

*Storey Creek Community  
Development District*

*Agenda*

*April 20, 2026*

# AGENDA

# *Storey Creek*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

April 13, 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, April 20, 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 March 16, 2026 Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Rate Adjustment for 2026
    - 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
  - D. Field Manager's Report
5. Other Business
6. Supervisor's Requests
7. 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, March 16, 2026, at 10:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Michelle Dudley	Vice Chairman
Rob Bonin	Assistant Secretary
Logan Lantrip	Assistant Secretary
Ellen Rosette	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. All five members of the Board were present in person 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 16, 2026 Meeting**

Mr. Flint presented the minutes from the February 16, 2026 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 Ms. Dudley, with all in favor, the Minutes of the February 16, 2026 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03  
Setting a Public Hearing for the Adoption  
of Rule Chapter II: District Amenity  
Policies**

Mr. Flint stated the Board would be setting a public hearing to consider adoption of the CDD Chapter II: District Amenity Policy and authorizing required legal advertising. He noted there's not a lot of CDD amenities. There is the dog park, a playground, and a trail system and the stormwater pond. It's a basic agreement. One of the issues was the parking and the parking lot associated with the trail system. Section 5 on page 8 addresses the parking and a visual of the parking lot under the definition. It's part of the stormwater tract. He stated he doesn't know if the Board has had an opportunity to review these and go through and comment on them or want to do that at the public hearing after they've had more time. One of the issues they need to fill in is the hours of parking and the park amenities that are intended to be closed dusk to dawn and open dawn to dusk, he noted he assumed the parking would be the same.

Ms. Dudley stated she did look at that and the tow company's contract as it stands right now for the HOA lots is 10:00 p.m. to 7:00 a.m. so she noted it would make sense to keep it. Mr. Flint stated that it would be no overnight parking. He stated that they will fill in the blanks 10:00 p.m. to 7:00 a.m. and noted that the rest of this can be tweaked.

Mr. Flint asked for a motion to approve Resolution 2026-03 to set a public hearing for May 18, 2026.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Setting a Public Hearing for the Adoption of Rule Chapter II: District Amenity Policies for May 18, 2026 at 10:30 AM, at this location was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing additional to report.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

Mr. Flint noted that the Engineer was not present to provide any comments.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for the month of February and stated it was in the agenda packet for Board review.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials. No action was required. He noted they had collected \$822,000. He stated the construction fund was still open and there is \$30,000 in one and \$10,000. He noted at some point those projects need to be complete and close those out.

**D. Field Manager’s Report**

Mr. Scheerer reviewed the Field Manager’s Report. He noted there was mulch in the playground. He was told it was delivered and installed. The entry sign at Story Creek was repaired. He will get out there this week to verify it but he did get an invoice. The small section of Stormwater Phase 3 that Landsea Homes, they could not get anyone out there to clear that last 30ft. He noted he has Frank Polasa going to take care of that. He stated he has a price of about \$1,500 from Frank Polasa to go ahead and excavate it. Everything will then be done. He stated they will be doing cutbacks of plant material and see what’s working and not working. They are working on the 2027 budget. He noted he did get a price to add that landscape buffer along the fence line that they were requesting on Story Creek Boulevard. He noted he’s not sure how feasible pathway lighting would be for all those paths. Solar would be extremely expensive and would not help with vandalism.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION B

# SECTION 1

April 1, 2026

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

Re: Proposal for Professional Service Rate Increase as District Engineer for Storey Creek CDD

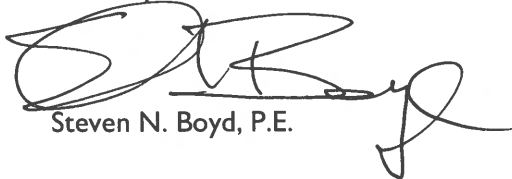
Dear George:

The purpose of this letter is to request a rate increase for our services as District Engineer for the Storey Creek Community Development District.

We respectfully request that the Board of Supervisors consider approving an updated rate schedule based on our 2026 fee structure. This schedule reflects increased operating costs and aligns with current market rates for professional engineering services. We further request that the approved 2026 rates become effective immediately upon approval.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,



Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:

\_\_\_\_\_ Date \_\_\_\_\_

Storey Creek CDD

## **ATTACHMENT A**

### **Hourly Rate Schedule for the Storey Creek CDD**

Principal	\$273.00
Director of Engineering	\$262.00
Project Manager / Senior Civil Engineer	\$199.00
Project Engineer/Civil Engineer	\$168.00
Senior Civil 3D Designer	\$152.00
CAD Technician - 2D	\$126.00
Civil Engineer E.I.	\$125.00
Assistant Project Manager	\$110.00
Administrative Assistant	\$94.00

# SECTION C

# SECTION 1

# Storey Creek Community Development District

## Summary of Invoices

March 01, 2026 - March 31, 2026

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	3/4/26	618	\$ 34,864.50
	3/12/26	649-623	7,898.81
	3/27/26	624-626	2,302.51
			<hr/>
			\$ 45,065.82
Payroll			
	<u>March 2026</u>		
	Adam Morgan	50137	\$ 184.70
	Logan Lantrip	50138	184.70
	Michelle Dudley	50139	184.70
	Patrick Bonin Jr.	50140	184.70
			<hr/>
			\$ 738.80
<b>TOTAL</b>			<b>\$ 45,804.62</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/26	00013	2/27/26	18903	202603	320-53800-46200		LANDSCAPE MAINT MAR26	*	34,614.50		
		2/27/26	18903	202603	320-53800-47800		DOGGIE/GARBAGE CANS MAR26	*	250.00		
										34,864.50	000618
-----											
3/12/26	00003	3/05/26	04666	202602	310-51300-31100		CDD MEETING VIA PHONE	*	260.00		
										260.00	000619
-----											
3/12/26	00001	3/01/26	165	202603	320-53800-12000		FIELD MANAGEMENT MAR26	*	1,490.50		
		3/01/26	166	202601	310-51300-42000		USPS-MAIL 941 FORM	*	.74		
		3/01/26	166A	202603	310-51300-34000		MANAGEMENT FEES MAR26	*	3,647.92		
		3/01/26	166A	202603	310-51300-35200		WEBSITE ADMIN FEE MAR26	*	108.17		
		3/01/26	166A	202603	310-51300-35100		INFORMATION TECH MAR26	*	162.25		
		3/01/26	166A	202603	310-51300-31300		DISSEMINATION FEE MAR26	*	931.33		
		3/01/26	166A	202603	310-51300-51000		OFFICE SUPPLIES MAR26	*	.12		
		3/01/26	166A	202603	310-51300-42000		POSTAGE MAR26	*	36.29		
		3/01/26	166A	202603	310-51300-42500		COPIES MAR26	*	2.70		
										6,380.02	000620
-----											
3/12/26	00011	3/10/26	03102026	202603	300-20700-10000		FY26 DEBT SERVICE SER2019	*	504.03		
										504.03	000621
-----											
3/12/26	00011	3/10/26	03102026	202603	300-20700-10100		FY26 DEBT SERVICE SER2022	*	422.48		
										422.48	000622
-----											
3/12/26	00011	3/10/26	03102026	202603	300-20700-10300		FY26 DEBT SERVICE SER2024	*	332.28		
										332.28	000623
-----											
3/27/26	00013	3/13/26	18918	202603	320-53800-46300		REPLACE DAMAGED OAK TREE	*	505.00		
										505.00	000624
-----											
SCCD STOREY CREEK TVISCARRA											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/27/26	00027	3/16/26 B-22697	202603 320-53800-48100	REPAIRED 100W LED LIGHTS KENDAL SIGNS INC	*	830.00	830.00 000625
3/27/26	00002	3/10/26 150775	202602 310-51300-31500	BOARD MTG/SUPERVISOR LAWS LATHAM LUNA EDEN & BEAUDINE LLP	*	967.51	967.51 000626
TOTAL FOR BANK A						45,065.82	
TOTAL FOR REGISTER						45,065.82	

# SECTION 2

# ***Storey Creek***

***Community Development District***

***Unaudited Financial Reporting***

***March 31, 2026***



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**Storey Creek**  
**Community Development District**  
**Balance Sheet**  
**March 31, 2026**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash - Truist Bank	\$ 90,789	\$ 6,026	\$ -	\$ -	\$ 96,815
Assessment Receivable	-		-	-	-
Investments:					
Series 2019					
Reserve	-	-	245,666	-	245,666
Revenue	-	-	623,401	-	623,401
Prepayment	-	-	35	-	35
Series 2022					
Reserve	-	-	212,767	-	212,767
Revenue	-	-	458,827	-	458,827
Construction	-	-	-	30,525	30,525
Series 2024					
Reserve	-	-	161,572	-	161,572
Revenue	-	-	328,614	-	328,614
Prepayment	-	-	139	-	139
Construction	-	-	-	10,382	10,382
State Board of Administration	840,013	-	-	-	840,013
Deposits	5,015	-	-	-	5,015
Prepaid Expenses	-		-	-	-
<b>Total Assets</b>	<b>\$ 935,817</b>	<b>\$ 6,026</b>	<b>\$ 2,031,020</b>	<b>\$ 40,906</b>	<b>\$ 3,013,769</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 15,198	\$ -	\$ -	\$ -	\$ 15,198
Due to Other	740		-	-	740
<b>Total Liabilities</b>	<b>\$ 15,938</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,938</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2019	\$ -	\$ -	\$ 869,101	\$ -	\$ 869,101
Assigned For Debt Service 2022	-	-	671,594	-	671,594
Assigned For Debt Service 2024	-	-	490,325	-	490,325
Assigned For Capital Projects 2022	-	-	-	30,525	30,525
Assigned For Capital Projects 2024	-	-	-	10,382	10,382
Unassigned	919,879	-	-	-	919,879
<b>Total Fund Balances</b>	<b>\$ 919,879</b>	<b>\$ 6,026</b>	<b>\$ 2,031,020</b>	<b>\$ 40,906</b>	<b>\$ 2,997,831</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 935,817</b>	<b>\$ 6,026</b>	<b>\$ 2,031,020</b>	<b>\$ 40,906</b>	<b>\$ 3,013,769</b>

# Storey Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 852,893	\$ 823,215	\$ 823,215	\$ -
Interest	12,000	6,000	12,621	6,621
<b>Total Revenues</b>	<b>\$ 864,893</b>	<b>\$ 829,215</b>	<b>\$ 835,835</b>	<b>\$ 6,621</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,400	\$ 3,600
FICA Expense	918	459	184	275
Engineering Fees	10,000	5,000	3,652	1,348
Attorney	15,000	7,500	1,293	6,207
Arbitrage	1,350	-	-	-
Dissemination	11,176	5,588	5,588	0
Dissemination - DTS	2,500	750	750	-
Annual Audit	3,650	-	-	-
Trustee Fees	13,303	8,681	8,681	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	43,775	21,888	21,888	(0)
Information Technology	1,947	974	974	-
Website Maintenance	1,298	649	649	(0)
Telephone	75	38	-	38
Postage	600	300	172	128
Printing & Binding	200	100	6	94
Insurance	7,778	7,778	6,857	921
Legal Advertising	2,000	1,000	-	1,000
Other Current Charges	650	325	294	31
Office Supplies	100	50	1	49
Property Appraiser Fee	500	500	907	(407)
Property Taxes	100	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 137,206</b>	<b>\$ 75,864</b>	<b>\$ 62,581</b>	<b>\$ 13,284</b>
<b>Operations &amp; Maintenance</b>				
Field Services	\$ 17,886	\$ 8,943	\$ 8,943	\$ -
Property Insurance	4,615	4,615	3,785	830
Electric	4,000	2,000	264	1,736
Streetlights	127,690	63,845	57,633	6,212
Water & Sewer	41,050	20,525	18,360	2,165
Landscape Maintenance	424,200	212,100	207,687	4,413
Landscape Contingency	15,000	7,500	6,490	1,010
Lake Maintenance	30,192	15,096	15,096	-
Lake Contingency	1,500	750	-	750
Irrigation Repairs	5,000	2,500	-	2,500
Doggie Station Maintenance	5,000	2,500	2,700	(200)
Repairs & Maintenance	5,000	2,500	4,070	(1,570)
Walls, Entry & Monuments	2,500	1,250	830	420
Contingency	2,028	1,014	-	1,014
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 685,661</b>	<b>\$ 345,138</b>	<b>\$ 325,858</b>	<b>\$ 19,280</b>

# Storey Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Reserves</b>				
Capital Reserve Transfer	\$ 42,026	\$ 6,026	\$ 6,026	\$ -
<b>Total Reserves</b>	<b>\$ 42,026</b>	<b>\$ 6,026</b>	<b>\$ 6,026</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 864,893</b>	<b>\$ 427,028</b>	<b>\$ 394,465</b>	<b>\$ 32,563</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 441,370</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 478,508</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 919,879</b>	

# Storey Creek

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 42,026	\$ 6,026	\$ 6,026	\$ -
Interest	5,000	2,500	0	(2,500)
<b>Total Revenues</b>	<b>\$ 47,026</b>	<b>\$ 8,526</b>	<b>\$ 6,026</b>	<b>\$ (2,500)</b>
<b>Expenditures:</b>				
Contingency	\$ 500	\$ 250	\$ -	\$ 250
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ 250</b>	<b>\$ -</b>	<b>\$ 250</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 46,526</b>	<b>\$ 8,276</b>	<b>\$ 6,026</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 46,526</b>		<b>\$ 6,026</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 03/31/26	Thru 03/31/26	
<b>Revenues:</b>				
Special Assessments	\$ 491,331	\$ 474,150	\$ 474,150	\$ -
Interest	29,750	14,875	14,114	(761)
<b>Total Revenues</b>	<b>\$ 521,081</b>	<b>\$ 489,025</b>	<b>\$ 488,264</b>	<b>\$ (761)</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 12/15	\$ 151,625	\$ 151,625	\$ 151,625	\$ -
Principal - 12/15	185,000	185,000	185,000	-
Interest - 06/15	148,734	-	-	-
<b>Total Expenditures</b>	<b>\$ 485,359</b>	<b>\$ 336,625</b>	<b>\$ 336,625</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 35,722</b>		<b>\$ 151,639</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 468,580</b>		<b>\$ 717,462</b>	
<b>Fund Balance - Ending</b>	<b>\$ 504,302</b>		<b>\$ 869,101</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 411,766	\$ 397,438	\$ 397,438	\$ -
Interest	21,000	10,500	9,345	(1,155)
<b>Total Revenues</b>	<b>\$ 432,766</b>	<b>\$ 407,938</b>	<b>\$ 406,783</b>	<b>\$ (1,155)</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 154,191	\$ 154,191	\$ 154,191	\$ -
Principal - 06/15	105,000	-	-	-
Interest - 06/15	154,191	-	-	-
<b>Total Expenditures</b>	<b>\$ 413,381</b>	<b>\$ 154,191</b>	<b>\$ 154,191</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (9,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (9,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,385</b>		<b>\$ 252,593</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 206,747</b>		<b>\$ 419,001</b>	
<b>Fund Balance - Ending</b>	<b>\$ 217,132</b>		<b>\$ 671,594</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 323,852	\$ 312,584	\$ 312,584	\$ -
Interest	8,000	4,000	6,085	2,085
<b>Total Revenues</b>	<b>\$ 331,852</b>	<b>\$ 316,584</b>	<b>\$ 318,668</b>	<b>\$ 2,085</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
Interest - 12/15	\$ 124,470	\$ 124,470	\$ 124,470	\$ -
Principal - 06/15	75,000	-	-	-
Interest - 06/15	124,470	-	-	-
<b>Total Expenditures</b>	<b>\$ 323,940</b>	<b>\$ 124,470</b>	<b>\$ 124,470</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (6,000)	\$ (3,000)	\$ (2,702)	\$ (298)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (6,000)</b>	<b>\$ (3,000)</b>	<b>\$ (2,702)</b>	<b>\$ (298)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,912</b>		<b>\$ 191,496</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 134,327</b>		<b>\$ 298,829</b>	
<b>Fund Balance - Ending</b>	<b>\$ 136,239</b>		<b>\$ 490,325</b>	

# Storey Creek

## Community Development District

### Capital Projects Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 573	\$ 573
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 573</b>	<b>\$ 573</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 573</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 29,952</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 30,525</b>	

# Storey Creek

## Community Development District

### Capital Projects Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 145	\$ 145
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145</b>	<b>\$ 145</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Cost of Issuance	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,702	\$ (2,702)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,702</b>	<b>\$ (2,702)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 2,847</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 7,534</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,382</b>	

**Storey Creek**  
**Community Development District**  
 Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 52,782	\$ 750,882	\$ 9,254	\$ 9,422	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 823,215
Interest	1,210	902	1,682	3,092	2,775	2,961	-	-	-	-	-	-	12,621
<b>Total Revenues</b>	<b>\$ 1,210</b>	<b>\$ 53,684</b>	<b>\$ 752,563</b>	<b>\$ 12,346</b>	<b>\$ 12,197</b>	<b>\$ 3,836</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 835,835</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	-	-	-	61	61	61	-	-	-	-	-	-	184
Engineering Fees	-	-	3,002	390	260	-	-	-	-	-	-	-	3,652
Attorney	-	29	-	297	968	-	-	-	-	-	-	-	1,293
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	931	931	931	931	931	931	-	-	-	-	-	-	5,588
Dissemination - DTS	750	-	-	-	-	-	-	-	-	-	-	-	750
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	4,434	4,246	-	-	-	-	-	-	-	8,681
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	3,648	3,648	3,648	3,648	3,648	3,648	-	-	-	-	-	-	21,888
Information Technology	162	162	162	162	162	162	-	-	-	-	-	-	974
Website Maintenance	108	108	108	108	108	108	-	-	-	-	-	-	649
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	77	24	12	19	4	36	-	-	-	-	-	-	172
Printing & Binding	-	-	-	-	3	3	-	-	-	-	-	-	6
Insurance	6,857	-	-	-	-	-	-	-	-	-	-	-	6,857
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	58	59	44	45	45	-	-	-	-	-	-	294
Office Supplies	0	0	0	0	0	0	-	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	907	-	-	-	-	-	-	-	907
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 20,864</b>	<b>\$ 4,960</b>	<b>\$ 7,923</b>	<b>\$ 10,895</b>	<b>\$ 12,144</b>	<b>\$ 5,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,581</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,943
Property Insurance	3,785	-	-	-	-	-	-	-	-	-	-	-	3,785
Electric	42	44	44	63	39	32	-	-	-	-	-	-	264
Streetlights	9,088	9,251	9,652	9,785	9,909	9,947	-	-	-	-	-	-	57,633
Water & Sewer	2,923	2,591	3,557	2,944	3,336	3,008	-	-	-	-	-	-	18,360
Landscape Maintenance	34,615	34,615	34,615	34,615	34,615	34,615	-	-	-	-	-	-	207,687
Landscape Contingency	-	-	1,000	-	-	5,490	-	-	-	-	-	-	6,490
Lake Maintenance	2,516	2,516	2,516	2,516	2,516	2,516	-	-	-	-	-	-	15,096
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Doggie Station Maintenance	250	250	850	850	250	250	-	-	-	-	-	-	2,700
Repairs & Maintenance	235	1,540	385	975	-	935	-	-	-	-	-	-	4,070
Walls, Entry & Monuments	-	-	-	-	-	830	-	-	-	-	-	-	830
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 54,944</b>	<b>\$ 52,297</b>	<b>\$ 54,110</b>	<b>\$ 53,239</b>	<b>\$ 52,155</b>	<b>\$ 59,114</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325,858</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,026
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,026</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,026</b>
<b>Total Expenditures</b>	<b>\$ 75,808</b>	<b>\$ 57,258</b>	<b>\$ 62,033</b>	<b>\$ 64,133</b>	<b>\$ 64,299</b>	<b>\$ 70,934</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 394,465</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (74,598)</b>	<b>\$ (3,574)</b>	<b>\$ 690,531</b>	<b>\$ (51,787)</b>	<b>\$ (52,102)</b>	<b>\$ (67,099)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 441,370</b>

**Storey Creek**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS</b>	
<b>(ASSESSMENT AREA ONE PROJECT)</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$7,410,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>	
<b>(ASSESSMENT AREA TWO PROJECT)</b>	
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	\$212,767
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$5,885,000</b>

<b>SERIES 2024, SPECIAL ASSESSMENT BONDS</b>	
<b>(ASSESSMENT AREA THREE PROJECT)</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$4,700,000</b>



**Storey Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2026</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2026</b>				
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
1/2/26		Interest		100.73
1/13/26		Transfer to Revenue		(4,398.59)
2/2/26		Interest		95.15
3/2/26		Interest		81.63
<b>TOTAL</b>				<b>\$ 573.06</b>
			<b>Project (Construction) Fund at 09/30/25</b>	<b>\$ 29,951.55</b>
			<b>Interest Earned/Transferred Funds thru 3/31/26</b>	<b>\$ 573.06</b>
			<b>Requisitions Paid thru 3/31/26</b>	<b>\$ -</b>
			<b>Remaining Project (Construction) Fund</b>	<b>\$ 30,524.61</b>

**Storey Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2024**

Date	Requisition #	Contractor	Description	Requisition
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Fiscal Year 2026

<b>TOTAL</b>	<b>\$ -</b>
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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
1/2/26	Interest		24.99
1/5/26	Transfer from Reserve		447.85
2/2/26	Interest		25.40
2/3/26	Transfer from Reserve		434.46
3/2/26	Interest		24.00
3/3/26	Transfer from Reserve		390.26

<b>TOTAL</b>	<b>\$ 2,847.25</b>
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Project (Construction) Fund at 09/30/25	\$ 7,534.25
Interest Earned/Transferred Funds thru 3/31/26	\$ 2,847.25
Requisitions Paid thru 3/31/26	\$ -

Remaining Project (Construction) Fund	<b>\$ 10,381.50</b>
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