

*Storey Creek Community
Development District*

Agenda

February 16, 2026

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 9, 2026

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, February 16, 2026 at 10:30 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 January 19, 2026 Meeting
4. Discussion of Proposed Rules for District Ponds (*To be continued at a future meeting*)
5. Discussion of Towing Agreement (*To be continued at a future meeting*)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion of Pending Plat Conveyances
 - ii. Status of Permit Transfers
 - iii. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. 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, January 19, 2026 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
Logan Lantrip <i>by phone</i>	Assistant Secretary
Michelle Dudley	Appointed as 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. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Ellen Rosette followed up on items from the previous meeting. She asked when the pond rules meeting would be held and what the status of the Magic Tows towing agreement mentioning the location/distance issue. Mr. Scheerer stated they didn't have an update on the towing agreement yet. He explained that both the towing policies and the stormwater pond rules would require a formal public rulemaking hearing. Ms. Trucco stated that they would bring a resolution and draft rules to an upcoming meeting and set the hearing date. Ms. Trucco noted that a 28–29 days' public notice was required, so the hearing was expected around April.

THIRD ORDER OF BUSINESS

Organization Matters

A. Acceptance of Resignation of Karly Chambers and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026

Mr. Flint presented the resignation from Ms. Karly Chambers. He asked for a motion to accept the resignation.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Resignation of Karly Chambers, was approved.

Mr. Flint asked if there were any nominations to fill the vacant Board seat.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Appointment of Michelle Dudley to Fulfill the Board Vacancy with a Term Ending November 2026, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint swore in Ms. Dudley as an officer of the Story Creek CDD. Mr. Flint confirmed that Ms. Dudley was already familiar with CDD responsibilities and rules.

C. Consideration of Resolution 2026-01 Electing Assistant Secretary

Mr. Flint presented Resolution 2026-01 electing Assistant Secretary. He noted that approval of this resolution would appoint Ms. Dudley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2026-01 Electing Michelle Dudley as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025, Board of Supervisors Meeting

Mr. Flint presented the minutes from the August 18, 2025, Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Ratification of Temporary Access Easement Agreement for 4092 Gooseberry Trail

Mr. Flint discussed ratifying the Temporary Access Easement Agreement for 4092 Gooseberry Trail. Board discussion ensued about whether the work was finished, and it was clarified that it was not.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Temporary Access Easement Agreement for 4092 Gooseberry Trail, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Osceola County Property Appraiser Data Sharing and Usage Agreement

Mr. Flint discussed the terms of the agreement and noted that it is usually 120 days. Management checked the date and confirmed it started on October 15, so there was still some time left.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco noted that they would be working on resolutions and the draft rules for the next Board meeting.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Boyd stated that he didn't have anything specific to report.

C. District Manager's Report

i. Approval of Check Registers

- 1. August 15, 2025 – October 12, 2025**
- 2. October 13, 2025 – October 31, 2025**
- 3. November 1, 2025 – December 31, 2025**

Mr. Flint presented the check registers for August 15, 2025 through October 12, 2025, October 31, 2025 through October 31, 2025, and November 1, 2025 through December 31, 2025.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. No action was required.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's Report. He stated that landscaping work had slowed due to the weather, but irrigation repairs were continuing and mulch had been installed. He reported that a trash can by the nature trail parking lot caught fire after a resident reported it, but it was quickly put out and no one was hurt. He noted it may have been caused by fireworks. They were replacing the trash can with an estimated cost of about \$600. He stated the HOA asked about pressure washing the sidewalks along Story Creek Boulevard and other common areas, but the District doesn't own the roads or sidewalks and doesn't have budget funds for that work. They planned to reach out to the county and contact Toho about cleaning up the lift station driveway apron. It was clarified that the District maintains landscaping and irrigation in the right-of-way, but not on the sidewalks or roads, though they might consider small sidewalk areas that lead to District amenities like the playground or dog park.

Mr. Scheerer discussed Pond 7 and stated that the underdrain work had been completed. They walked it with the contractor, noted that there were no current complaints, and said mowing could proceed. Mr. Scheerer stated that there was still a drainage/swale area in Phase 3 behind some homes that needed additional cleanup on the west end to ensure runoff flowed properly. The engineering team had flagged the same area. He planned to follow up with the contractor and check both the swale and Pond 7 during his site visit later that day.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*This item will be continued at a
future meeting*

SECTION V

*This item will be continued at a
future meeting*

SECTION VI

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

January 1, 2026 - January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/8/26	596-602	\$ 102,452.88
	1/14/26	603-606	18,810.54
	1/22/26	607	2,516.00
			\$ 123,779.42
Payroll			
<u>January 2026</u>			
	Adam Morgan	50129	\$ 184.70
	Logan Lantrip	50130	184.70
	Michelle Dudley	50131	184.70
	Patrick Bonin Jr.	50132	184.70
			\$ 738.80
TOTAL			\$ 124,518.22

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/10/26 PAGE 1
*** CHECK DATES 01/01/2026 - 01/31/2026 *** STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	##
1/08/26	00019	1/02/26	5976	202512	320-53800-48000				BERRY CONSTRUCTION INC	*	385.00		
			RPLC BOLTS ON KIDS SWING									385.00	000596
1/08/26	00013	1/05/26	18849	202601	320-53800-46200					*	34,614.50		
			LANDSCAPE MAINT JAN26										
		1/05/26	18849	202601	320-53800-47800					*	250.00		
			DOGGIE/GARBAGE CANS JAN26										
									FRANK POLLY SOD INC			34,864.50	000597
1/08/26	00001	11/30/25	160	202511	320-53800-48000					*	1,540.00		
			BANK GRADING										
									GOVERNMENTAL MANAGEMENT SERVICES			1,540.00	000598
1/08/26	00011	1/01/26	01012026	202601	300-20700-10000					*	26,177.61		
			FY26 DEBT SRVC SER2019										
									STOREY CREEK CDD C/O USBANK			26,177.61	000599
1/08/26	00011	1/01/26	01012026	202601	300-20700-10100					*	21,942.37		
			FY26 DEBT SRVC SER2022										
									STOREY CREEK CDD C/O USBANK			21,942.37	000600
1/08/26	00011	1/01/26	01012026	202601	300-20700-10300					*	17,257.60		
			FY26 DEBT SRVC SER2024										
									STOREY CREEK CDD C/O USBANK			17,257.60	000601
1/08/26	00010	12/17/25	00265989	202512	320-53800-43200					*	285.80		
			4100 BABBLING BROOK WAY										
									TOHO WATER AUTHORITY			285.80	000602
1/14/26	00001	1/01/26	161	202601	320-53800-12000					*	1,490.50		
			FIELD MANAGEMENT JAN26										
		1/01/26	162	202601	310-51300-34000					*	3,647.92		
			MANAGEMENT FEES JAN26										
		1/01/26	162	202601	310-51300-35200					*	108.17		
			WEBSITE ADMIN JAN26										
		1/01/26	162	202601	310-51300-35100					*	162.25		
			INFORMATION TECH JAN26										
		1/01/26	162	202601	310-51300-31300					*	931.33		
			DISSEMINATION SRVC JAN26										
		1/01/26	162	202601	310-51300-51000					*	.06		
			OFFICE SUPPLIES JAN26										
		1/01/26	162	202601	310-51300-42000					*	18.02		
			POSTAGE JAN26										
									GOVERNMENTAL MANAGEMENT SERVICES			6,358.25	000603

SCCD STOREY CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
1/14/26	00011	1/12/26	01122026	202601	300-20700-10000					*	4,985.98		
			FY26	DEBT	SRVC	SER2019						4,985.98	000604
									STOREY CREEK CDD C/O USBANK				
1/14/26	00011	1/12/26	01122026	202601	300-20700-10100					*	4,179.30		
			FY26	DEBT	SRVC	SER2022						4,179.30	000605
									STOREY CREEK CDD C/O USBANK				
1/14/26	00011	1/12/26	01122026	202601	300-20700-10300					*	3,287.01		
			FY26	DEBT	SRVC	SER2024						3,287.01	000606
									STOREY CREEK CDD C/O USBANK				
1/22/26	00012	1/15/26	233759	202601	320-53800-47000					*	2,516.00		
			AQUATIC	PLANT	MGMT	JAN26						2,516.00	000607
									APPLIED AQUATIC MANAGEMENT INC				
											2,516.00	000607	
									TOTAL FOR BANK A		123,779.42		
											123,779.42		
									TOTAL FOR REGISTER				

SCCD STOREY CREEK TVISCARRA

SECTION 2

Storey Creek
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Storey Creek
Community Development District
Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals</i>
					<i>Governmental Funds</i>
Assets:					
Cash - Truist Bank	\$ 322,688	\$ -	\$ -	\$ -	\$ 322,688
Assessment Receivable	-	-	-	-	-
Investments:					
Series 2019					
Reserve	-	-	245,666	-	245,666
Revenue	-	-	578,907	-	578,907
Prepayment	-	-	35	-	35
Series 2022					
Reserve	-	-	210,929	-	210,929
Revenue	-	-	419,656	-	419,656
Construction	-	-	-	34,646	34,646
Series 2024					
Reserve	-	-	161,572	-	161,572
Revenue	-	-	301,754	-	301,754
Prepayment	-		138	-	138
Construction	-	-	-	9,035	9,035
State Board of Administration	832,092	-	-	-	832,092
Due From General Fund	-	-	65,378	-	65,378
Deposits	5,015	-	-	-	5,015
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 1,159,795	\$ -	\$ 1,984,034	\$ 43,680	\$ 3,187,510
Liabilities:					
Accounts Payable	\$ 2,211	\$ -	\$ -	\$ -	\$ 2,211
Due to Debt Service 2019	26,178	-	-	-	26,178
Due to Debt Service 2022	21,942	-	-	-	21,942
Due to Debt Service 2024	17,258	-	-	-	17,258
Due to Other	740	-	-	-	740
Total Liabilities	\$ 68,328	\$ -	\$ -	\$ -	\$ 68,328
Fund Balances:					
Assigned For Debt Service 2019	\$ -	\$ -	\$ 850,785	\$ -	\$ 850,785
Assigned For Debt Service 2022	-	-	652,527	-	652,527
Assigned For Debt Service 2024	-	-	480,722	-	480,722
Assigned For Capital Projects 2022	-	-	-	34,646	34,646
Assigned For Capital Projects 2024	-	-	-	9,035	9,035
Unassigned	1,091,467	-	-	-	1,091,467
Total Fund Balances	\$ 1,091,467	\$ -	\$ 1,984,034	\$ 43,680	\$ 3,119,181
Total Liabilities & Fund Equity	\$ 1,159,795	\$ -	\$ 1,984,034	\$ 43,680	\$ 3,187,510

Storey Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<u>Revenues:</u>						
Special Assessments	\$ 852,893	\$ 803,664	\$ 803,664	\$ 803,664	\$ -	
Interest	12,000	3,000	3,793		793	
Total Revenues	\$ 864,893	\$ 806,664	\$ 807,457	\$ 793		
<u>Expenditures:</u>						
<i>Administrative:</i>						
Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000	\$ -	
FICA Expense	918	230		230		
Engineering Fees	10,000	2,500	3,002		(502)	
Attorney	15,000	3,750	29		3,722	
Arbitrage	1,350	-	-	-	-	
Dissemination	11,176	2,794	2,794		0	
Dissemination - DTS	2,500	750	750		-	
Annual Audit	3,650	-	-	-	-	
Trustee Fees	13,303	-	-	-	-	
Assessment Administration	8,111	8,111	8,111		-	
Management Fees	43,775	10,944	10,944		(0)	
Information Technology	1,947	487	487		-	
Website Maintenance	1,298	325	325		(0)	
Telephone	75	19	-	19		
Postage	600	150	113		37	
Printing & Binding	200	50	-	50		
Insurance	7,778	7,778	6,857		921	
Legal Advertising	2,000	500	-	500		
Other Current Charges	650	163	161		1	
Office Supplies	100	25	0		25	
Property Appraiser Fee	500	-	-	-	-	
Property Taxes	100	-	-	-	-	
Dues, Licenses & Subscriptions	175	175	175		-	
Total Administrative:	\$ 137,206	\$ 41,749	\$ 33,748	\$ 8,001		
<i>Operations & Maintenance:</i>						
Field Services	\$ 17,886	\$ 4,472	\$ 4,472	\$ -	-	
Property Insurance	4,615	4,615	3,785		830	
Electric	4,000	1,000	130		870	
Streetlights	127,690	31,923	27,992		3,931	
Water & Sewer	41,050	10,263	9,071		1,192	
Landscape Maintenance	424,200	106,050	103,844		2,207	
Landscape Contingency	15,000	3,750	1,000		2,750	
Lake Maintenance	30,192	7,548	7,548		-	
Lake Contingency	1,500	375	-	375		
Irrigation Repairs	5,000	1,250	-	1,250		
Doggie Station Maintenance	5,000	1,250	750		500	
Repairs & Maintenance	5,000	1,250	2,160		(910)	
Walls, Entry & Monuments	2,500	625	-	625		
Contingency	2,028	507	-	507		
Hurricane Expenses	-	-	-	-	-	
Total Operations & Maintenance:	\$ 685,661	\$ 174,877	\$ 160,751	\$ 14,126		

Storey Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget		Actual		
	Budget	Thru 12/31/25	Thru 12/31/25	Variance		
<i>Reserves</i>						
Capital Reserve Transfer	\$ 42,026	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ 42,026	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 864,893	\$ 216,625	\$ 194,498	\$ 22,127		
Excess Revenues (Expenditures)	\$ -		\$ 612,959			
Fund Balance - Beginning	\$ -		\$ 478,508			
Fund Balance - Ending	\$ -		\$ 1,091,467			

Storey Creek
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues:</u>				
Transfer In	\$ 42,026	\$ -	\$ -	\$ -
Interest	5,000	1,250	-	(1,250)
Total Revenues	\$ 47,026	\$ 1,250	\$ -	\$ (1,250)
<u>Expenditures:</u>				
Capital Outlay	\$ 500	\$ 125	\$ -	\$ 125
Total Expenditures	\$ 500	\$ 125	\$ -	\$ 125
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 46,526	\$ 1,125	\$ -	
Fund Balance - Beginning				
Fund Balance - Ending	\$ 46,526		\$ -	

Storey Creek
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 491,331	\$ 462,889	\$ 462,889	\$ -
Interest	29,750	7,438	7,058	(379)
Total Revenues	\$ 521,081	\$ 470,327	\$ 469,947	\$ (379)
<u>Expenditures:</u>				
Series 2019				
Interest - 12/15	\$ 151,625	\$ 151,625	\$ 151,625	\$ -
Principal - 12/15	185,000	185,000	185,000	-
Interest - 06/15	148,734	-	-	-
Total Expenditures	\$ 485,359	\$ 336,625	\$ 336,625	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,722		\$ 133,322	
Fund Balance - Beginning	\$ 468,580		\$ 717,462	
Fund Balance - Ending	\$ 504,302		\$ 850,785	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 411,766	\$ 387,999	\$ 387,999	\$ -
Interest	21,000	5,250	4,116	(1,134)
Total Revenues	\$ 432,766	\$ 393,249	\$ 392,116	\$ (1,134)
<u>Expenditures:</u>				
Series 2022				
Interest - 12/15	\$ 154,191	\$ 154,191	\$ 154,191	\$ -
Principal - 06/15	105,000	-	-	-
Interest - 06/15	154,191	-	-	-
Total Expenditures	\$ 413,381	\$ 154,191	\$ 154,191	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ (9,000)	\$ (4,500)	\$ (4,399)	\$ (101)
Total Other Financing Sources (Uses)	\$ (9,000)	\$ (4,500)	\$ (4,399)	\$ (101)
Excess Revenues (Expenditures)	\$ 10,385		\$ 233,526	
Fund Balance - Beginning	\$ 206,747		\$ 419,001	
Fund Balance - Ending	\$ 217,132		\$ 652,527	

Storey Creek
Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<u>Revenues:</u>				
Special Assessments	\$ 323,852	\$ 305,160	\$ 305,160	\$ -
Interest	8,000	2,000	2,632	632
Total Revenues	\$ 331,852	\$ 307,160	\$ 307,792	\$ 632
<u>Expenditures:</u>				
Series 2024				
Interest - 12/15	\$ 124,470	\$ 124,470	\$ 124,470	\$ -
Principal - 06/15	75,000	-	-	-
Interest - 06/15	124,470	-	-	-
Total Expenditures	\$ 323,940	\$ 124,470	\$ 124,470	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ (6,000)	\$ (1,500)	\$ (1,430)	\$ (70)
Total Other Financing Sources (Uses)	\$ (6,000)	\$ (1,500)	\$ (1,430)	\$ (70)
Excess Revenues (Expenditures)	\$ 1,912		\$ 181,893	
Fund Balance - Beginning	\$ 134,327		\$ 298,829	
Fund Balance - Ending	\$ 136,239		\$ 480,722	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 296	\$ 296
Total Revenues	\$ -	\$ -	\$ 296	\$ 296
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,399	\$ (4,399)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,399	\$ (4,399)
Excess Revenues (Expenditures)	\$ -		\$ 4,694	
Fund Balance - Beginning			\$ 29,952	
Fund Balance - Ending			\$ 34,646	

Storey Creek
Community Development District
Capital Projects Fund - Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 71	\$ 71
Total Revenues	\$ -	\$ -	\$ 71	\$ 71
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,430	\$ (1,430)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,430	\$ (1,430)
Excess Revenues (Expenditures)	\$ -		\$ 1,500	
Fund Balance - Beginning	\$ -		\$ 7,534	
Fund Balance - Ending	\$ -		\$ 9,035	

Storey Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 52,782	\$ 750,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803,664
Interest	1,210	902	1,682	-	-	-	-	-	-	-	-	-	3,793
Total Revenues	\$ 1,210	\$ 53,684	\$ 752,563	\$ -	\$ 807,457								
Expenditures:													
<i>Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	3,002	-	-	-	-	-	-	-	-	-	3,002
Attorney	-	29	-	-	-	-	-	-	-	-	-	-	29
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	931	931	931	-	-	-	-	-	-	-	-	-	2,794
Dissemination - DTS	750	-	-	-	-	-	-	-	-	-	-	-	750
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	3,648	3,648	3,648	-	-	-	-	-	-	-	-	-	10,944
Information Technology	162	162	162	-	-	-	-	-	-	-	-	-	487
Website Maintenance	108	108	108	-	-	-	-	-	-	-	-	-	325
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	77	24	12	-	-	-	-	-	-	-	-	-	113
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,857	-	-	-	-	-	-	-	-	-	-	-	6,857
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	58	59	-	-	-	-	-	-	-	-	-	161
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	0
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 20,864	\$ 4,960	\$ 7,923	\$ -	\$ 33,748								
<i>Operations & Maintenance</i>													
Field Services	\$ 1,491	\$ 1,491	\$ 1,491	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,472
Property Insurance	3,785	-	-	-	-	-	-	-	-	-	-	-	3,785
Electric	42	44	44	-	-	-	-	-	-	-	-	-	130
Streetlights	9,088	9,251	9,652	-	-	-	-	-	-	-	-	-	27,992
Water & Sewer	2,923	2,591	3,557	-	-	-	-	-	-	-	-	-	9,071
Landscape Maintenance	34,615	34,615	34,615	-	-	-	-	-	-	-	-	-	103,844
Landscape Contingency	-	-	1,000	-	-	-	-	-	-	-	-	-	1,000
Lake Maintenance	2,516	2,516	2,516	-	-	-	-	-	-	-	-	-	7,548
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Doggie Station Maintenance	250	250	250	-	-	-	-	-	-	-	-	-	750
Repairs & Maintenance	235	1,540	385	-	-	-	-	-	-	-	-	-	2,160
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 54,944	\$ 52,297	\$ 53,510	\$ -	\$ 160,751								
Total Expenditures	\$ 75,808	\$ 57,258	\$ 61,433	\$ -	\$ 194,498								
Excess Revenues (Expenditures)	\$ (74,598)	\$ (3,574)	\$ 691,131	\$ -	\$ 612,959								

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)
LESS: PRINCIPAL PAYMENT - 12/15/25	(\$185,000)
 CURRENT BONDS OUTSTANDING	 \$7,410,000

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	\$210,929
 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	\$161,572
 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 2026**

95.24%	Net Percent Collected
\$ 98,934.32	Balance Remaining to Collect

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
10/1/25		Interest		\$ 101.15
11/3/25		Interest		\$ 101.58
12/1/25		Interest		\$ 92.82
12/11/25		Transfer from Revenue		\$ 4,398.59
TOTAL				\$ 4,694.14
Project (Construction) Fund at 09/30/25				\$ 29,951.55
Interest Earned/Transferred Funds thru 12/31/25				\$ 4,694.14
Requisitions Paid thru 12/31/25				\$ -
Remaining Project (Construction) Fund				\$ 34,645.69

**Storey Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
TOTAL				
Fiscal Year 2026				
10/1/25		Interest		\$ 22.53
10/2/25		Transfer from Reserve		\$ 485.90
11/3/25		Interest		\$ 24.21
11/4/25		Transfer from Reserve		\$ 487.77
12/1/25		Interest		\$ 23.97
12/2/25		Transfer from Reserve		\$ 455.91
TOTAL				
Project (Construction) Fund at 09/30/25				
Interest Earned/Transferred Funds thru 12/31/25				
Requisitions Paid thru 12/31/25				
Remaining Project (Construction) Fund				
\$ 9,034.54				