ 2,810,000	\$ 170,000	\$ 76,837.50	\$ -
12/15/43	\$ 2,640,000	\$ -	\$ 72,375.00	\$ 319,212.50
6/15/44	\$ 2,640,000	\$ 180,000	\$ 72,375.00	\$ -
12/15/44	\$ 2,460,000	\$ -	\$ 67,650.00	\$ 320,025.00
6/15/45	\$ 2,460,000	\$ 190,000	\$ 67,650.00	\$ -
12/15/45	\$ 2,270,000	\$ -	\$ 62,425.00	\$ 320,075.00
6/15/46	\$ 2,270,000	\$ 200,000	\$ 62,425.00	\$ -
12/15/46	\$ 2,070,000	\$ -	\$ 56,925.00	\$ 319,350.00
6/15/47	\$ 2,070,000	\$ 210,000	\$ 56,925.00	\$ -
12/15/47	\$ 1,860,000	\$ -	\$ 51,150.00	\$ 318,075.00
6/15/48	\$ 1,860,000	\$ 225,000	\$ 51,150.00	\$ -
12/15/48	\$ 1,635,000	\$ -	\$ 44,962.50	\$ 321,112.50
6/15/49	\$ 1,635,000	\$ 235,000	\$ 44,962.50	\$ -
12/15/49	\$ 1,400,000	\$ -	\$ 38,500.00	\$ 318,462.50
6/15/50	\$ 1,400,000	\$ 250,000	\$ 38,500.00	\$ -
12/15/50	\$ 1,150,000	\$ -	\$ 31,625.00	\$ 320,125.00
6/15/51	\$ 1,150,000	\$ 265,000	\$ 31,625.00	\$ -
12/15/51	\$ 885,000	\$ -	\$ 24,337.50	\$ 320,962.50
6/15/52	\$ 885,000	\$ 280,000	\$ 24,337.50	\$ -
12/15/52	\$ 605,000	\$ -	\$ 16,637.50	\$ 320,975.00
6/15/53	\$ 605,000	\$ 295,000	\$ 16,637.50	\$ -
12/15/53	\$ 310,000	\$ -	\$ 8,525.00	\$ 320,162.50
6/15/54	\$ 310,000	\$ 310,000	\$ 8,525.00	\$ 318,525.00
Totals		\$ 4,775,000	\$ 4,840,643	\$ 9,615,643

SECTION VI

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey Creek Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #3 (currently held by Lane Register)
Seat #4 (currently held by Karly Chambers)
Seat #5 (currently held by Logan Lantrip)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat #1 (currently held by Adam Morgan)
Seat #2 (currently held by Rob Bonin)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of May, 2025.

ATTEST:

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairperson/Vice Chairperson,
Board of Supervisors

SECTION VII

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

February 1, 2025 - April 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/10/25	490-493	\$ 38,637.63
	2/13/25	494-499	23,973.98
	2/20/25	500	2,435.00
	3/6/25	501	2,443.00
	3/13/25	502-510	65,104.67
	3/20/25	511-512	4,267.00
	4/10/25	513-516	48,378.66
	4/17/25	517-521	8,864.81
	4/20/25	522	2,443.00
			<hr/>
			\$ 196,547.75
Payroll			
	<u>February 2025</u>		
	Adam Morgan	50118	\$ 184.70
	Karly Chambers	50119	184.70
	Patrick Bonin Jr.	50120	184.70
			<hr/>
			\$ 554.10
TOTAL			\$ 197,101.85

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/14/25		PAGE 1		
*** CHECK DATES 02/01/2025 - 04/30/2025 ***		STOREY CREEK - GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT	#	
2/10/25	00012	1/31/25 225720	202501 320-53800-47000			*	2,443.00				
		AQUATIC PLANT MGMT JAN25		APPLIED AQUATIC MANAGEMENT INC				2,443.00	000490		
2/10/25	00030	10/11/24 1303	202410 310-51300-31300			*	2,500.00				
		DTS MUNI-BOND SERIES 2022		DISCLOSURE TECHNOLOGY SERVICES LLC				2,500.00	000491		
2/10/25	00013	1/31/25 18504	202501 320-53800-46200			*	33,104.50				
		MTHLY MOW SRVCS JAN25									
		1/31/25 18504	202501 320-53800-47800			*	250.00				
		DOGGIE/GARBAGE CANS JAN25		FRANK POLLY SOD,INC				33,354.50	000492		
2/10/25	00018	1/22/25 2018886	202501 310-51300-49200			*	340.13				
		2024 TAX ROLL ADMIN FEE		OSCEOLA COUNTY PROPERTY APPRAISER				340.13	000493		
2/13/25	00016	12/09/24 369802	202412 310-51300-32200			*	3,610.00				
		FY23 AUDIT FEES		BERGER TOOMBS ELAM GAINES&FRANK				3,610.00	000494		
2/13/25	00001	2/01/25 135	202502 310-51300-34000			*	3,541.67				
		MANAGEMENT FEES FEB25									
		2/01/25 135	202502 310-51300-35200			*	105.00				
		WEBSITE ADMIN FEB25									
		2/01/25 135	202502 310-51300-35100			*	157.50				
		INFORMATION TECH FEB25									
		2/01/25 135	202502 310-51300-31300			*	904.17				
		DISSEMINATION FEE FEB25									
		2/01/25 135	202502 310-51300-51000			*	.63				
		OFFICE SUPPLIES									
		2/01/25 135	202502 310-51300-42000			*	54.99				
		POSTAGE									
		2/01/25 136	202502 320-53800-12000			*	1,447.08				
		FIELD MANAGEMENT FEB25		GOVERNMENTAL MANAGEMENT SERVICES				6,211.04	000495		
2/13/25	00006	1/10/25 11048364	202501 310-51300-48000			*	178.25				
		NOT.OF MEETING 01/20/25		TRIBUNE PUBLISHING COMPANY LLC DBA				178.25	000496		
2/13/25	00011	2/10/25 02102025	202502 300-20700-10000			*	5,595.55				
		FY25 DEBT SRVC SER2019		STOREY CREEK CDD C/O USBANK				5,595.55	000497		
		SCCD STOREY CREEK TVISCARRA									

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/13/25	00011	2/10/25 02102025	202502 300-20700-10100 FY25 DEBT SRVC SER2022		*	4,690.26	
				STOREY CREEK CDD C/O USBANK			4,690.26 000498
2/13/25	00011	2/10/25 02102025	202502 300-20700-10300 FY25 DEBT SRVC SER2024		*	3,688.88	
				STOREY CREEK CDD C/O USBANK			3,688.88 000499
2/20/25	00013	2/14/25 18527	202502 320-53800-46300 RMV/INST.2 LIVE OAKS		*	1,550.00	
		2/17/25 18529	202502 320-53800-48100 FURN/INST.MNBRKR/PHOTOCEL		*	885.00	
				FRANK POLLY SOD,INC			2,435.00 000500
3/06/25	00012	2/28/25 226410	202502 320-53800-47000 AQUATIC PLANT MGMT FEB25		*	2,443.00	
				APPLIED AQUATIC MANAGEMENT INC			2,443.00 000501
3/13/25	00003	3/07/25 4322	202502 310-51300-31100 CDD CALL IN MEETING		*	260.00	
				BOYD CIVIL ENGINEERING INC			260.00 000502
3/13/25	00013	3/04/25 18545	202503 320-53800-46200 MTHLY MOW SRVCS MAR25		*	33,104.50	
		3/04/25 18545	202503 320-53800-47800 DOGGIE/GARBAGE CANS MAR25		*	250.00	
				FRANK POLLY SOD,INC			33,354.50 000503
3/13/25	00001	3/01/25 137	202503 310-51300-34000 MANAGEMENT FEES MAR25		*	3,541.67	
		3/01/25 137	202503 310-51300-35200 WEBSITE ADMIN MAR25		*	105.00	
		3/01/25 137	202503 310-51300-35100 INFORMATION TECH MAR25		*	157.50	
		3/01/25 137	202503 310-51300-31300 DISSEMAINTION FEE MAR25		*	904.17	
		3/01/25 137	202503 310-51300-51000 OFFICE SUPPLIES		*	.27	
		3/01/25 137	202503 310-51300-42000 POSTAGE		*	75.35	
		3/01/25 137	202503 310-51300-42500 COPIES		*	1.35	
		3/01/25 138	202503 320-53800-12000 FIELD MANAGEMENT MAR25		*	1,447.08	
		3/01/25 138A	202501 310-51300-51000 OFFICE DEPOT-W2/1099 ENVL		*	6.64	

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/25 138A	202501 310-51300-42000		*	1.84	
		USPS-MAIL 941 FORMS					
				GOVERNMENTAL MANAGEMENT SERVICES			6,240.87 000504
3/13/25 00002		3/11/25 138023	202502 310-51300-31500		*	436.99	
		INTERLOC AGR/TASKLIST/MTG					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			436.99 000505
3/13/25 00006		2/10/25 11248959	202502 310-51300-48000		*	170.75	
		NOT.OF MEETING 02/17/25					
				TRIBUNE PUBLISHING COMPANY LLC DBA			170.75 000506
3/13/25 00011		3/11/25 03112025	202503 300-20700-10000		*	8,166.42	
		FY25 DEBT SRVC SER2019					
				STOREY CREEK CDD C/O USBANK			8,166.42 000507
3/13/25 00011		3/11/25 03112025	202503 300-20700-10100		*	6,845.18	
		FY25 DEBT SRVC SER2022					
				STOREY CREEK CDD C/O USBANK			6,845.18 000508
3/13/25 00011		3/11/25 03112025	202503 300-20700-10300		*	5,383.71	
		FY25 DEBT SRVC SER2024					
				STOREY CREEK CDD C/O USBANK			5,383.71 000509
3/13/25 00015		2/25/25 7656876	202502 310-51300-32300		*	4,246.25	
		TRUSTEE FEE SER.2024					
				US BANK			4,246.25 000510
3/20/25 00012		3/15/25 226806	202503 320-53800-47000		*	2,443.00	
		AQUATIC PLANT MGMT MAR25					
				APPLIED AQUATIC MANAGEMENT INC			2,443.00 000511
3/20/25 00002		2/17/25 136836	202501 310-51300-31500		*	1,824.00	
		INSURANCE LIMIT/ILA/REVIS					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,824.00 000512
4/10/25 00013		4/01/25 18587	202504 320-53800-46200		*	33,104.50	
		MTHLY MOW SRVCS APR25					
		4/01/25 18587	202504 320-53800-47800		*	250.00	
		DOGGIE/GARBAGE CANS APR25					
				FRANK POLLY SOD,INC			33,354.50 000513
4/10/25 00011		4/09/25 04092025	202504 300-20700-10000		*	6,015.77	
		FY25 DEBT SRVC SER2019					
				STOREY CREEK CDD C/O USBANK			6,015.77 000514
				SCCD STOREY CREEK TVISCARRA			

CHECK	VEND#	.....INVOICE.....		...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	....CHECK.....
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT #
TOTAL FOR REGISTER										196,547.75	

SECTION 2

Storey Creek
Community Development District

Unaudited Financial Reporting
April 30, 2025



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Storey Creek
Community Development District
Balance Sheet
April 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 150,455	\$ -	\$ -	\$ 150,455
Investments:				
Series 2019				
Reserve	-	245,666	-	245,666
Revenue	-	598,620	-	598,620
Prepayment	-	34	-	34
Series 2022				
Reserve	-	209,621	-	209,621
Revenue	-	451,465	-	451,465
Construction	-	-	24,994	24,994
Series 2024				
Reserve	-	162,906	-	162,906
Revenue	-	325,989	-	325,989
Interest	-	110	-	110
Prepayment	-	150	-	150
Construction	-	-	4,880	4,880
State Board of Administration	594,049	-	-	594,049
Due From General Fund	-	63	-	63
Deposits	5,015	-	-	5,015
Total Assets	\$ 749,519	\$ 1,994,624	\$ 29,874	\$ 2,774,018
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service 2019	25	-	-	25
Due to Debt Service 2022	21	-	-	21
Due to Debt Service 2024	17	-	-	17
Due to Other	740	-	-	740
Total Liabilities	\$ 803	\$ -	\$ -	\$ 803
Fund Balances:				
Assigned For Debt Service 2019	\$ -	\$ 844,345	\$ -	\$ 844,345
Assigned For Debt Service 2022	-	661,107	-	661,107
Assigned For Debt Service 2024	-	489,172	-	489,172
Assigned For Capital Projects 2022	-	-	24,994	24,994
Assigned For Capital Projects 2024	-	-	4,880	4,880
Unassigned	748,716	-	-	748,716
Total Fund Balances	\$ 748,716	\$ 1,994,624	\$ 29,874	\$ 2,773,214
Total Liabilities & Fund Equity	\$ 749,519	\$ 1,994,624	\$ 29,874	\$ 2,774,018

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 852,893	\$ 843,088	\$ 843,088	\$ -
Interest	12,000	7,000	12,836	5,836
Total Revenues	\$ 864,893	\$ 850,088	\$ 855,924	\$ 5,836
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,200	\$ 3,800
FICA Expense	918	536	245	291
Engineering Fees	12,000	7,000	700	6,300
Attorney	25,000	14,583	3,734	10,849
Arbitrage	1,350	-	-	-
Dissemination	10,850	6,329	6,579	(250)
Dissemination - DTS	-	-	2,500	(2,500)
Annual Audit	5,610	-	-	-
Trustee Fees	12,150	4,246	4,246	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	42,500	24,792	24,792	(0)
Information Technology	1,890	1,103	1,103	-
Website Maintenance	1,260	735	735	-
Telephone	150	88	-	88
Postage	500	292	247	45
Printing & Binding	600	350	4	346
Insurance	6,651	6,651	6,469	182
Legal Advertising	2,000	1,167	754	412
Other Current Charges	600	350	361	(11)
Office Supplies	100	58	8	50
Property Appraiser Fee	500	292	340	(48)
Property Taxes	100	58	1	57
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 144,779	\$ 83,679	\$ 64,069	\$ 19,610
Operations & Maintenance				
Field Services	\$ 17,365	\$ 10,130	\$ 10,130	\$ 0
Property Insurance	4,251	4,251	4,273	(22)
Electric	4,000	2,333	716	1,618
Streetlights	194,000	113,167	62,706	50,460
Water & Sewer	39,600	23,100	21,437	1,663
Landscape Maintenance	418,374	244,052	231,732	12,320
Landscape Contingency	15,000	8,750	1,550	7,200
Lake Maintenance	29,316	17,101	17,101	-
Lake Contingency	1,500	875	-	875
Irrigation Repairs	5,000	2,917	3,025	(108)
Doggie Station Maintenance	5,000	2,917	4,350	(1,433)
Repairs & Maintenance	5,000	2,917	385	2,532
Walls, Entry & Monuments	2,500	1,458	1,435	23
Contingency	2,028	1,183	-	1,183
Hurricane Expenses	-	-	17,360	(17,360)
Total Operations & Maintenance:	\$ 742,934	\$ 435,149	\$ 376,199	\$ 58,950
Total Expenditures	\$ 887,713	\$ 518,828	\$ 440,268	\$ 78,560
Excess Revenues (Expenditures)	\$ (22,820)		\$ 415,656	
Fund Balance - Beginning	\$ 22,820		\$ 333,060	
Fund Balance - Ending	\$ -		\$ 748,716	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 491,331	\$ 485,597	\$ 485,597	\$ -
Interest	29,750	17,354	19,302	1,948
Total Revenues	\$ 521,081	\$ 502,951	\$ 504,899	\$ 1,948
Expenditures:				
Series 2019				
Interest - 12/15	\$ 154,438	\$ 154,438	\$ 154,438	\$ -
Principal - 12/15	180,000	180,000	180,000	-
Interest - 06/15	151,625	-	-	-
Total Expenditures	\$ 486,063	\$ 334,438	\$ 334,438	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,019		\$ 170,462	
Fund Balance - Beginning	\$ 423,701		\$ 673,883	
Fund Balance - Ending	\$ 458,720		\$ 844,345	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 411,766	\$ 407,033	\$ 407,033	\$ -
Interest	21,000	12,250	13,359	1,109
Total Revenues	\$ 432,766	\$ 419,283	\$ 420,392	\$ 1,109
Expenditures:				
Series 2022				
Interest - 12/15	\$ 156,341	\$ 156,341	\$ 156,341	\$ -
Principal - 06/15	100,000	-	-	-
Interest - 06/15	156,341	-	-	-
Total Expenditures	\$ 412,681	\$ 156,341	\$ 156,341	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (5,378)	\$ 5,378
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,378)	\$ 5,378
Excess Revenues (Expenditures)	\$ 20,085		\$ 258,673	
Fund Balance - Beginning	\$ 200,403		\$ 402,434	
Fund Balance - Ending	\$ 220,488		\$ 661,107	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Special Assessments	\$ 325,812	\$ 320,130	\$ 320,130	\$ -
Interest	8,000	4,667	9,266	4,599
Total Revenues	\$ 333,812	\$ 324,797	\$ 329,396	\$ 4,599
Expenditures:				
Series 2024				
Interest - 12/15	\$ 126,978	\$ 126,978	\$ 126,978	\$ -
Special Call - 12/15	-	-	30,000	(30,000)
Principal - 06/15	70,000	-	-	-
Interest - 06/15	126,978	-	-	-
Total Expenditures	\$ 323,955	\$ 126,978	\$ 156,978	\$ (30,000)
Other Sources/(Uses)				
Transfer In/(Out)	\$ (7,500)	\$ (4,375)	\$ (3,851)	\$ (524)
Total Other Financing Sources (Uses)	\$ (7,500)	\$ (4,375)	\$ (3,851)	\$ (524)
Excess Revenues (Expenditures)	\$ 2,357		\$ 168,568	
Fund Balance - Beginning	\$ 130,320		\$ 320,604	
Fund Balance - Ending	\$ 132,677		\$ 489,172	

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 577	\$ 577
Total Revenues	\$ -	\$ -	\$ 577	\$ 577
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,378	\$ (5,378)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,378	\$ (5,378)
Excess Revenues (Expenditures)	\$ -		\$ 5,955	
Fund Balance - Beginning	\$ -		\$ 19,039	
Fund Balance - Ending	\$ -		\$ 24,994	

Storey Creek

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 176	\$ 176
Total Revenues	\$ -	\$ -	\$ 176	\$ 176
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,851	\$ (3,851)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,851	\$ (3,851)
Excess Revenues (Expenditures)	\$ -		\$ 4,027	
Fund Balance - Beginning	\$ -		\$ 853	
Fund Balance - Ending	\$ -		\$ 4,880	

Storey Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 53,136	\$ 749,588	\$ 6,690	\$ 9,008	\$ 14,178	\$ 10,489	\$ -	\$ -	\$ -	\$ -	\$ -	843,088
Interest	540	507	1,397	2,730	2,457	2,713	2,490	-	-	-	-	-	12,836
Total Revenues	\$ 540	\$ 53,643	\$ 750,985	\$ 9,420	\$ 11,465	\$ 16,892	\$ 12,979	\$ -	\$ -	\$ -	\$ -	\$ -	855,924
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 200	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,200
FICA Expense	61	61	61	15	46	-	-	-	-	-	-	-	245
Engineering Fees	-	440	-	-	260	-	-	-	-	-	-	-	700
Attorney	422	607	330	1,824	437	114	-	-	-	-	-	-	3,734
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	904	1,154	904	904	904	904	904	-	-	-	-	-	6,579
Dissemination - DTS	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	4,246	-	-	-	-	-	-	-	4,246
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-	-	-	-	-	24,792
Information Technology	158	158	158	158	158	158	158	-	-	-	-	-	1,103
Website Maintenance	105	105	105	105	105	105	105	-	-	-	-	-	735
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	4	15	17	55	75	20	-	-	-	-	-	247
Printing & Binding	2	-	-	-	-	1	-	-	-	-	-	-	4
Insurance	6,469	-	-	-	-	-	-	-	-	-	-	-	6,469
Legal Advertising	-	-	405	178	171	-	-	-	-	-	-	-	754
Other Current Charges	56	41	56	76	44	44	44	-	-	-	-	-	361
Office Supplies	0	0	0	7	1	0	0	-	-	-	-	-	8
Property Appraiser Fee	-	-	-	340	-	-	-	-	-	-	-	-	340
Property Taxes	-	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 23,129	\$ 6,912	\$ 6,377	\$ 7,366	\$ 10,568	\$ 4,943	\$ 4,773	\$ -	\$ -	\$ -	\$ -	\$ -	64,069
Operations & Maintenance													
Field Services	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ -	\$ -	\$ -	\$ -	\$ -	10,130
Property Insurance	4,273	-	-	-	-	-	-	-	-	-	-	-	4,273
Electric	48	49	48	405	55	67	44	-	-	-	-	-	716
Streetlights	8,720	8,720	8,720	9,090	9,090	9,090	9,275	-	-	-	-	-	62,706
Water & Sewer	3,580	3,800	2,736	3,548	2,982	1,742	3,049	-	-	-	-	-	21,437
Landscape Maintenance	33,105	33,105	33,105	33,105	33,105	33,105	33,105	-	-	-	-	-	231,732
Landscape Contingency	-	-	-	-	1,550	-	-	-	-	-	-	-	1,550
Lake Maintenance	2,443	2,443	2,443	2,443	2,443	2,443	2,443	-	-	-	-	-	17,101
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	985	2,040	-	-	-	-	-	-	-	-	-	3,025
Doggie Station Maintenance	250	825	250	250	250	250	2,275	-	-	-	-	-	4,350
Repairs & Maintenance	385	-	-	-	-	-	-	-	-	-	-	-	385
Walls, Entry & Monuments	-	-	-	-	885	-	550	-	-	-	-	-	1,435
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	17,360	-	-	-	-	-	-	-	-	-	-	-	17,360
Total Operations & Maintenance:	\$ 71,611	\$ 51,374	\$ 50,789	\$ 50,288	\$ 51,807	\$ 48,144	\$ 52,188	\$ -	\$ -	\$ -	\$ -	\$ -	376,199
Total Expenditures	\$ 94,740	\$ 58,286	\$ 57,165	\$ 57,654	\$ 62,375	\$ 53,087	\$ 56,960	\$ -	\$ -	\$ -	\$ -	\$ -	440,268
Excess Revenues (Expenditures)	\$ (94,200)	\$ (4,643)	\$ 693,819	\$ (48,234)	\$ (50,910)	\$ (36,195)	\$ (43,982)	\$ -	\$ -	\$ -	\$ -	\$ -	415,656

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)
LESS: PRINCIPAL PAYMENT - 12/15/24		(\$180,000)
CURRENT BONDS OUTSTANDING		\$7,595,000

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	\$209,621	
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
LESS: SPECIAL CALL - 12/15/24		(\$30,000)
CURRENT BONDS OUTSTANDING		\$4,775,000

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$	907,332.34	\$	522,600.00	\$	438,049.15	\$	344,524.18	\$	2,212,505.67
Net Assessments	\$	852,892.40	\$	491,244.00	\$	411,766.20	\$	323,852.73	\$	2,079,755.33

ON ROLL ASSESSMENTS

41.01%	23.62%	19.80%	15.57%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2019 Debt Service Asmt	2022 Debt Service Asmt	2024 Debt Service Asmt	Total
11/18/24	ACH	\$5,407.00	\$102.63	\$275.59	\$0.00	\$5,028.78	\$2,062.27	\$1,187.81	\$995.64	\$783.07	\$5,028.79
11/22/24	ACH	\$132,377.85	\$2,541.64	\$5,295.14	\$0.00	\$124,541.07	\$51,073.38	\$29,416.95	\$24,657.61	\$19,393.13	\$124,541.07
12/10/24	ACH	\$1,321.39	\$26.17	\$13.25	\$0.00	\$1,281.97	\$525.73	\$302.80	\$253.81	\$199.62	\$1,281.96
12/11/24	ACH	\$1,912,792.01	\$36,725.61	\$76,511.90	\$0.00	\$1,799,554.50	\$737,984.10	\$425,059.78	\$356,289.85	\$280,220.77	\$1,799,554.50
12/20/24	ACH	\$28,617.64	\$551.31	\$1,052.26	\$0.00	\$27,014.07	\$11,078.27	\$6,380.80	\$5,348.46	\$4,206.54	\$27,014.07
01/09/25	ACH	\$2,577.74	\$50.00	\$77.33	\$0.00	\$2,450.41	\$1,004.90	\$578.79	\$485.15	\$381.57	\$2,450.41
01/09/25	ACH	\$12,768.50	\$247.71	\$383.06	\$0.00	\$12,137.73	\$4,977.59	\$2,866.97	\$2,403.12	\$1,890.05	\$12,137.73
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$1,724.39	\$1,724.39	\$707.16	\$407.31	\$341.41	\$268.52	\$1,724.40
02/10/25	ACH	\$860.52	\$17.21	\$0.00	\$0.00	\$843.31	\$345.84	\$199.19	\$166.97	\$131.32	\$843.32
02/10/25	ACH	\$22,015.32	\$431.06	\$462.35	\$0.00	\$21,121.91	\$8,661.94	\$4,989.05	\$4,181.88	\$3,289.04	\$21,121.91
03/11/25	ACH	\$828.24	\$16.56	\$0.00	\$0.00	\$811.68	\$332.86	\$191.72	\$160.70	\$126.39	\$811.67
03/11/25	ACH	\$34,799.12	\$689.03	\$348.01	\$0.00	\$33,762.08	\$13,845.58	\$7,974.70	\$6,684.48	\$5,257.32	\$33,762.08
04/09/25	ACH	\$888.98	\$17.78	\$0.00	\$0.00	\$871.20	\$357.27	\$205.78	\$172.49	\$135.66	\$871.20
04/09/25	ACH	\$25,099.45	\$501.99	\$0.00	\$0.00	\$24,597.46	\$10,087.24	\$5,809.99	\$4,870.00	\$3,830.24	\$24,597.47
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$107.47	\$107.47	\$44.07	\$25.38	\$21.28	\$16.73	\$107.46
05/12/25	ACH	\$4,083.84	\$81.67	\$0.00	\$0.00	\$4,002.17	\$1,641.26	\$945.32	\$792.38	\$623.20	\$4,002.16
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,184,437.60	\$ 42,000.37	\$ 84,418.89	\$ 1,831.86	\$ 2,059,850.20	\$ 844,729.46	\$ 486,542.34	\$ 407,825.23	\$ 320,753.17	\$ 2,059,850.20

99.04%	Net Percent Collected
\$ 19,905.13	Balance Remaining to Collect

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
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Date	Requisition #	Contractor	Description	Requisition
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Fiscal Year 2025

TOTAL	\$	-
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Fiscal Year 2025

10/1/24	Interest	\$	78.72
11/1/24	Interest		76.85
12/2/24	Interest		71.66
12/3/24	Transfer from Reserve		5,377.67
1/2/25	Interest		90.33
2/3/25	Interest		89.19
3/3/25	Interest		80.84
4/1/25	Interest		89.79

TOTAL	\$	5,955.05
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Project (Construction) Fund at 09/30/24	\$	19,039.37
Interest Earned/Transferred Funds thru 4/30/25	\$	5,955.05
Requisitions Paid thru 4/30/25	\$	-

Remaining Project (Construction) Fund	\$	24,994.42
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Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/1/24		Interest		\$ 118.19
10/2/24		Transfer from Reserve		610.28
11/1/24		Interest		5.70
11/4/24		Transfer from Reserve		594.24
12/2/24		Interest		7.21
12/3/24		Transfer from Reserve		554.17
1/2/25		Interest		9.21
1/3/25		Transfer from Reserve		554.21
2/3/25		Interest		10.70
2/4/25		Transfer from Reserve		533.19
3/3/25		Interest		11.15
3/4/25		Transfer from Reserve		478.95
4/1/25		Interest		13.85
4/2/25		Transfer from Reserve		525.51
TOTAL				\$ 4,026.56
Project (Construction) Fund at 09/30/24				\$ 853.17
Interest Earned/Transferred Funds thru 4/30/25				\$ 4,026.56
Requisitions Paid thru 4/30/25				\$ -
Remaining Project (Construction) Fund				\$ 4,879.73

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2025

Ms. Stacie Vanderbilt
Recording Secretary
Storey Creek Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Storey Creek Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Storey Creek Community Development District as of April 15, 2025.

The number of registered voters within the Storey Creek CDD is 963 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

MAY 01 2025

GMS-CF, LLC

Vote
Osceola