

*Storey Creek Community
Development District*

Agenda

August 18, 2025

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 11, 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, August 18, 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 May 19, 2025 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2025-03 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-04 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Maintenance Agreements
 - A. Pond Maintenance Agreement with Applied Aquatic Management, Inc.
 - B. Landscape Maintenance Agreement with Frank Polly Sod, Inc.
6. Review and Acceptance of Fiscal Year 2024 Audit Report
7. District Goals & Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - ii. Discussion of Pending Plat Conveyances
 - iii. Status of Permit Transfers
 - iv. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2026 Meeting Schedule
 - iv. Presentation of Series 2019 Arbitrage Rebate Calculation Report
 - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests

11. 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, May 19, 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
Karley Chambers <i>joined late</i>	Assistant Secretary
Logan Lantrip	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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 17, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the February 17, 2025 Audit Committee Meeting

Mr. Flint presented the minutes from the February 17, 2025, Board of Supervisors and Audit Committee meetings 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 February 17, 2025 Board of Supervisors Meeting were approved as presented and the Minutes of the February 17, 2025 Audit Committee Meeting were accepted.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2024

Mr. Flint presented the agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2024. He stated he executed the agreement to be able to move the audit forward and asked for a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2024, was ratified.

**Ms. Chambers joined the meeting at this time.*

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. Flint presented the resolution and proposed budget to the Board. He stated they are suggesting August 18, 2025 at 10:00 a.m. for the public hearing date for adoption. He noted once this is approved it can still be changed and they are recommending the assessments stay the same. He added there will be \$42,000 going into the Capital Reserve once the projects are complete.

Mr. Scheerer stated they are able to lower the amount for streetlights. He noted Pond 6 is already included in the budget. He added Pond 7 is close to completion. Mr. Bonin suggested driving a truck over it before they sod to double check if everything is working okay. He asked how many streetlights they are proposing. Mr. Flint stated it will be one streetlight per every three houses.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2025-01 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for August 18, 2025 at 10:00 a.m. at this location, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-02
Extending Terms of Certain Seats to
Coincide with General Election**

Mr. Flint presented the resolution to the Board. He stated this extends the terms of the seats. He noted because the District was created in an odd number year, the statutes state at some point the term must shift to even numbered years. The seats will now shift one year forward.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2025-02 Extending Terms of Certain Seats to Coincide with General Election, 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****iii. Status of Construction Funds & Requisitions**

Mr. Boyd stated they will be doing the annual certifications and will have the results prior to the next meeting. He added they are finalizing the last requisition. Mr. Morgan asked for an update on the ERUs.

C. District Manager's Report**i. Approval of Check Register**

Mr. Flint presented the check register from February 1, 2025 through April 30, 2025 totaling \$197,101.85 and asked for any questions or comments.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Check Register, was 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.

iii. Presentation of Number of Registered Voters – 963

Mr. Flint stated there are currently 963 registered voters in the District.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's Report. He stated they will take the advice from the Board for Pond 7. He added they have a request from the HOA to add a "No Overnight Parking" sign on one of the parking lots, and he will install them before the next meeting. He noted they added many doggie stations throughout the neighborhood.

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.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AND EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Creek Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 18, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Storey Creek Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on August 18, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Storey Creek Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2022	\$ _____
DEBT SERVICE FUND – SERIES 2024	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 18th day of August, 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	7/31/25	2 Months	9/30/25	FY2026

Revenues:

Special Assessments - Tax Roll	\$	852,893	\$	856,413	\$	-	\$	856,413	\$	852,893
Interest		12,000		19,039		3,500		22,539		12,000
Carry Forward Surplus		22,820		-		-		-		-

Total Revenues	\$	887,713	\$	875,452	\$	3,500	\$	878,952	\$	864,893
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Expenditures:

Administrative:

Supervisor Fees	\$	12,000	\$	4,000	\$	2,000	\$	6,000	\$	12,000
FICA Expense		918		306		153		459		918
Engineering Fees		12,000		3,275		1,750		5,025		10,000
Attorney		25,000		4,598		2,502		7,100		15,000
Arbitrage		1,350		450		900		1,350		1,350
Dissemination		10,850		9,392		1,808		11,200		11,176
Dissemination - DTS		-		2,500		-		2,500		2,500
Annual Audit		5,610		3,500		3,500		7,000		3,650
Trustee Fees		12,150		12,318		-		12,318		13,303
Assessment Administration		7,875		7,875		-		7,875		8,111
Management Fees		42,500		35,417		7,083		42,500		43,775
Information Technology		1,890		1,575		315		1,890		1,947
Website Maintenance		1,260		1,050		210		1,260		1,298
Telephone		150		-		25		25		75
Postage		500		323		52		375		600
Printing & Binding		600		4		31		35		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		523		120		643		650
Office Supplies		100		9		42		51		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	\$	94,855	\$	21,737	\$	116,592	\$	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	7/31/25	2 Months	9/30/25	FY2026
<u>Operations & Maintenance</u>					
Field Services	\$ 17,365	\$ 14,471	\$ 2,894	\$ 17,365	\$ 17,886
Property Insurance	4,251	4,273	-	4,273	4,615
Electric	4,000	842	85	927	4,000
Streetlights	194,000	90,387	18,275	108,662	127,690
Water & Sewer	39,600	33,090	5,000	38,090	41,050
Landscape Maintenance	418,374	331,045	69,729	400,774	424,200
Landscape Contingency	15,000	1,550	3,450	5,000	15,000
Lake Maintenance	29,316	24,430	4,886	29,316	30,192
Lake Contingency	1,500	-	375	375	1,500
Irrigation Repairs	5,000	3,025	975	4,000	5,000
Doggie Station Maintenance	5,000	5,475	500	5,975	5,000
Repairs & Maintenance	5,000	1,730	770	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	\$ 529,113	\$ 107,939	\$ 637,052	\$ 685,661
<u>Reserves</u>					
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 42,026
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 42,026
Total Expenditures	\$ 887,713	\$ 623,967	\$ 129,677	\$ 753,644	\$ 864,893
Excess Revenues (Expenditures)	\$ -	\$ 251,485	\$ (126,177)	\$ 125,308	\$ -

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

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Single Family 40'	126	1.00	126	9.99%	\$90,661	\$719.53
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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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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 7/31/25	Projected Next 2 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	7/31/25	2 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	491,331	\$	493,272	\$	-	\$	493,272	\$	491,331
Interest		29,750		28,003		5,150		33,153		29,750
Carry Forward Surplus		423,701		428,218		-		428,218		468,580
Total Revenues	\$	944,782	\$	949,493	\$	5,150	\$	954,643	\$	989,661

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	\$	486,063	\$	-	\$	486,063	\$	485,359
Excess Revenues (Expenditures)	\$	458,720	\$	463,430	\$	5,150	\$	468,580	\$	504,302

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
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	\$ 4,492,556	\$ 12,087,556.25

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

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	7/31/25	2 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$	411,766	\$	413,466	\$	-	\$	413,466	\$	411,766
Interest		21,000		19,924		3,000		22,924		21,000
Carry Forward Surplus		200,403		192,885		-		192,885		206,747

Total Revenues	\$	633,169	\$	626,275	\$	3,000	\$	629,275	\$	639,513
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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	\$	412,681	\$	-	\$	412,681	\$	413,381
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Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	(9,847)	\$	-	\$	(9,847)	\$	(9,000)
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Total Other Financing Sources (Uses)	\$	-	\$	(9,847)	\$	-	\$	(9,847)	\$	(9,000)
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Excess Revenues (Expenditures)	\$	220,488	\$	203,747	\$	3,000	\$	206,747	\$	217,132
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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
12/15/25	\$ 5,885,000	\$ -	\$ 154,190.63	\$ 154,190.63
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		\$ 5,885,000	\$ 5,344,403	\$ 11,229,403

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

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2025	7/31/25	2 Months	9/30/25	FY2026

Revenues:

Special Assessments	\$ 325,812	\$ 325,189	\$ -	\$ 325,189	\$ 323,852
Interest	8,000	13,562	2,400	15,962	8,000
Carry Forward Surplus	130,320	157,698	-	157,698	134,327
Total Revenues	\$ 464,132	\$ 496,450	\$ 2,400	\$ 498,850	\$ 466,179

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	126,165	-	126,165	124,470
Special Call - 05/01	-	5,000	-	5,000	-
Total Expenditures	\$ 323,955	\$ 358,143	\$ -	\$ 358,143	\$ 323,940

Other Sources/(Uses)

Transfer In/(Out)	\$ (7,500)	\$ (5,381)	\$ (1,000)	\$ (6,381)	\$ (6,000)
Total Other Financing Sources (Uses)	\$ (7,500)	\$ (5,381)	\$ (1,000)	\$ (6,381)	\$ (6,000)
Excess Revenues (Expenditures)	\$ 132,677	\$ 132,927	\$ 1,400	\$ 134,327	\$ 136,239

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
12/15/25	\$ 4,700,000	\$ -	\$ 124,470.00	\$ 124,470.00
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		\$ 4,700,000	\$ 4,714,478	\$ 9,414,478

SECTION B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Storey Creek Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025-2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Storey Creek Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2025, 25% due no later than February 1, 2026 and

25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2026 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Creek Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. 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.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Creek Community Development District.

PASSED AND ADOPTED this 18th day of August, 2025.

ATTEST:

**STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Storey Creek CDD FY 26 Assessment Roll

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
06-26-29-5301-0001-4220	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-4230	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-4240	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-4250	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-4260	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4270	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4280	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4290	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4300	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4310	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4320	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4330	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4340	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4350	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4360	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4370	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4380	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4390	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4400	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4410	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4420	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4430	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4440	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4450	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4460	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4470	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4480	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4490	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4500	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4510	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4520	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4530	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4540	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4550	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4560	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4570	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4580	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4590	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4600	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4610	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4620	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4630	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4640	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4650	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4660	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4670	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4680	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4690	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4700	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4710	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4720	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4730	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4740	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4750	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4760	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4770	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4780	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4790	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4800	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4810	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4820	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4830	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4840	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4850	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4860	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4870	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4880	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4890	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4900	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4910	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4920	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4930	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4940	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4950	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4960	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4970	1	50'	\$899.42		\$1,303.51		\$2,202.93

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
06-26-29-5301-0001-4980	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-4990	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5000	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5010	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5020	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5030	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5040	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5050	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5060	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5070	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5080	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5090	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5100	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5110	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5120	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5130	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5140	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5150	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5160	1	50'	\$899.42		\$1,303.51		\$2,202.93
06-26-29-5301-0001-5170	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5180	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5190	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5200	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5210	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5220	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5230	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5240	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5250	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5260	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5270	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5280	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5290	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5300	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5310	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5320	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5330	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5340	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5350	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5360	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5370	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5380	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5390	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5400	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5410	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5420	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5430	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5440	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5450	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5460	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5470	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5480	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5490	1	40'	\$719.53		\$1,042.81		\$1,762.34
06-26-29-5301-0001-5500	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-6580	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6590	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6600	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6610	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6620	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6630	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6640	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6650	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6660	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6670	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6680	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6690	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6700	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6710	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6720	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6730	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6740	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6750	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6760	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6770	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6780	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6790	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6800	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6810	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6820	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6830	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6840	1	40'	\$719.53			\$1,042.43	\$1,761.96

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
07-26-29-5302-0001-6850	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6860	1	40'	\$719.53			\$0.00	\$719.53
07-26-29-5302-0001-6870	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6880	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6890	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6900	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6910	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5302-0001-6920	1	40'	\$719.53			\$0.00	\$719.53
07-26-29-5302-0001-6930	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6940	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6950	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6960	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6970	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6980	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-6990	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7000	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7010	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7020	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7030	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7040	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7050	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7060	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7070	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7080	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7090	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7100	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7110	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7120	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7130	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7140	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7150	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7160	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7170	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7180	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7190	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7200	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7210	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7220	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7230	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7240	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7250	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7260	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7270	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7280	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7290	1	50'	\$899.42			\$1,303.04	\$2,2

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
07-26-29-5302-0001-7650	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7660	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7670	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7680	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7690	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7700	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7710	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5302-0001-7720	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7730	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7740	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7750	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7760	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7770	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7780	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7790	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7800	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7810	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7820	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7830	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7840	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7850	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7860	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7870	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7880	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7890	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7900	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7910	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7920	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7930	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7940	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7950	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7960	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-7970	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-7980	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-7990	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8000	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8010	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8020	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8030	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8040	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8050	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8060	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8070	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8080	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8090	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8100	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8110	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8120	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8130	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8140	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8150	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8160	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8170	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8180	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8190	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8200	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8210	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8220	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8230	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8240	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8250	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8260	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8270	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8280	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8290	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8300	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8310	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8320	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8330	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8340	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8350	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8360	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8370	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8380	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8390	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8400	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8410	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8420	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8430	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8440	1	40'	\$719.53		\$1,042.81		\$1,762.34

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
07-26-29-5302-0001-8450	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8460	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8470	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8480	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8490	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8500	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8510	1	40'	\$719.53		\$1,042.81		\$1,762.34
07-26-29-5302-0001-8520	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8530	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8540	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8550	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8560	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8570	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8580	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8590	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8600	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8610	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8620	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8630	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5302-0001-8640	1	50'	\$899.42		\$1,303.51		\$2,202.93
07-26-29-5303-0001-5510	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5520	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5530	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5540	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5550	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5560	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5570	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5580	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5590	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5600	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5610	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5620	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5630	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5640	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5650	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5660	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5670	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5680	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5690	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5700	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5710	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5720	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5730	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5740	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5750	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5760	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5770	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5780	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5790	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5800	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5810	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5820	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5830	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5840	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5850	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5860	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5870	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5880	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-5890	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5900	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5910	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5920	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5930	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5940	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5950	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5960	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5970	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5980	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-5990	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6000	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6010	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6020	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6030	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6040	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6050	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6060	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6070	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6080	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6090	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6100	1	60'	\$1,079.30		\$1,559.99		\$2,639.29

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
07-26-29-5303-0001-6110	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6120	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6130	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6140	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6150	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6160	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6170	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6180	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6190	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6200	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6210	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6220	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6230	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6240	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6250	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6260	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6270	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6280	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6290	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6300	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6310	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6320	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6330	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6340	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6350	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6360	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6370	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6380	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6390	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6400	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6410	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6420	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6430	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6440	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6450	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6460	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6470	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6480	1	70'	\$1,259.19		\$1,559.99		\$2,819.18
07-26-29-5303-0001-6490	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6500	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6510	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6520	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6530	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6540	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6550	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6560	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5303-0001-6570	1	60'	\$1,079.30		\$1,559.99		\$2,639.29
07-26-29-5304-0001-1000	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1001	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1002	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1003	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1004	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1005	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1006	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1007	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1008	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1009	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1010	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1011	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1012	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1013	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1014	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1015	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1016	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1017	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-1018	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1019	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1020	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1021	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1022	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1023	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1024	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1025	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1026	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1027	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1028	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1029	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1030	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1031	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1032	1	50'	\$899.42			\$1,303.04	\$2,202.46

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
07-26-29-5304-0001-1033	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1034	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1035	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1036	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1037	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1038	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1039	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1040	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1041	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1042	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1043	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1044	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1045	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1046	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1047	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-1048	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8650	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8660	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8670	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8680	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8690	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8700	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8710	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8720	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8730	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8740	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8750	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8760	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8770	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8780	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8790	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8800	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8810	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8820	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8830	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-8840	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8850	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8860	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8870	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8880	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8890	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8900	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8910	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8920	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8930	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8940	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8950	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8960	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8970	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8980	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-8990	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9000	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9010	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9020	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9030	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9040	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9050	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9060	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9070	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9080	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9090	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9100	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9110	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9120	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9130	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9140	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9150	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9160	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9170	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9180	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9190	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9200	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9210	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9220	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9230	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9240	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9250	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9260	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9270	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9280	1	40'	\$719.53			\$1,042.43	\$1,761.96

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
07-26-29-5304-0001-9290	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9300	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9310	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9320	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9330	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9340	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9350	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9360	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9370	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9380	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9390	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9400	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9410	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9420	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9430	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9440	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9450	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9460	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9470	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9480	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9490	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9500	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9510	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9520	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9530	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9540	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9550	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9560	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9570	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9580	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9590	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9600	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9610	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9620	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9630	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9640	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9650	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9660	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9670	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9680	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9690	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9700	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9710	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9720	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9730	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9740	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9750	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9760	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9770	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9780	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9790	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9800	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9810	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9820	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9830	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9840	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9850	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9860	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9870	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9880	1	50'	\$899.42			\$1,303.04	\$2,202.46
07-26-29-5304-0001-9890	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9900	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9910	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9920	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9930	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9940	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9950	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9960	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9970	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9980	1	40'	\$719.53			\$1,042.43	\$1,761.96
07-26-29-5304-0001-9990	1	40'	\$719.53			\$1,042.43	\$1,761.96
12-26-28-5087-0001-0010	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0020	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0030	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0040	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0050	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0060	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0070	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0080	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-0090	1	50'	\$899.42	\$1,300.00			\$2,199.42

[illegible]

[illegible]

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
12-26-28-5087-0001-1700	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-1710	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-1720	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-1730	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5087-0001-1740	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5088-0001-1750	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1760	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1770	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1780	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1790	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1800	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1810	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1820	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1830	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1840	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1850	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1860	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1870	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1880	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1890	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1900	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1910	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1920	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1930	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1940	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1950	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1960	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1970	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1980	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-1990	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2000	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2010	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2020	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2030	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2040	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2050	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2060	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2070	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2080	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2090	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2100	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2110	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2120	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2130	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2140	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2150	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2160	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2170	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2180	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2190	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2200	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2210	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2220	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2230	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2240	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2250	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2260	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2270	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2280	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2290	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2300	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2310	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2320	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2330	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2340	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2350	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2360	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2370	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2380	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2390	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2400	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2410	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2420	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2430	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2440	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2450	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2460	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2470	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2480	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5088-0001-2490	1	40'	\$719.53	\$1,040.00			\$1,759.53

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
12-26-28-5088-0001-2500	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2510	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2520	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2530	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2540	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2550	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2560	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2570	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2580	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2590	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2600	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2610	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2620	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5088-0001-2630	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2640	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2650	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2660	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2670	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2680	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2690	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2700	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2710	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2720	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2730	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2740	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2750	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2760	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2770	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2780	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2790	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2800	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2810	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2820	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2830	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2840	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2850	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2860	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2870	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2880	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2890	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2900	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2910	1	60'	\$1,079.30	\$1,560.00			\$2,639.30
12-26-28-5089-0001-2920	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2930	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2940	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2950	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2960	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2970	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2980	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-2990	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3000	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3010	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3020	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3030	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3040	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3050	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3060	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3070	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3080	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3090	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3100	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3110	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3120	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3130	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3140	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3150	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3160	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3170	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3180	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3190	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3200	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3210	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3220	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3230	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3240	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3250	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3260	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3270	1	40'	\$719.53	\$1,040.00			\$1,759.53
12-26-28-5089-0001-3280	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-3290	1	50'	\$899.42	\$1,300.00			\$2,199.42

[illegible]

ParcelID	Units	Type	O&M	2019 Debt	2022 Debt	Series 2024	Total
12-26-28-5089-0001-4100	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4110	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4120	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4130	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4140	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4150	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4160	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4170	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4180	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4190	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4200	1	50'	\$899.42	\$1,300.00			\$2,199.42
12-26-28-5089-0001-4210	1	50'	\$899.42	\$1,300.00			\$2,199.42
Total Gross Assessments	1048		\$907,332.34	\$522,600.00	\$438,049.15	\$344,524.18	\$2,212,505.67
Total Net Assessments			\$852,892.40	\$491,244.00	\$411,766.20	\$323,852.73	\$2,079,755.33

SECTION V

SECTION A



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **February 27, 2025**

Name **Storey Creek CDD**
c/o GMS Central Florida
Address **219 E. Livingston St.**
City **Orlando, FL 32801**
Phone **407-398-2890**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **Storey Creek CDD** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **16 months** in accordance with the terms and conditions of this Agreement in the following sites:

Pond 1: \$613.00	Pond 3B: \$79.00	Pond 4A: \$438.00	Pond 6: \$113.00
Pond 2: \$179.00	Pond 3C: \$50.00	Pond 4B: \$67.00	Pond 7: \$536.00
Pond 3A: \$50.00	Pond 3D & Surrounding Areas: \$294.00	Pond 5: \$97.00	

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2025 thru 09/30/2026.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	<u>NA</u>	Due at the start of work
Maintenance Fee	<u>\$2,516.00</u>	Due <u>monthly</u> as billed x 16
Total Annual Cost	<u>\$30,192.00</u>	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith** Date: **2/27/2025**

Accepted

Date:

AAM

Customer

Terms and Conditions

SECTION B



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com

Storey Creek CDD

Storey Creek PH 1,2,2B,3A,4,5,6,and Offsite Road

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Pond areas to be mowed every other week.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine Sod only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.

Dispose of all trash and litter in landscape beds.



Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner’s representative after each week of service.
Includes 250 yds of Pine Bark, once a year

Work Not Included

The following items would be an “extra” to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner’s prior authorization.
Sweeping of parking areas, driveways, and breezeways except for the clean-up of debris generated by our work.
Annuals -4” pots, installed @ \$1.75 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner’s beds not included.

Length of Contract

This contract will be for a period of twelve months beginning Oct. 1,2025 and ending on Sept. 30,2026

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$35,350.00 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this _____ day of _____, 2025.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



SECTION VI

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Storey Creek Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

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 generally accepted auditing standards will always detect a material misstatement when it exists. 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, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 23, 2025, on our consideration of the Storey Creek Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 23, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2025

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Storey Creek Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded assets its at the close of the most recent fiscal year resulting in a net position balance of (\$2,542,614).
- The change in the District's total net position in comparison with the prior fiscal year was (\$212,374) a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,749,872. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 1,755,442	\$ 1,141,623
Capital assets	14,444,672	10,713,198
Total assets	<u>16,200,114</u>	<u>11,854,821</u>
Current liabilities	610,133	461,198
Long-term liabilities	18,132,595	13,723,863
Total liabilities	<u>18,742,728</u>	<u>14,185,061</u>
Net position		
Net invested in capital assets	(3,716,467)	3,530,103
Restricted for debt service	821,754	368,564
Restricted for capital projects	19,039	-
Unrestricted	333,060	(6,228,907)
Total net position	<u>\$ (2,542,614)</u>	<u>\$ (2,330,240)</u>

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 8,977,372	\$ 9,421,657
General revenues	181,032	59,060
Total revenues	<u>9,158,404</u>	<u>9,480,717</u>
Expenses		
General government	105,157	100,043
Physical environment	1,205,068	932,494
Conveyance of infrastructure	6,977,733	8,456,262
Interest on long-term debt	787,345	625,597
Cost of issuance	295,475	-
Total expenses	<u>9,370,778</u>	<u>10,114,396</u>
Change in net position	(212,374)	(633,679)
Net position - beginning of period	(2,330,240)	(1,696,561)
Net position - end of year	<u>\$ (2,542,614)</u>	<u>\$ (2,330,240)</u>

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$9,370,778, which consisted of conveyance of infrastructure, cost of issuance, interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$14,444,672 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$18,482,595 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Storey Creek Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 182,790
Investments	126,213
Assessments receivable	5,995
Deposits	5,015
Prepaid items	18,617
Restricted assets:	
Investments	1,409,248
Assessments receivable	7,564
Capital assets:	
Non-depreciable	50,375
Depreciable	14,394,297
TOTAL ASSETS	\$ 16,200,114
LIABILITIES	
Accounts payable and accrued expenses	\$ 5,570
Accrued interest payable	254,563
Bonds payable, due within one year	350,000
Bonds payable, due in more than one year	18,132,595
TOTAL LIABILITIES	18,742,728
NET POSITION	
Net investment in capital assets	(3,716,467)
Restricted for:	
Debt service	821,754
Capital projects	19,039
Unrestricted	333,060
TOTAL NET POSITION	\$ (2,542,614)

The accompanying notes are an integral part of this financial statement

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for	Operating	Capital	Revenues and
		Services	Contributions	Contributions	Changes in Net
					Position
					Governmental
					Activities
Governmental activities					
General government	\$ 105,157	\$ 105,157	\$ -	\$ -	\$ -
Physical environment	1,205,068	1,038,114	-	7,046,756	6,879,802
Conveyance of infrastructure	6,977,733	-	-	-	(6,977,733)
Interest on long-term debt	787,345	787,345	-	-	-
Cost of issuance	295,475	-	-	-	(295,475)
Total governmental activities	<u>\$ 9,370,778</u>	<u>\$ 1,930,616</u>	<u>\$ -</u>	<u>\$ 7,046,756</u>	<u>(393,406)</u>
General revenues:					
Investment earnings					181,032
Total general revenues					<u>181,032</u>
Change in net position					<u>(212,374)</u>
Net position - October 1, 2023					<u>(2,330,240)</u>
Net position - September 30, 2024					<u>\$ (2,542,614)</u>

The accompanying notes are an integral part of this financial statement

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<u>ASSETS</u>				
Cash and cash equivalents	\$ 182,790	\$ -	\$ -	\$ 182,790
Investments	126,213	-	-	126,213
Assessments receivable	5,995	-	-	5,995
Deposits	5,015	-	-	5,015
Prepaid items	18,617	-	-	18,617
Restricted assets:				
Investments	-	1,389,356	19,892	1,409,248
Assessments receivable	-	7,564	-	7,564
TOTAL ASSETS	<u>\$ 338,630</u>	<u>\$ 1,396,920</u>	<u>\$ 19,892</u>	<u>\$ 1,755,442</u>
<u>LIABILITIES AND FUND BALANCES</u>				
<u>LIABILITIES</u>				
Accounts payable and accrued expenses	\$ 5,570	\$ -	\$ -	\$ 5,570
TOTAL LIABILITIES	<u>5,570</u>	<u>-</u>	<u>-</u>	<u>5,570</u>
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid items and deposits	23,632	-	-	23,632
Restricted for:				
Debt service	-	1,396,920	-	1,396,920
Capital projects	-	-	19,892	19,892
Unassigned	309,428	-	-	309,428
TOTAL FUND BALANCES	<u>333,060</u>	<u>1,396,920</u>	<u>19,892</u>	<u>1,749,872</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 338,630</u>	<u>\$ 1,396,920</u>	<u>\$ 19,892</u>	<u>\$ 1,755,442</u>

The accompanying notes are an integral part of this financial statement

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 1,749,872
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	15,821,979
Less accumulated depreciation	(1,377,307)
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:	
Accrued interest payable	(254,563)
Original issue premium	(6,753)
Original issue discount	89,158
Governmental bonds payable	<u>(18,565,000)</u>
Net Position of Governmental Activities	<u><u>\$ (2,542,614)</u></u>

The accompanying notes are an integral part of this financial statement

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Special assessments	\$ 861,219	\$1,069,397	\$ -	\$ 1,930,616
Investment earnings	16,213	70,270	94,549	181,032
TOTAL REVENUES	877,432	1,139,667	94,549	2,111,648
EXPENDITURES				
General government	105,157	-	-	105,157
Physical environment	558,549	-	-	558,549
Capital outlay	-	-	4,308,970	4,308,970
Debt				
Principal	-	270,000	-	270,000
Interest expense	-	714,438	-	714,438
Bond issuance costs	-	-	295,475	295,475
TOTAL EXPENDITURES	663,706	984,438	4,604,445	6,252,589
EXCESS REVENUES OVER (UNDER) EXPENDITURES	213,726	155,229	(4,509,896)	(4,140,941)
OTHER SOURCES (USES)				
Transfers in (out)	-	(11,466)	11,466	-
Bond discount	-	-	(48,687)	(48,687)
Bond proceeds	-	248,969	4,556,031	4,805,000
TOTAL OTHER SOURCES (USES)	-	237,503	4,518,810	4,756,313
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	213,726	392,732	8,914	615,372
FUND BALANCE				
Beginning of year	119,334	1,004,188	10,978	1,134,500
End of year	\$ 333,060	\$1,396,920	\$ 19,892	\$ 1,749,872

The accompanying notes are an integral part of this financial statement

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds \$ 615,372

Amount reported for governmental activities in the Statement of Activities
are different because:

The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period. (4,756,313)

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:

Capital outlay 4,308,970

The contribution of capital assets does not affect current resources, so it is recognized at the government-wide level. 7,046,756

Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities. (6,977,733)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:

Payments on long-term debt 270,000

Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:

Current year provision for depreciation (646,519)

Provision for amortization of bond premium 245

Provision for amortization of bond discount (2,664)

Change in accrued interest payable (70,488)

Change in Net Position of Governmental Activities \$ (212,374)

The accompanying notes are an integral part of this financial statement

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Storey Creek Community Development District ("District") was established on June 17, 2019 by the Board of County Commissioner of Osceola County, Florida Ordinance No. 19-56 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	15
Infrastructure	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

The statement of net position reports contains, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

The statement of net position reports contains, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Government Obligation CL D	\$ 321,456	S&P AAAM	Weighted average of the fund portfolio: 31 days
US Bank Gcts 0490	1,087,792	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	126,213	S&P AAAM	Weighted average maturity: 39 days
Total Investments	<u>\$ 1,535,461</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
Capital projects	\$ 11,466	\$ -
Debt service	-	11,466
Total	<u>\$ 11,466</u>	<u>\$ 11,466</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. Transfers from the general fund to the capital projects fund per the approved budget were made in order to accumulate funds for repairs and maintenance projects.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 50,375	\$ -	\$ -	\$ 50,375
Construction in process	-	4,308,970	(4,308,970)	-
Total capital assets, not being depreciated	50,375	4,308,970	(4,308,970)	50,375
Capital assets, being depreciated				
Improvements other than buildings	424,089	162,956	-	587,045
Infrastructure	10,969,522	11,192,770	(6,977,733)	15,184,559
Total capital assets, being depreciated	11,393,611	11,355,726	(6,977,733)	15,771,604
Less accumulated depreciation for:				
Improvements other than buildings	44,237	39,136	-	83,373
Infrastructure	686,551	607,383	-	1,293,934
Total accumulated depreciation	730,788	646,519	-	1,377,307
Total capital assets, being depreciated - net	10,662,823	10,709,207	(6,977,733)	14,394,297
Governmental activities capital assets - net	\$ 10,713,198	\$ 15,018,177	\$(11,286,703)	\$14,444,672

Depreciation expense of \$646,519 was charged to physical environment.

During 2024, the Developer made capital contributions of \$7,046,756 to the District. The District conveyed \$6,977,733 of improvements to other governmental entities.

NOTE G - LONG-TERM LIABILITIES

\$8,445,000 Special Assessment Bonds, Series 2019 (Assessment Area One Project) - On December 16, 2019, the District issued \$8,445,000 in Special Assessment Bonds, Series 2019 (Assessment Area One Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through December 2049. The Bonds bear interest ranging from 3.125% to 4.125% payable semi-annually on the fifteenth day of each June and December. Principal is due serially each December 15, commencing December 2020.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

\$6,170,000 Special Assessment Bonds, Series 2022 (Assessment Area Two Project) - On July 14, 2022, the District issued \$6,170,000 in Special Assessment Bonds, Series 2022 (Assessment Area Two Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through June 2052. The Bonds bear interest ranging from 4.30% to 5.375% payable semi-annually on the fifteenth day of each June and December. Principal is due serially each June 15, commencing June 2023.

\$4,805,000 Special Assessment Bonds, Series 2024 (Assessment Area Three Project) - On February 13, 2024, the District issued \$4,805,000 in Special Assessment Bonds, Series 2024 (Assessment Area Three Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable through June 2054. The Bonds bear interest ranging from 4.45% to 5.50% payable semi-annually on the fifteenth day of each June and December. Principal is due serially each June 15, commencing June 2025.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 09/30/2024	Due Within One Year
Special Assessments Bonds, Series 2019	\$ 7,950,000	\$ -	\$ 175,000	\$ 7,775,000	\$ 180,000
Special Assessments Bonds, Series 2022	6,080,000	-	95,000	5,985,000	100,000
Special Assessments Bonds, Series 2024	-	4,805,000	-	4,805,000	70,000
	14,030,000	4,805,000	270,000	18,565,000	350,000
Unamortized bond premium	6,998	-	245	6,753	-
Unamortized bond discount	(43,135)	(48,687)	(2,664)	(89,158)	-
	<u>\$13,993,863</u>	<u>\$ 4,756,313</u>	<u>\$ 267,581</u>	<u>\$18,482,595</u>	<u>\$ 350,000</u>

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 350,000	\$ 872,699	\$ 1,222,699
2026	365,000	859,581	1,224,581
2027	375,000	845,294	1,220,294
2028	395,000	830,258	1,225,258
2029	410,000	813,607	1,223,607
2030-2034	2,330,000	3,785,859	6,115,859
2035-2039	2,935,000	3,194,488	6,129,488
2040-2044	3,695,000	2,436,198	6,131,198
2045-2049	4,685,000	1,452,997	6,137,997
2050-2054	3,025,000	376,394	3,401,394
	<u>\$ 18,565,000</u>	<u>\$ 15,467,375</u>	<u>\$ 34,032,375</u>

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Special assessments	\$ 501,001	\$ 861,219	\$ 360,218
Investment earnings	-	16,213	16,213
TOTAL REVENUES	<u>501,001</u>	<u>877,432</u>	<u>376,431</u>
 EXPENDITURES			
Current			
General government	127,588	105,157	22,431
Physical environment	373,413	558,549	(185,136)
TOTAL EXPENDITURES	<u>501,001</u>	<u>663,706</u>	<u>(162,705)</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	213,726	<u>\$ 213,726</u>
 FUND BALANCES			
Beginning of year		<u>119,334</u>	
End of year		<u>\$ 333,060</u>	

* Original and final budget.

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due primarily to costs being higher than anticipated.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Storey Creek Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise Storey Creek Community Development District's basic financial statements and have issued our report thereon dated June 23, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

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

Fort Pierce, Florida

June 23, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

We have examined Storey Creek Community Development District, Osceola County, Florida's ("District") 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 during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Storey Creek Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2025

Management Letter

To the Board of Supervisors
Storey Creek Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Storey Creek Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 23, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Storey Creek Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 8.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$7,573.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$559,987. —
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Storey Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$406 to \$1,560 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,930,616.
- c. The total amount of outstanding bonds issued by the District as \$18,565,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 23, 2025

SECTION VII

SECTION A

Storey Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Print Name: _____

Storey Creek Community Development District

Date: _____

District Manager: _____

Print Name: _____

Storey Creek Community Development District

Date: _____

SECTION B

Storey Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Print Name: _____

Storey Creek Community Development District

Date: _____

District Manager: _____

Print Name: _____

Storey Creek Community Development District

Date: _____

SECTION VIII

SECTION B

SECTION 1

June 27, 2025

Mr. George S. Flint
District Manager
Storey Creek CDD
219 East Livingston St.
Orlando, FL 32801

Re: Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
Storey Creek Community Development District
Series 2019, Series 2022

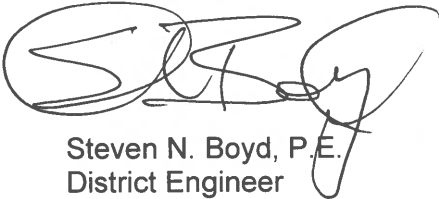
Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture, I have completed the annual review of the portions of the project within the Storey Creek Community Development District constructed to date. I find these portions are being maintained in good condition in accordance with the District's maintenance agreements, policies and procedures.

I have reviewed the current Operations and Maintenance budget for fiscal year 2025 and the draft proposed budget for fiscal year 2026 and believe both are sufficient for proper maintenance of the Storey Creek Community Development District.

In addition, in accordance with Section 9.21 of the Master Trust Indenture, I have reviewed the current limit of insurance coverage and believe that they are adequate.

Sincerely:



Steven N. Boyd, P.E.
District Engineer

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

May 1, 2025 - August 15, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	5/16/25	523-526	\$ 44,818.98
	5/22/25	527-531	4,967.29
	6/13/25	532-537	39,172.03
	6/20/25	538-544	21,572.63
	7/11/25	545-548	44,118.48
	7/18/25	549-551	3,283.49
	8/1/25	552	375.00
	8/8/25	553-554	38,895.75
	8/14/25	555-556	6,243.36
			<hr/>
			\$ 203,447.01
Payroll			
	<u>May 2025</u>		
	Adam Morgan	50121	\$ 184.70
	Karly Chambers	50122	184.70
	Logan Lantrip	50123	184.70
	Patrick Bonin Jr.	50124	184.70
			<hr/>
			\$ 738.80
TOTAL			\$ 204,185.81

*** CHECK DATES 05/01/2025 - 08/15/2025 ***
 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 #
5/16/25	00003	5/02/25 4375	202504 310-51300-31100		*	1,219.00	
			REV PERMT CERT/SITE VISIT				
				BOYD CIVIL ENGINEERING INC			1,219.00 000523
5/16/25	00013	5/01/25 18619	202505 320-53800-46200		*	33,104.50	
			LANDSCAPE MAINT MAY25				
		5/01/25 18619	202505 320-53800-47800		*	250.00	
			DOGGIE/GARBAGE CANS MAY25				
				FRANK POLLY SOD, INC			33,354.50 000524
5/16/25	00001	5/01/25 141	202505 310-51300-34000		*	3,541.67	
			MANAGEMENT FEES MAY25				
		5/01/25 141	202505 310-51300-35200		*	105.00	
			WEBSITE ADMIN MAY25				
		5/01/25 141	202505 310-51300-35100		*	157.50	
			INFORMATION TECH MAY25				
		5/01/25 141	202505 310-51300-31300		*	904.17	
			DISSEMINATION SVCS MAY25				
		5/01/25 141	202505 310-51300-51000		*	.12	
			OFFICE SUPPLIES MAY25				
		5/01/25 141	202505 310-51300-42000		*	49.31	
			POSTAGE MAY25				
		5/01/25 142	202505 320-53800-12000		*	1,447.08	
			FIELD MANAGEMENT MAY25				
				GOVERNMENTAL MANAGEMENT SERVICES			6,204.85 000525
5/16/25	00015	1/24/25 7625663	202501 310-51300-32300		*	4,040.63	
			TRUSTEE FEES SER.2019				
				US BANK			4,040.63 000526
5/22/25	00012	5/15/25 228285	202505 320-53800-47000		*	2,443.00	
			AQUATIC PLANT MGMT MAY25				
				APPLIED AQUATIC MANAGEMENT INC			2,443.00 000527
5/22/25	00029	5/14/25 2	202505 310-51300-31300		*	100.00	
			REV AMORT SCHED SER2024				
				DISCLOSURE SERVICES LLC			100.00 000528
5/22/25	00011	5/12/25 05122025	202505 300-20700-10000		*	970.70	
			FY25 DEBT SVC SER2019				
				STOREY CREEK CDD C/O USBANK			970.70 000529
5/22/25	00011	5/12/25 05122025	202505 300-20700-10100		*	813.66	
			FY25 DEBT SVC SER2022				
				STOREY CREEK CDD C/O USBANK			813.66 000530
				SCCD STOREY CREEK TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/20/25	00001	6/01/25 143	202506 320-53800-12000		*	1,447.08	
			FIELD MANAGEMENT JUN25				
		6/01/25 144	202506 310-51300-34000		*	3,541.67	
			MANAGEMENT FEES JUN25				
		6/01/25 144	202506 310-51300-35200		*	105.00	
			WEBSITE ADMIN JUN25				
		6/01/25 144	202506 310-51300-35100		*	157.50	
			INFORMATION TECH JUN25				
		6/01/25 144	202506 310-51300-31300		*	904.17	
			DISSEMINATION SVCS JUN25				
		6/01/25 144	202506 310-51300-51000		*	.30	
			OFFICE SUPPLIES JUN25				
		6/01/25 144	202506 310-51300-42000		*	14.34	
			POSTAGE JUN25				
			GOVERNMENTAL MANAGEMENT SERVICES				6,170.06 000541
6/20/25	00011	6/16/25 06162025	202506 300-20700-10000		*	4,620.52	
			FY25 DEBT SVC SER2019				
			STOREY CREEK CDD C/O USBANK				4,620.52 000542
6/20/25	00011	6/16/25 06162025	202506 300-20700-10100		*	3,872.97	
			FY25 DEBT SVC SER2022				
			STOREY CREEK CDD C/O USBANK				3,872.97 000543
6/20/25	00011	6/16/25 06162025	202506 300-20700-10300		*	3,046.08	
			FY25 DEBT SVC SER2024				
			STOREY CREEK CDD C/O USBANK				3,046.08 000544
7/11/25	00003	7/03/25 4446	202506 310-51300-31100		*	1,096.00	
			SITE VISIT/ANNUAL CERTIF				
			BOYD CIVIL ENGINEERING INC				1,096.00 000545
7/11/25	00031	7/09/25 90111327	202506 310-51300-32200		*	3,500.00	
			FY24 AUDIT SERVICES				
			DIBARTOLOMEO, MCBEE, HARTLEY &				3,500.00 000546
7/11/25	00013	7/01/25 18694	202507 320-53800-46200		*	33,104.50	
			LANDSCAPE MAINT JUL25				
		7/01/25 18694	202507 320-53800-47800		*	250.00	
			DOGGIE/GARBAGE CANS JUL25				
			FRANK POLLY SOD, INC				33,354.50 000547
7/11/25	00001	7/01/25 145	202507 320-53800-12000		*	1,447.08	
			FIELD MANAGEMENT JUL25				
		7/01/25 145A	202504 310-51300-42000		*	1.84	
			USPS-MAILING 941 FORMS				

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		7/01/25 146	202507 310-51300-34000		*	3,541.67	
			MANAGEMENT FEES JUL25				
		7/01/25 146	202507 310-51300-35200		*	105.00	
			WEBSITE ADMIN JUL25				
		7/01/25 146	202507 310-51300-35100		*	157.50	
			INFORMATION TECH JUL25				
		7/01/25 146	202507 310-51300-31300		*	904.17	
			DISSEMINATION SVCS JUL25				
		7/01/25 146	202507 310-51300-51000		*	.03	
			OFFICE SUPPLIES JUL25				
		7/01/25 146	202507 310-51300-42000		*	10.69	
			POSTAGE JUL25				
				GOVERNMENTAL MANAGEMENT SERVICES			6,167.98 000548
7/18/25 00012		7/15/25 229633	202507 320-53800-47000		*	2,443.00	
			AQUATIC PLANT MGMT JUL25				
				APPLIED AQUATIC MANAGEMENT INC			2,443.00 000549
7/18/25 00013		7/07/25 18703	202507 320-53800-47800		*	325.00	
			GOGGIE BAGS(1BOX=6000BAG)				
		7/07/25 18703	202507 320-53800-47800		*	50.00	
			TRASH BAGS				
				FRANK POLLY SOD,INC			375.00 000550
7/18/25 00002		7/14/25 142613	202506 310-51300-31500		*	465.49	
			EMAIL/AGEND ITEM/RVW AUDT				
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			465.49 000551
8/01/25 00019		7/26/25 5895	202507 320-53800-48000		*	375.00	
			FURN/INSTL NEW SIGN POST				
				BERRY CONSTRUCTION INC			375.00 000552
8/08/25 00013		8/01/25 18725	202508 320-53800-46200		*	34,864.50	
			LANDSCAPE MAINT AUG25				
				FRANK POLLY SOD,INC			34,864.50 000553
8/08/25 00015		7/25/25 7839320	202507 310-51300-32300		*	4,031.25	
			TRUSTEE FEE SER2022				
				US BANK			4,031.25 000554
8/14/25 00001		8/01/25 147	202508 320-53800-12000		*	1,447.08	
			FIELD MANAGEMENT AUG25				
		8/01/25 148	202508 310-51300-34000		*	3,541.67	
			MANAGEMENT FEES AUG25				
		8/01/25 148	202508 310-51300-35200		*	105.00	
			WEBSITE ADMIN AUG25				

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/01/25 148	202508 310-51300-35100	INFORMATION TECH AUG25	*	157.50	
		8/01/25 148	202508 310-51300-31300	DISSEMINATION FEE AUG25	*	904.17	
		8/01/25 148	202508 310-51300-51000	OFFICE SUPPLIES	*	.09	
		8/01/25 148	202508 310-51300-42000	POSTAGE	*	2.35	
GOVERNMENTAL MANAGEMENT SERVICES							6,157.86 000555
8/14/25 00002	8/12/25 143011	202507 310-51300-31500	ILA FOR MAINT/ROADWAY MNT	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	85.50	85.50 000556
TOTAL FOR BANK A						203,447.01	
TOTAL FOR REGISTER						203,447.01	

SECTION 2

Storey Creek
Community Development District

Unaudited Financial Reporting
July 31, 2025



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10	Assessment Receipt Schedule
11	Construction Schedule Series 2022
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Storey Creek
Community Development District
Balance Sheet
July 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 84,531	\$ -	\$ -	\$ 84,531
Investments:				
Series 2019				
Reserve	-	245,666	-	245,666
Revenue	-	463,387	-	463,387
Prepayment	-	34	-	34
Series 2022				
Reserve	-	207,370	-	207,370
Revenue	-	205,917	-	205,917
Construction	-	-	29,737	29,737
Series 2024				
Reserve	-	161,709	-	161,709
Revenue	-	134,117	-	134,117
Prepayment	-	1	-	1
Construction	-	-	6,460	6,460
State Board of Administration	500,253	-	-	500,253
Due From General Fund	-	22	-	22
Deposits	5,015	-	-	5,015
Total Assets	\$ 589,799	\$ 1,418,224	\$ 36,197	\$ 2,044,220
Liabilities:				
Accounts Payable	\$ 4,492	\$ -	\$ -	\$ 4,492
Due to Debt Service 2019	9	-	-	9
Due to Debt Service 2022	8	-	-	8
Due to Debt Service 2024	6	-	-	6
Due to Other	740	-	-	740
Total Liabilities	\$ 5,254	\$ -	\$ -	\$ 5,254
Fund Balances:				
Assigned For Debt Service 2019	\$ -	\$ 709,096	\$ -	\$ 709,096
Assigned For Debt Service 2022	-	413,295	-	413,295
Assigned For Debt Service 2024	-	295,833	-	295,833
Assigned For Capital Projects 2022	-	-	29,737	29,737
Assigned For Capital Projects 2024	-	-	6,460	6,460
Unassigned	584,545	-	-	584,545
Total Fund Balances	\$ 584,545	\$ 1,418,224	\$ 36,197	\$ 2,038,966
Total Liabilities & Fund Equity	\$ 589,799	\$ 1,418,224	\$ 36,197	\$ 2,044,220

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments	\$ 852,893	\$ 852,893	\$ 856,413	\$ 3,520
Interest	12,000	10,000	19,039	9,039
Total Revenues	\$ 864,893	\$ 862,893	\$ 875,452	\$ 12,559
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 4,000	\$ 6,000
FICA Expense	918	765	306	459
Engineering Fees	12,000	10,000	3,275	6,725
Attorney	25,000	20,833	4,598	16,235
Arbitrage	1,350	450	450	-
Dissemination	10,850	9,042	9,392	(350)
Dissemination - DTS	-	-	2,500	(2,500)
Annual Audit	5,610	5,610	3,500	2,110
Trustee Fees	12,150	12,150	12,318	(168)
Assessment Administration	7,875	7,875	7,875	-
Management Fees	42,500	35,417	35,417	(0)
Information Technology	1,890	1,575	1,575	-
Website Maintenance	1,260	1,050	1,050	-
Telephone	150	125	-	125
Postage	500	417	323	93
Printing & Binding	600	500	4	496
Insurance	6,651	6,651	6,469	182
Legal Advertising	2,000	1,667	754	912
Other Current Charges	600	500	523	(23)
Office Supplies	100	83	9	74
Property Appraiser Fee	500	417	340	77
Property Taxes	100	83	1	82
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 144,779	\$ 125,384	\$ 94,855	\$ 30,530
Operations & Maintenance				
Field Services	\$ 17,365	\$ 14,471	\$ 14,471	\$ 0
Property Insurance	4,251	4,251	4,273	(22)
Electric	4,000	3,333	842	2,491
Streetlights	194,000	161,667	90,387	71,280
Water & Sewer	39,600	33,000	33,090	(90)
Landscape Maintenance	418,374	348,645	331,045	17,600
Landscape Contingency	15,000	12,500	1,550	10,950
Lake Maintenance	29,316	24,430	24,430	-
Lake Contingency	1,500	1,250	-	1,250
Irrigation Repairs	5,000	4,167	3,025	1,142
Doggie Station Maintenance	5,000	4,167	5,475	(1,308)
Repairs & Maintenance	5,000	4,167	1,730	2,437
Walls, Entry & Monuments	2,500	2,083	1,435	648
Contingency	2,028	1,690	-	1,690
Hurricane Expenses	-	-	17,360	(17,360)
Total Operations & Maintenance:	\$ 742,934	\$ 619,820	\$ 529,113	\$ 90,708
Total Expenditures	\$ 887,713	\$ 745,205	\$ 623,967	\$ 121,237
Excess Revenues (Expenditures)	\$ (22,820)		\$ 251,485	
Fund Balance - Beginning	\$ 22,820		\$ 333,060	
Fund Balance - Ending	\$ -		\$ 584,545	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments	\$ 491,331	\$ 491,331	\$ 493,272	\$ 1,941
Interest	29,750	24,792	28,003	3,212
Total Revenues	\$ 521,081	\$ 516,123	\$ 521,275	\$ 5,152
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	151,625	151,625	-
Total Expenditures	\$ 486,063	\$ 486,063	\$ 486,063	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,019		\$ 35,212	
Fund Balance - Beginning	\$ 423,701		\$ 673,883	
Fund Balance - Ending	\$ 458,720		\$ 709,096	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments	\$ 411,766	\$ 413,466	\$ 413,466	\$ -
Interest	21,000	17,500	19,924	2,424
Total Revenues	\$ 432,766	\$ 430,966	\$ 433,389	\$ 2,424
Expenditures:				
Series 2022				
Interest - 12/15	\$ 156,341	\$ 156,341	\$ 156,341	\$ -
Principal - 06/15	100,000	100,000	100,000	-
Interest - 06/15	156,341	156,341	156,341	-
Total Expenditures	\$ 412,681	\$ 412,681	\$ 412,681	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (9,847)	\$ 9,847
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (9,847)	\$ 9,847
Excess Revenues (Expenditures)	\$ 20,085		\$ 10,861	
Fund Balance - Beginning	\$ 200,403		\$ 402,434	
Fund Balance - Ending	\$ 220,488		\$ 413,295	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Special Assessments	\$ 325,812	\$ 325,812	\$ 325,189	\$ (623)
Interest	8,000	6,667	13,562	6,896
Total Revenues	\$ 333,812	\$ 332,479	\$ 338,752	\$ 6,273
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	70,000	70,000	-
Interest - 06/15	126,978	126,165	126,165	-
Special Call - 05/01	-	-	5,000	(5,000)
Total Expenditures	\$ 323,955	\$ 323,143	\$ 358,143	\$ (35,000)
Other Sources/(Uses)				
Transfer In/(Out)	\$ (7,500)	\$ (6,250)	\$ (5,381)	\$ (869)
Total Other Financing Sources (Uses)	\$ (7,500)	\$ (6,250)	\$ (5,381)	\$ (869)
Excess Revenues (Expenditures)	\$ 2,357		\$ (24,772)	
Fund Balance - Beginning	\$ 130,320		\$ 320,604	
Fund Balance - Ending	\$ 132,677		\$ 295,833	

Storey Creek
Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 851	\$ 851
Total Revenues	\$ -	\$ -	\$ 851	\$ 851
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 9,847	\$ (9,847)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,847	\$ (9,847)
Excess Revenues (Expenditures)	\$ -		\$ 10,697	
Fund Balance - Beginning	\$ -		\$ 19,039	
Fund Balance - Ending	\$ -		\$ 29,737	

Storey Creek

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 728	\$ 728
Total Revenues	\$ -	\$ -	\$ 728	\$ 728
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,879	\$ (4,879)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,879	\$ (4,879)
Excess Revenues (Expenditures)	\$ -		\$ 5,607	
Fund Balance - Beginning	\$ -		\$ 853	
Fund Balance - Ending	\$ -		\$ 6,460	

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	\$ 1,641	\$ 11,668	\$ 16	\$ -	\$ -	\$ 856,413
Interest	540	507	1,397	2,730	2,457	2,713	2,490	2,261	2,055	1,888	-	-	19,039
Total Revenues	\$ 540	\$ 53,643	\$ 750,985	\$ 9,420	\$ 11,465	\$ 16,892	\$ 12,979	\$ 3,902	\$ 13,723	\$ 1,903	\$ -	\$ -	\$ 875,452
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ 200	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	4,000
FICA Expense	61	61	61	15	46	-	-	61	-	-	-	-	306
Engineering Fees	-	440	-	-	260	-	1,349	130	1,096	-	-	-	3,275
Attorney	422	607	330	1,824	437	114	-	314	465	86	-	-	4,598
Arbitrage	-	-	-	-	-	-	-	-	450	-	-	-	450
Dissemination	904	1,154	904	904	904	904	904	1,004	904	904	-	-	9,392
Dissemination - DTS	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Annual Audit	-	-	-	-	-	-	-	-	3,500	-	-	-	3,500
Trustee Fees	-	-	-	4,041	4,246	-	-	-	-	4,031	-	-	12,318
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-	-	35,417
Information Technology	158	158	158	158	158	158	158	158	158	158	-	-	1,575
Website Maintenance	105	105	105	105	105	105	105	105	105	105	-	-	1,050
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	60	4	15	17	55	75	22	49	14	11	-	-	323
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	59	44	59	-	-	523
Office Supplies	0	0	0	7	1	0	0	0	0	0	-	-	9
Property Appraiser Fee	-	-	-	340	-	-	-	-	-	-	-	-	340
Property Taxes	-	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 23,129	\$ 6,912	\$ 6,377	\$ 11,407	\$ 10,568	\$ 4,943	\$ 6,124	\$ 6,221	\$ 10,278	\$ 8,895	\$ -	\$ -	\$ 94,855
Operations & Maintenance													
Field Services	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ 1,447	\$ -	\$ -	14,471
Property Insurance	4,273	-	-	-	-	-	-	-	-	-	-	-	4,273
Electric	48	49	48	405	55	67	44	43	41	41	-	-	842
Streetlights	8,720	8,720	8,720	9,090	9,090	9,090	9,275	9,275	9,268	9,138	-	-	90,387
Water & Sewer	3,580	3,800	2,736	3,548	2,982	1,742	3,049	4,857	4,618	2,178	-	-	33,090
Landscape Maintenance	33,105	33,105	33,105	33,105	33,105	33,105	33,105	33,105	33,105	33,105	-	-	331,045
Landscape Contingency	-	-	-	-	1,550	-	-	-	-	-	-	-	1,550
Lake Maintenance	2,443	2,443	2,443	2,443	2,443	2,443	2,443	2,443	2,443	2,443	-	-	24,430
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	985	2,040	-	-	-	-	-	-	-	-	-	3,025
Doggie Station Maintenance	250	825	250	250	250	250	2,275	250	250	625	-	-	5,475
Repairs & Maintenance	385	-	-	-	-	-	-	385	585	375	-	-	1,730
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	\$ 51,805	\$ 51,757	\$ 49,351	\$ -	\$ -	\$ 529,113
Total Expenditures	\$ 94,740	\$ 58,286	\$ 57,165	\$ 61,695	\$ 62,375	\$ 53,087	\$ 58,311	\$ 58,026	\$ 62,035	\$ 58,246	\$ -	\$ -	\$ 623,967
Excess Revenues (Expenditures)	\$ (94,200)	\$ (4,643)	\$ 693,819	\$ (52,274)	\$ (50,910)	\$ (36,195)	\$ (45,332)	\$ (54,124)	\$ (48,313)	\$ (56,343)	\$ -	\$ -	\$ 251,485

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	\$207,370
BONDS OUTSTANDING - 07/14/22	\$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
LESS: PRINCIPAL PAYMENT - 06/15/24	(\$95,000)
LESS: PRINCIPAL PAYMENT - 06/15/25	(\$100,000)
CURRENT BONDS OUTSTANDING	\$5,885,000

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	\$161,709
BONDS OUTSTANDING - 2/13/24	\$4,805,000
LESS: SPECIAL CALL - 12/15/24	(\$30,000)
LESS: PRINCIPAL PAYMENT - 06/15/25	(\$70,000)
LESS: SPECIAL CALL - 06/15/25	(\$5,000)
CURRENT BONDS OUTSTANDING	\$4,700,000

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
06/09/25	ACH	\$9,071.00	\$181.42	\$0.00	\$0.00	\$8,889.58	\$3,645.55	\$2,099.74	\$1,760.03	\$1,384.26	\$8,889.58
06/16/25	ACH	\$19,960.89	\$399.22	\$0.00	\$0.00	\$19,561.67	\$8,022.10	\$4,620.52	\$3,872.97	\$3,046.08	\$19,561.67
07/30/25	ACH	\$0.00	\$0.00	\$0.00	\$37.93	\$37.93	\$15.55	\$8.96	\$7.51	\$5.91	\$37.93
TOTAL		\$ 2,213,469.49	\$ 42,581.01	\$ 84,418.89	\$ 1,869.79	\$ 2,088,339.38	\$ 856,412.66	\$ 493,271.56	\$ 413,465.74	\$ 325,189.42	\$ 2,088,339.38

100.41%	Net Percent Collected
\$ (8,584.05)	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
5/1/25	Interest		87.23
6/2/25	Interest		90.44
6/16/25	Transfer from Reserve		4,469.09
7/1/25	Interest		95.63

TOTAL	\$	10,697.44
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Project (Construction) Fund at 09/30/24	\$	19,039.37
Interest Earned/Transferred Funds thru 7/31/25	\$	10,697.44
Requisitions Paid thru 7/31/25	\$	-

Remaining Project (Construction) Fund	\$	29,736.81
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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
5/1/25		Interest		15.14
5/2/25		Transfer from Reserve		507.19
6/2/25		Interest		17.24
6/4/25		Transfer from Reserve		521.54
7/1/25		Interest		18.24
7/2/25		Transfer from Reserve		501.40
TOTAL				\$ 5,607.31
Project (Construction) Fund at 09/30/24				\$ 853.17
Interest Earned/Transferred Funds thru 7/31/25				\$ 5,607.31
Requisitions Paid thru 7/31/25				\$ -
Remaining Project (Construction) Fund				\$ 6,460.48

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

The Board of Supervisors of the *Storey Creek Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2026 at 10:00 a.m., or shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 33896** on the third Monday of the month, unless otherwise indicated, as follows:

October 20, 2025

November 17, 2025

December 15, 2025

January 19, 2026 (*Date falls on National Holiday - Consider Cancelling/Rescheduling*)

February 16, 2026

March 16, 2026

April 20, 2026

May 18, 2026

June 15, 2026

July 20, 2026

August 17, 2026

September 21, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District’s website at <https://storeycreekcdd.com>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 4

REBATE REPORT
\$8,445,000
Storey Creek
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)

Dated: December 16, 2019
Delivered: December 16, 2019

Rebate Report to the Computation Date
December 16, 2027
Reflecting Activity To
May 31, 2025



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

June 16, 2025

Storey Creek Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: \$8,445,000 Storey Creek Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2019 (Assessment Area One Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Storey Creek Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of December 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 16, 2027 Computation Date
Reflecting Activity from December 16, 2019 through May 31, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.302344%	3,258.82	(55,194.17)
Debt Service Reserve Fund	2.086068%	28,729.94	(33,435.69)
Costs of Issuance Account	0.083470%	3.50	(226.24)
Totals	1.286181%	\$31,992.26	\$(88,856.10)
Bond Yield	4.067639%		
Rebate Computation Credits			(11,476.07)
Net Rebatable Arbitrage			\$(100,332.17)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from December 16, 2019, the date of the closing, to May 31, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 16, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 16, 2019 and May 31, 2025, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is December 16, 2022.

DEFINITIONS

7. Computation Date

December 16, 2027.

8. Computation Period

The period beginning on December 16, 2019, the date of the closing, and ending on May 31, 2025.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue Fund	269426000
Interest Fund	269426001
Sinking Fund	269426002
Debt Service Reserve Fund	269426003
Prepayment Fund	269426004
Acquisition & Construction Fund	269426005
Costs of Issuance Account	269426006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of May 31, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 16, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 16, 2027, is the Rebatable Arbitrage.

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Delivered: December 16, 2019

Sources of Funds

Par Amount	\$8,445,000.00
Net Original Issue Discount	<u>-49,376.25</u>
Total	\$8,395,623.75

Uses of Funds

Acquistion & Construction Fund	\$7,777,283.12
Debt Service Reserve Fund	245,665.63
Cost of Issuance Fund	203,775.00
Underwriter's Discount	<u>168,900.00</u>
Total	\$8,395,623.75

PROOF OF ARBITRAGE YIELD

\$8,445,000

Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)

Date	Debt Service	Present Value to 12/16/2019 @ 4.0676388471%
06/15/2020	163,990.10	160,739.30
12/15/2020	324,906.25	312,117.67
06/15/2021	162,406.25	152,904.01
12/15/2021	327,406.25	302,105.73
06/15/2022	159,828.13	144,537.68
12/15/2022	329,828.13	292,328.67
06/15/2023	157,171.88	136,525.70
12/15/2023	332,171.88	282,786.25
06/15/2024	154,437.50	128,855.82
12/15/2024	334,437.50	273,477.82
06/15/2025	151,625.00	121,516.10
12/15/2025	336,625.00	264,402.29
06/15/2026	148,734.38	114,494.88
12/15/2026	338,734.38	255,558.21
06/15/2027	145,290.63	107,429.62
12/15/2027	345,290.63	250,222.91
06/15/2028	141,665.63	100,614.98
12/15/2028	346,665.63	241,304.14
06/15/2029	137,950.00	94,109.08
12/15/2029	352,950.00	235,982.01
06/15/2030	134,053.13	87,841.25
12/15/2030	354,053.13	227,376.64
06/15/2031	130,065.63	81,864.54
12/15/2031	360,065.63	222,111.37
06/15/2032	125,465.63	75,852.47
12/15/2032	365,465.63	216,544.61
06/15/2033	120,665.63	70,071.32
12/15/2033	370,665.63	210,957.45
06/15/2034	115,665.63	64,516.79
12/15/2034	375,665.63	205,364.67
06/15/2035	110,465.63	59,184.41
12/15/2035	380,465.63	199,779.72
06/15/2036	105,065.63	54,069.52
12/15/2036	385,065.63	194,214.85
06/15/2037	99,465.63	49,167.33
12/15/2037	389,465.63	188,681.16
06/15/2038	93,665.63	44,472.91
12/15/2038	393,665.63	183,188.67
06/15/2039	87,665.63	39,981.25
12/15/2039	402,665.63	179,981.30
06/15/2040	81,365.63	35,643.44
12/15/2040	406,365.63	174,466.28
06/15/2041	74,662.50	31,416.15
12/15/2041	414,662.50	171,001.93
06/15/2042	67,650.00	27,341.98
12/15/2042	422,650.00	167,416.72
06/15/2043	60,328.13	23,420.37
12/15/2043	430,328.13	163,730.43
06/15/2044	52,696.88	19,650.36
12/15/2044	437,696.88	159,961.27
06/15/2045	44,756.25	16,030.64
12/15/2045	444,756.25	156,125.97
06/15/2046	36,506.25	12,559.61
12/15/2046	451,506.25	152,239.93
06/15/2047	27,946.88	9,235.36
12/15/2047	462,946.88	149,936.61

PROOF OF ARBITRAGE YIELD

\$8,445,000
 Storey Creek Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2019
 (Assessment Area One Project)

Date	Debt Service	Present Value to 12/16/2019 @ 4.0676388471%
06/15/2048	18,975.00	6,023.02
12/15/2048	468,975.00	145,894.17
06/15/2049	9,693.75	2,955.53
12/15/2049	479,693.75	143,338.88
	14,685,765.29	8,395,623.75

Proceeds Summary

Delivery date	12/16/2019
Par Value	8,445,000.00
Premium (Discount)	-49,376.25
Target for yield calculation	8,395,623.75

BOND DEBT SERVICE

\$8,445,000

Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/16/2019					
06/15/2020			163,990.10	163,990.10	
12/15/2020	160,000	3.125%	164,906.25	324,906.25	488,896.35
06/15/2021			162,406.25	162,406.25	
12/15/2021	165,000	3.125%	162,406.25	327,406.25	489,812.50
06/15/2022			159,828.13	159,828.13	
12/15/2022	170,000	3.125%	159,828.13	329,828.13	489,656.26
06/15/2023			157,171.88	157,171.88	
12/15/2023	175,000	3.125%	157,171.88	332,171.88	489,343.76
06/15/2024			154,437.50	154,437.50	
12/15/2024	180,000	3.125%	154,437.50	334,437.50	488,875.00
06/15/2025			151,625.00	151,625.00	
12/15/2025	185,000	3.125%	151,625.00	336,625.00	488,250.00
06/15/2026			148,734.38	148,734.38	
12/15/2026	190,000	3.625%	148,734.38	338,734.38	487,468.76
06/15/2027			145,290.63	145,290.63	
12/15/2027	200,000	3.625%	145,290.63	345,290.63	490,581.26
06/15/2028			141,665.63	141,665.63	
12/15/2028	205,000	3.625%	141,665.63	346,665.63	488,331.26
06/15/2029			137,950.00	137,950.00	
12/15/2029	215,000	3.625%	137,950.00	352,950.00	490,900.00
06/15/2030			134,053.13	134,053.13	
12/15/2030	220,000	3.625%	134,053.13	354,053.13	488,106.26
06/15/2031			130,065.63	130,065.63	
12/15/2031	230,000	4.000%	130,065.63	360,065.63	490,131.26
06/15/2032			125,465.63	125,465.63	
12/15/2032	240,000	4.000%	125,465.63	365,465.63	490,931.26
06/15/2033			120,665.63	120,665.63	
12/15/2033	250,000	4.000%	120,665.63	370,665.63	491,331.26
06/15/2034			115,665.63	115,665.63	
12/15/2034	260,000	4.000%	115,665.63	375,665.63	491,331.26
06/15/2035			110,465.63	110,465.63	
12/15/2035	270,000	4.000%	110,465.63	380,465.63	490,931.26
06/15/2036			105,065.63	105,065.63	
12/15/2036	280,000	4.000%	105,065.63	385,065.63	490,131.26
06/15/2037			99,465.63	99,465.63	
12/15/2037	290,000	4.000%	99,465.63	389,465.63	488,931.26
06/15/2038			93,665.63	93,665.63	
12/15/2038	300,000	4.000%	93,665.63	393,665.63	487,331.26
06/15/2039			87,665.63	87,665.63	
12/15/2039	315,000	4.000%	87,665.63	402,665.63	490,331.26
06/15/2040			81,365.63	81,365.63	
12/15/2040	325,000	4.125%	81,365.63	406,365.63	487,731.26
06/15/2041			74,662.50	74,662.50	
12/15/2041	340,000	4.125%	74,662.50	414,662.50	489,325.00
06/15/2042			67,650.00	67,650.00	
12/15/2042	355,000	4.125%	67,650.00	422,650.00	490,300.00
06/15/2043			60,328.13	60,328.13	
12/15/2043	370,000	4.125%	60,328.13	430,328.13	490,656.26
06/15/2044			52,696.88	52,696.88	
12/15/2044	385,000	4.125%	52,696.88	437,696.88	490,393.76
06/15/2045			44,756.25	44,756.25	
12/15/2045	400,000	4.125%	44,756.25	444,756.25	489,512.50
06/15/2046			36,506.25	36,506.25	
12/15/2046	415,000	4.125%	36,506.25	451,506.25	488,012.50
06/15/2047			27,946.88	27,946.88	
12/15/2047	435,000	4.125%	27,946.88	462,946.88	490,893.76

BOND DEBT SERVICE

\$8,445,000

Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2048			18,975.00	18,975.00	
12/15/2048	450,000	4.125%	18,975.00	468,975.00	487,950.00
06/15/2049			9,693.75	9,693.75	
12/15/2049	470,000	4.125%	9,693.75	479,693.75	489,387.50
	8,445,000		6,240,765.29	14,685,765.29	14,685,765.29

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/19	Beg Bal	-7,777,283.12	-10,733,323.30
01/03/20		-16.15	-22.25
01/07/20		4,457,818.70	6,137,740.93
02/04/20		-31.21	-42.84
02/27/20		2,600,582.31	3,560,638.04
03/02/20		2,035.00	2,784.70
03/03/20		-25.84	-35.36
03/04/20		1,850.00	2,530.98
04/02/20		-11.65	-15.89
05/04/20		-2.01	-2.73
05/15/20		1,850.00	2,510.96
05/15/20		2,000.00	2,714.55
05/19/20		714,289.27	969,053.84
05/19/20		200.00	271.33
06/02/20		-2.08	-2.82
07/01/20		-1.21	-1.63
08/04/20		-1.14	-1.53
09/02/20		-1.04	-1.39
10/02/20		-1.01	-1.35
11/03/20		-1.04	-1.39
12/02/20		-1.01	-1.34
01/05/21		-1.04	-1.38
02/02/21		-1.04	-1.37
03/02/21		-0.94	-1.24
04/02/21		-1.04	-1.36
05/04/21		-1.01	-1.32
06/02/21		-1.04	-1.35
07/02/21		-1.01	-1.31
08/03/21		-1.04	-1.34
09/02/21		-1.04	-1.34
10/04/21		-1.01	-1.30
11/02/21		-1.04	-1.33
12/02/21		-1.01	-1.29
01/04/22		-1.04	-1.32
02/02/22		-1.04	-1.32
03/02/22		-0.94	-1.19
04/04/22		-1.04	-1.31
05/03/22		-1.01	-1.27
06/02/22		-1.04	-1.30
06/21/22		30.42	37.94

12/16/27	TOTALS:	3,258.82	-55,194.17

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-55,194.17
COMP DATE:	12/16/27	NET INCOME:	3,258.82
BOND YIELD:	4.067639%	TAX INV YIELD:	0.302344%

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/19	Beg Bal	-245,665.63	-339,039.82
01/03/20		16.15	22.25
02/04/20		31.21	42.84
03/03/20		25.84	35.36
04/02/20		11.65	15.89
05/04/20		2.01	2.73
06/02/20		2.08	2.82
07/02/20		1.21	1.63
08/04/20		1.14	1.53
09/02/20		1.04	1.39
10/02/20		1.01	1.35
11/03/20		1.04	1.39
12/02/20		1.01	1.34
01/05/21		1.04	1.38
02/02/21		1.04	1.37
03/02/21		0.94	1.24
04/02/21		1.04	1.36
05/04/21		1.01	1.32
06/02/21		1.04	1.35
07/02/21		1.01	1.31
08/03/21		1.04	1.34
09/02/21		1.04	1.34
10/04/21		1.01	1.30
11/02/21		1.04	1.33
12/02/21		1.01	1.29
01/04/22		1.04	1.32
02/02/22		1.04	1.32
03/02/22		0.94	1.19
04/04/22		1.04	1.31
05/03/22		1.01	1.27
06/02/22		1.04	1.30
07/05/22		1.01	1.26
08/02/22		1.04	1.29
09/02/22		162.03	200.49
10/04/22		302.88	373.43
11/02/22		371.53	456.64
12/02/22		393.74	482.32
01/04/23		459.02	560.27
02/02/23		488.30	594.15
03/02/23		442.87	537.06
04/04/23		597.67	722.20
05/02/23		745.75	898.31
06/02/23		772.00	926.82
07/05/23		767.28	917.76
08/02/23		894.15	1,066.28
09/05/23		1,116.26	1,326.25
10/03/23		1,080.26	1,279.46

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
11/02/23		1,116.42	1,318.01
12/04/23		1,072.51	1,261.65
01/03/24		1,102.26	1,292.44
02/02/24		1,092.41	1,276.75
03/04/24		1,022.09	1,190.29
04/02/24		1,092.85	1,268.72
05/02/24		1,057.33	1,223.37
06/04/24		1,092.56	1,259.61
07/02/24		1,057.33	1,215.18
08/02/24		1,091.91	1,250.72
09/04/24		1,091.73	1,246.05
10/02/24		1,016.24	1,156.26
11/04/24		987.67	1,119.74
12/03/24		917.47	1,036.78
01/03/25		913.82	1,029.20
02/04/25		886.03	994.45
03/04/25		800.29	895.21
04/02/25		866.01	965.69
05/02/25		857.44	952.93
05/31/25	Bal	245,665.63	272,171.33
05/31/25	Acc	886.02	981.62

12/16/27	TOTALS:	28,729.94	-33,435.69

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-33,435.69
COMP DATE:	12/16/27	NET INCOME:	28,729.94
BOND YIELD:	4.067639%	TAX INV YIELD:	2.086068%

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/19	Beg Bal	-203,775.00	-281,227.12
12/16/19		30,000.00	41,402.59
12/16/19		6,000.00	8,280.52
12/16/19		45,000.00	62,103.89
12/16/19		40,000.00	55,203.46
12/16/19		8,050.00	11,109.70
12/16/19		740.00	1,021.26
12/18/19		60,500.00	83,476.56
12/26/19		5,675.00	7,823.24
03/10/20		1,250.00	1,708.98
06/23/20		6,563.50	8,870.69

12/16/27	TOTALS:	3.50	-226.24

ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-226.24
COMP DATE:	12/16/27	NET INCOME:	3.50
BOND YIELD:	4.067639%	TAX INV YIELD:	0.083470%

\$8,445,000
Storey Creek Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2019
(Assessment Area One Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.067639%)
12/16/20		-1,760.00	-2,333.09
12/16/21		-1,780.00	-2,266.47
12/16/22		-1,830.00	-2,238.17
12/16/23		-1,960.00	-2,302.55
12/16/24		-2,070.00	-2,335.80

12/16/27	TOTALS:	-9,400.00	-11,476.07

ISSUE DATE: 12/16/19 REBATABLE ARBITRAGE: -11,476.07
COMP DATE: 12/16/27
BOND YIELD: 4.067639%