

Storey Creek
Community Development District

Proposed Budget
FY2026



Table of Contents

1-4	General Fund
5-11	General Fund Narrative
12	Debt Service Fund Series 2019
13	Amortization Schedule Series 2019
14	Debt Service Fund Series 2022
15	Amortization Schedule Series 2022
16	Debt Service Fund Series 2024
17	Amortization Schedule Series 2024

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		-		-		-		24,284

Total Revenues	\$	887,713	\$	855,924	\$	17,754	\$	873,678	\$	889,177
-----------------------	-----------	----------------	-----------	----------------	-----------	---------------	-----------	----------------	-----------	----------------

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
------------------------------	-----------	----------------	-----------	---------------	-----------	---------------	-----------	----------------	-----------	----------------

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	194,000
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	\$ 751,971
Total Expenditures	\$ 887,713	\$ 440,268	\$ 314,391	\$ 754,658	\$ 889,177
Excess Revenues (Expenditures)	\$ -	\$ 415,656	\$ (296,636)	\$ 119,020	\$ -

Net Assessment	\$852,893
Collection Cost (6%)	<u>\$54,440</u>
Gross Assessment	<u><u>\$907,333</u></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 60'	0	1.75	0	0.00%	\$0	\$0.00
Total	421		503	39.85%	\$361,566	

Assessment Area Two

Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
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	

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	44991 Storey Creek Boulevard V Lights	\$2,700	\$32,400
	Phase 1 - 65 Teardrop Fixtures	\$1,850	\$22,200
	Phase 2A - 24 Teardrop Fixtures	\$700	\$8,400
	Phase 2B - 55 Teardrop Fixtures	\$1,600	\$19,200
	321 Teardrop Fixtures (Future Phases)	\$9,000	\$108,000
	Contingency		\$3,800
Total			\$194,000

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.

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
-----------------------	-----------	----------------	-----------	----------------	-----------	---------------	-----------	----------------	-----------	----------------

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
---------------------------	-----------	----------------	-----------	----------------	-----------	----------------	-----------	----------------	-----------	----------------

Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(5,378)	\$	-	\$	(5,378)	\$	(5,200)
-------------------	----	---	----	---------	----	---	----	---------	----	---------

Total Other Financing Sources (Uses)	\$	-	\$	(5,378)	\$	-	\$	(5,378)	\$	(5,200)
---	-----------	----------	-----------	----------------	-----------	----------	-----------	----------------	-----------	----------------

Excess Revenues (Expenditures)	\$	220,488	\$	451,559	\$	(242,757)	\$	208,801	\$	222,986
---------------------------------------	-----------	----------------	-----------	----------------	-----------	------------------	-----------	----------------	-----------	----------------

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