

*Storey Creek Community  
Development District*

*Agenda*

*May 18, 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

May 11, 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, May 18, 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 April 20, 2026 Meeting
4. Review and Acceptance of Draft Fiscal Year 2025 Audit Report
5. Public Hearing
  - A. Consideration of Resolution 2026-04 Adopting Rule Chapter II: District Amenity Policies
6. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
7. 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
    - iii. Presentation of Arbitrage Rebate Calculation Reports
      1. Series 2019 Bonds
      2. Series 2022 Bonds
      3. Series 2024 Bonds
    - iv. Presentation of Number of Registered Voters – 1,056
    - v. General Election Qualifying Period Information – 2 Seats
    - vi. Designation of **November 16, 2026** as the Landowners' Meeting Date – 1 Seat
  - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
Steve Boyd, District Engineer

Enclosures

# MINUTES

MINUTES OF MEETING  
STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, April 20, 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 <i>by phone</i>	Assistant Secretary
Ellen Rosette	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
Karly Chambers	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Four members of the Board were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Paul Gajewski expressed appreciation for the recent lake and trail maintenance and acknowledged the community's good condition. He raised two safety concerns: crosswalk signs on Story Creek Boulevard are obstructed by trees, creating safety risks and near misses for pedestrians. He proposed working with the county to trim trees or relocate signs and offered to provide photographic evidence. He reported recurring sidewalk flooding, particularly as the rainy season approaches, which forces pedestrians into the street and poses danger. He shared that county inspection found sidewalks were properly constructed but recommended area regrading. He provided photos and highlighted two major locations needing attention. He asked about

protocols for dealing with fire ant mounds, noting they are often mowed around rather than treated, and questioned why they're not addressed. He inquired about when Lennar would turn over streets and sidewalks to the county, noting that the official transfer has not yet occurred. He expressed frustration about the lack of clarity and the impact on planning and enforcement, including concerns about law enforcement jurisdiction and public services. He thanked George and others for their efforts and expressed hope for resolution and acknowledged the difficulties faced by residents who lack information about the process.

Mr. Lantrip clarified that the County is holding maintenance bonds due to ongoing punch list items. He described repeated inspections and requests from the county over several years, delaying final acceptance of roads and sidewalks. He stated that Rebecca, Rob, and himself are working to fulfill county requirements for acceptance and bond release and emphasized persistent efforts to resolve these issues. He mentioned working on specific asphalt and storm drainage issues, expecting resolution soon. He stated that the process depends on the county's approval.

A Board Member confirmed responsibility for maintaining everything in the right-of-way along Story Creek Boulevard, including tree trimming for safety. He added that they could trim, remove, and relocate trees or signs if necessary. He clarified that the city owns the signs and roads, but maintenance is handled by their group. He also answered questions about fire ant treatment, stating that treatments are performed as needed and there is no blanket contract coverage. He explained that mowers do not carry ant bait, so mounds are mowed around rather than treated. He noted the existence of a speed trailer but clarified its location and the need for adjustment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 16, 2026 Meeting**

Mr. Flint presented the minutes from the March 16, 2026 Board of Supervisors meeting and asked for any comments or corrections. Ms. Rosette stated she had some corrections to the meeting minutes in the fourth order of business. She noted that it was Ms. Rosette, not Ms. Dudley, who reviewed the tow company's contract. She also noted in the Field Manager's report the spelling of "Polasa" should be Frank Palasa.

On MOTION by Ms. Dudley, seconded by Mr. Morgan, with all in favor, the Minutes of the March 16, 2026 Board of Supervisors Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing additional to report.

**B. Engineer**

**i. Consideration of Rate Adjustment for 2026**

Mr. Flint noted Mr. Boyd submitted a letter asking the Board to review and possibly change the rates and charges in their agreement. The Board was invited to ask any questions about this request.

Mr. Flint noted that the current fees were not available at the meeting. He offered to provide the existing fee information if the matter was deferred to the next meeting, which is scheduled for May, unless Mr. Boyd already has the details.

Mr. Boyd stated he didn't have that with him, but he could provide it. He stated this is the annual rate increase being presented to all the CDDs they serve, which is based on higher salaries. Mr. Flint stated the Board would defer this item and he would e-mail the existing rates between now and the next meeting.

**ii. Discussion of Pending Plat Conveyances**

**iii. Status of Permit Transfers**

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

Mr. Boyd stated he had nothing to report.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the check register for the month of March 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.

**D. Field Manager's Report**

Mr. Scheerer reported several updates during the meeting. The playground mulch topping project was successfully completed and looks great. Minor irrigation repairs were addressed, and graffiti at the playground was removed and touched up. The community has also undergone street

tree replacements, with three or four trees already replaced, and a budget line will be added if more replacements are needed due to dying or damaged trees in front of single-family homes. Budget planning is underway, and the addition of a viburnum hedge along the Story Creek Boulevard fence line was mentioned. He asked for any further suggestions to be sent by email or text before the next meeting. All landscape and aquatic cost updates are complete, and the focus will be on comparing the budget to actuals moving forward. Requests outside of speed tables are open until more information is available.

Ms. Rosette mentioned that during community litter pickups, advertising signs are regularly collected. These signs have appeared multiple times recently and she noted that upon returning to the community they often find the signs already removed thanks to Frank Palasa's efforts.

Mr. Scheerer explained that they collaborate with landscape vendors to remove advertising signs, except for those related to church services, school events, or elections. Vendors have been asked to take down signs for services like pressure washing.

## **FIFTH ORDER OF BUSINESS**

### **Other Business**

Ms. Rosette discussed preparations for next month's meeting, where the group will review the policy statement. She mentioned seeing two announcements in the Sentinel newspaper over recent weekends and raises a question about differences between the two, specifically regarding the appeals process. She asked for clarification about why the second announcement varied from the first.

The Board had a discussion confirming that the forms in question adhere to statutory requirements, though there may be minor differences between them. Mr. Flint discussed the necessity of running two public notices and explained how these documents are typically made available to the public either through meeting agendas or upon request, with final versions posted online after adoption. Staff discussed how upcoming meetings and public hearings are announced and publicized within the community. The agenda for the meeting will include these items, with the hearing also being listed when it is set. There was concern about ensuring residents are informed beyond just the meeting announcement. Publicity practices vary by community, especially if the topic is controversial, such as towing policies. Generally, legal requirements are met and any additional outreach is handled on a case-by-case basis. Suggestions included using

HOA communication channels, like email blasts or bulletin boards, to further inform residents if the HOA is willing to assist. Mr. Flint stated that the proposed rules will be placed on the website on a separate link.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**SEVENTH 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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2025

DRAFT

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
September 30, 2025

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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, 2025, 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, 2025, 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 **May 2, 2026**, 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 **May 2, 2026** 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, P.A.  
Fort Pierce, Florida  
**May 2, 2026**

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# STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

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, 2025. 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 deficit balance of (\$2,600,660).
- The change in the District's total net position in comparison with the prior fiscal year was (\$58,046), an increase of the deficit. 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, 2025, the District's governmental funds reported combined ending fund balances of \$1,952,026. A portion of fund balance is restricted for nonspendable prepaid items and deposits, debt service and future capital repairs and replacement, 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, 2025

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, 2025

### 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

	2025	2024
Current assets	\$ 1,952,646	\$ 1,755,442
Capital assets	13,798,154	14,444,672
Total assets	15,750,800	16,200,114
Current liabilities	615,841	610,133
Long-term liabilities	17,735,619	18,132,595
Total liabilities	18,351,460	18,742,728
Net position		
Net invested in capital assets	(4,302,465)	(3,716,467)
Restricted for debt service	1,185,072	821,754
Restricted for capital projects	37,485	19,039
Unrestricted	479,248	333,060
Total net position	\$ (2,600,660)	\$ (2,542,614)

The District's net position deficit balance increased 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

	2025	2024
Program revenues	\$ 2,174,901	\$ 8,977,372
General revenues	22,087	181,032
Total revenues	2,196,988	9,158,404
Expenses		
General government	106,192	105,157
Maintenance and operations	1,278,274	1,205,068
Conveyance of infrastructure	-	6,977,733
Interest on long-term debt	870,568	787,345
Cost of issuance	-	295,475
Total expenses	2,255,034	9,370,778
Change in net position	(58,046)	(212,374)
Net position - beginning of period	(2,542,614)	(2,330,240)
Net position - end of year	\$ (2,600,660)	\$ (2,542,614)

# STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$2,255,034, which consisted of 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 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 did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2025, the District had 13,798,154 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, 2025, the District had \$18,100,619 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 2026, 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, 2025

### **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.

DRAFT

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

**STATEMENT OF NET POSITION**

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 55,275
Investments	403,300
Assessments receivable	13,743
Deposits	5,015
Prepaid items	10,642
Restricted assets:	
Investments	1,464,671
Capital assets:	
Non-depreciable	50,375
Depreciable	13,747,779
<b>TOTAL ASSETS</b>	<u><u>\$ 15,750,800</u></u>
<b>LIABILITIES</b>	
Accounts payable	\$ 620
Accrued interest payable	250,221
Bonds payable, due within one year	365,000
Bonds payable, due in more than one year	17,735,619
<b>TOTAL LIABILITIES</b>	<u><u>18,351,460</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	(4,302,465)
Restricted for:	
Debt service	1,185,072
Capital projects	37,485
Unrestricted	479,248
<b>TOTAL NET POSITION</b>	<u><u>\$ (2,600,660)</u></u>

The accompanying notes are an integral part of this financial statement

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

STATEMENT OF ACTIVITIES

Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for	Operating	Capital	Revenues and
		Services	Grants and	Grants and	Changes in Net
			Contributions	Contributions	Position
					Governmental
					Activities
Governmental activities					
General government	\$ 106,192	\$ 106,192	\$ -	\$ -	\$ -
Maintenance and operations	1,278,274	1,125,323	-	1,334	(151,617)
Interest on long-term debt	870,568	870,568	71,484	-	71,484
<b>Total governmental activities</b>	<b>\$ 2,255,034</b>	<b>\$ 2,102,083</b>	<b>\$ 71,484</b>	<b>\$ 1,334</b>	<b>(80,133)</b>
General revenues:					
					22,087
Unrestricted investment earnings					22,087
Total general revenues					(58,046)
Change in net position					
Net position - October 1, 2024					(2,542,614)
Net position - September 30, 20245					\$ (2,600,660)

The accompanying notes are an integral part of this financial statement

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
September 30, 2025

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 55,275	\$ -	\$ -	\$ 55,275
Investments	403,300	1,427,186	37,485	1,867,971
Assessments receivable	5,636	8,107	-	13,743
Deposits	5,015	-	-	5,015
Prepaid items	10,642	-	-	10,642
TOTAL ASSETS	<u>\$ 479,868</u>	<u>\$ 1,435,293</u>	<u>\$ 37,485</u>	<u>\$ 1,952,646</u>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 620	\$ -	\$ -	\$ 620
TOTAL LIABILITIES	<u>620</u>	<u>-</u>	<u>-</u>	<u>620</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items and deposits	15,657	-	-	15,657
Restricted for:				
Debt service	-	1,435,293	-	1,435,293
Capital projects	-	-	37,485	37,485
Unassigned	463,591	-	-	463,591
TOTAL FUND BALANCES	<u>479,248</u>	<u>1,435,293</u>	<u>37,485</u>	<u>1,952,026</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 479,868</u>	<u>\$ 1,435,293</u>	<u>\$ 37,485</u>	<u>\$ 1,952,646</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, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,952,026
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	(2,023,825)
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:	
Accrued interest payable	(250,221)
Original issue premium	(6,508)
Original issue discount	85,889
Governmental bonds payable	<u>(18,180,000)</u>
Net Position of Governmental Activities	<u>\$ (2,600,660)</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, 2025**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b>REVENUES</b>				
Assessments	\$ 862,049	\$1,240,034	\$ -	\$ 2,102,083
Investment earnings	22,087	71,484	1,334	94,905
<b>TOTAL REVENUES</b>	<b>884,136</b>	<b>1,311,518</b>	<b>1,334</b>	<b>2,196,988</b>
<b>EXPENDITURES</b>				
General government	106,192	-	-	106,192
Maintenance and operations	631,756	-	-	631,756
Debt				
Principal	-	385,000	-	385,000
Interest expense	-	871,887	-	871,887
<b>TOTAL EXPENDITURES</b>	<b>737,948</b>	<b>1,256,887</b>	<b>-</b>	<b>1,994,835</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<b>146,188</b>	<b>54,631</b>	<b>1,334</b>	<b>202,153</b>
<b>OTHER SOURCES (USES)</b>				
Transfers in (out)	-	(16,259)	16,259	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(16,259)</b>	<b>16,259</b>	<b>-</b>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES</b>	<b>146,188</b>	<b>38,372</b>	<b>17,593</b>	<b>202,153</b>
<b>FUND BALANCE</b>				
Beginning of year	333,060	1,396,921	19,892	1,749,873
End of year	<u>\$ 479,248</u>	<u>\$1,435,293</u>	<u>\$ 37,485</u>	<u>\$ 1,952,026</u>

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, 2025**

Net Change in Fund Balances - Total Governmental Funds \$ 202,153

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

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 385,000

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 (646,518)

Provision for amortization of bond premium 245

Provision for amortization of bond discount (3,269)

Change in accrued interest payable 4,343

Change in Net Position of Governmental Activities \$ (58,046)

The accompanying notes are an integral part of this financial statement

# STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### 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, 2025

### 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, 2025

**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, 2025

### 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.

##### Prepaid Items

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, 2025

### 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

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.

##### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

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.

# STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### 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.

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.

# STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### 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.

### 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, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Treasury Obligation CL D	\$ 304,223	S&P AAAM	Weighted average of the fund portfolio: 48 days
US Bank Gcts 0490	1,160,448	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	403,300	S&P AAAM	Weighted average maturity: 47 days
Total Investments	<u>\$ 1,867,971</u>		

# STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### **Investments (continued)**

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.

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.

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.

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

**NOTES TO FINANCIAL STATEMENTS**

September 30, 2025

**NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (continued)**

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.

**NOTE E – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
Capital projects	\$ 16,259	\$ -
Debt service	-	16,259
Total	<u>\$ 16,259</u>	<u>\$ 16,259</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of this District, transfers from the debt service to the capital projects fund were made in accordance with the Bond Indentures.

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE F - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 50,375	\$ -	\$ -	\$ 50,375
Total capital assets, not being depreciated	50,375	-	-	50,375
Capital assets, being depreciated				
Improvements other than buildings	587,045	-	-	587,045
Infrastructure	15,184,559	-	-	15,184,559
Total capital assets, being depreciated	15,771,604	-	-	15,771,604
Less accumulated depreciation for:				
Improvements other than buildings	83,373	39,136	-	122,509
Infrastructure	1,293,934	607,382	-	1,901,316
Total accumulated depreciation	1,377,307	646,518	-	2,023,825
Total capital assets, being depreciated - net	14,394,297	(646,518)	-	13,747,779
Governmental activities capital assets - net	\$ 14,444,672	\$ (646,518)	\$ -	\$ 13,798,154

Depreciation expense of \$646,518 was charged to maintenance and operations.

**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, 2025

**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 Series 2019, 2022 and 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2019, 2022 and 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

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, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessments Bonds, Series 2019	\$ 7,775,000	\$ -	\$ 180,000	\$ 7,595,000	\$ 185,000
Special Assessments Bonds, Series 2022	5,985,000	-	100,000	5,885,000	105,000
Special Assessments Bonds, Series 2024	4,805,000	-	105,000	4,700,000	75,000
	<u>18,565,000</u>	<u>-</u>	<u>385,000</u>	<u>18,180,000</u>	<u>365,000</u>
Unamortized bond premium	6,753	-	245	6,508	-
Unamortized bond discount	(89,158)	-	(3,269)	(85,889)	-
	<u>\$18,482,595</u>	<u>\$ -</u>	<u>\$ 381,976</u>	<u>\$18,100,619</u>	<u>\$ 365,000</u>

**STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE G – LONG-TERM LIABILITIES (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 365,000	\$ 857,681	\$ 1,222,681
2027	375,000	843,494	1,218,494
2028	395,000	828,358	1,223,358
2029	410,000	811,707	1,221,707
2030	430,000	794,312	1,224,312
20310-2035	2,435,000	3,671,378	6,106,378
2036-2040	3,065,000	3,048,275	6,113,275
2041-2045	3,870,000	2,252,183	6,122,183
2046-2050	4,905,000	1,218,375	6,123,375
2051-2054	1,930,000	225,675	2,155,675
	<u>\$ 18,180,000</u>	<u>\$ 14,551,438</u>	<u>\$ 32,731,438</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, 2025**

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
<b>REVENUES</b>			
Assessments	\$ 852,893	\$ 862,049	\$ 9,156
Investment earnings	12,000	22,087	10,087
<b>TOTAL REVENUES</b>	<b>864,893</b>	<b>884,136</b>	<b>19,243</b>
<b>EXPENDITURES</b>			
Current			
General government	144,779	106,192	38,587
Maintenance and operations	742,934	631,756	111,178
<b>TOTAL EXPENDITURES</b>	<b>887,713</b>	<b>737,948</b>	<b>149,765</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(22,820)</b>	<b>146,188</b>	<b>169,008</b>
<b>OTHER FINANCING SOURCES</b>			
Carry forward surplus	22,820	-	(22,820)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>22,820</b>	<b>-</b>	<b>(22,820)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES</b>	<b>\$ -</b>	<b>146,188</b>	<b>\$ 146,188</b>
<b>FUND BALANCES</b>			
Beginning of year		333,060	
End of year		<b>\$ 479,248</b>	

\* 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 did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

DRAFT

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, 2025 and for the year ended September 30, 2025, which collectively comprise Storey Creek Community Development District's basic financial statements and have issued our report thereon dated **May 2, 2026**.

### **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, P.A.  
Fort Pierce, Florida  
May 2, 2026

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, 2025. 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, 2025.

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, P.A.  
Fort Pierce, Florida  
May 2, 2026

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, 2025, and have issued our report thereon dated **May 2, 2026**.

**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 **May 2, 2026**, 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 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 7.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$4,433.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$579,677.
- 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 \$718 to \$1,560 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,102,083.
- c. The total amount of outstanding bonds issued by the District as \$18,180,000.

### **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, P.A.  
Fort Pierce, Florida  
May 2, 2026

# SECTION V

# SECTION A

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING CHAPTER II – STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT AMENITY POLICIES, IN ACCORDANCE WITH CHAPTERS 120 AND 190; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules related to the fees and policies for usage of amenities, and orders prescribing the powers, duties and functions of the officers of the District to govern the administration of the District and its property, as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution Chapter II – Storey Creek Community Development District Amenity Policies, attached hereto as **Exhibit A** (the “Amenity Rules”) for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amenity Rules are hereby adopted. These Amenity Rules shall stay in full force and effect until such time as the Board of Supervisors may amend these Amenity Rules in accordance with Chapters 120 and 190, *Florida Statutes*, and shall replace and supersede any previously adopted Amenity Rules.

**SECTION 2.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of May, 2026.

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**Exhibit A:** Amenity Rules

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**Storey Creek**  
**Community Development District**  
Amenity Policies

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Adopted \_\_\_\_\_, 2026

**CDD Offices & District Manager:**  
219 East Livingston Street, Orlando, FL 32801  
407.841.5524

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## Definitions

**“Amenity Facilities” or “Amenity”** shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas (including the Parking Lot, as defined herein).

**“Amenity Facilities Policies” or “Policies”** shall mean these Amenity Facilities Policies of the Storey Creek Community Development District, as amended from time to time.

**“Amenity Manager”** shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors.

**“Board of Supervisors” or “Board”** shall mean the Storey Creek Community Development District’s Board of Supervisors.

**“District”** shall mean the Storey Creek Community Development District.

**“District Manager”** shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Parking Lot”** shall mean the parking lot located on Tract 741-R, of the STOREY CREEK PHASE 5 plat, recorded in Plat Book 31, Page 174, of the Official Records of Osceola County, Florida, and depicted in the following image:



**“Patron” or “Patrons”** shall mean any member of the public.

**“Vehicle”** shall mean any mobile item, whether motorized or not, including, but not limited to, cars, trucks, motorcycles, trailers, storage pods, e-bikes, boats, watercraft, camper, trailer, mopeds, golf carts, buses and motor homes.

## Introduction & Welcome

We are pleased to welcome you to the Storey Creek Community Development District, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Storey Creek Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following amenities:

- Playground (Myrtle Pine Street)
- Dog Park (2)
- Multi-Use Recreational Paths/Trails (including appurtenant Parking Lot)

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524.

Sincerely,

District Manager  
Storey Creek Community Development District

## Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered a public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

## Field Management

Storey Creek CDD has contracted for Field Management Services to maintain certain amenities (common area landscape, ponds, paths and parks) owned by the Storey Creek Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

Phone: (407) 841-5524  
Alan Scheerer, Field Operations Manager, [ascheerer@gmscfl.com](mailto:ascheerer@gmscfl.com)

## District Management Offices

Other questions regarding Storey Creek Community Development District should be directed to the District Manager.

Storey Creek Community Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Phone: (407) 841-5524  
Fax: (407) 839-1526  
[www.storeycreekcdd.com](http://www.storeycreekcdd.com)

## Osceola County Sheriff's Office

*Dial 911 in an emergency or to report any criminal activity or  
Non-Emergency Number 407-348-2222*

## 1. General Provisions

1. The Board of Supervisors (the “Board”) of the District reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District’s rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
  - a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. Disregard for rules or policies may result in the District taking any and all actions permitted under Florida law including, but not limited to, seeking trespass violations with local enforcement and exercising the District’s towing powers pursuant to Chapter 190, *Florida Statutes*.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District Manager (unless otherwise specified herein).
4. The District’s Amenity Facilities are not attended. Patrons using the District’s property, including the District’s Amenity Facilities, do so at their own risk.
5. Fireworks of any kind are not permitted on any property owned by the District, including the Amenity Facilities.
6. Only District employees or contracted vendors are allowed in service areas of the Amenity Facilities.
7. The District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and Patrons. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
8. Smoking is not permitted at any of the Amenity Facilities.
9. No alcohol may be consumed, sold, or served on any Property owned by the District, including at the Amenity Facilities.
10. Patrons shall treat all District staff members with courtesy and respect.
11. Children must be attended to at all times while utilizing the Amenity Facilities.
12. The District Manager must approve performances and contracted entertainment on any property owned by the District, including at any Amenity Facility, in advance using the reservation guidelines provided in the Reservation Form available on the District website or from District staff.
13. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on any property owned by the District, including the Amenity Facilities.
14. The property owned by the District, including the Amenity Facilities, shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
15. To the extent permissible under Florida law (Florida law shall prevail in the event of a conflict): firearms or any other weapons are prohibited in the Amenity Facilities during any Board meeting, and as otherwise prohibited in accordance with Florida law.
16. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facilities for said events (if the schedule permits).
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at

any Amenity Facility.

18. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any property of the District, including the Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same. In the event of any conflict between a provision herein and Florida law, Florida law shall prevail. The District is permitted to take any and all available actions under Florida law to ensure compliance with the provisions herein.

## 2. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron shall assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron.
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

## 3. General District Amenity Facility Policy

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager by phone: (407) 841-5524.

***Please note that certain Amenity Facilities are unattended facilities.  
Persons using the Amenity Facilities do so at their own risk.***

## 4. Shared-Use Paths

Storey Creek CDD offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by

people-powered equipment such as bicycles, big wheels, scooters, skateboards, roller skates, roller blades, etc.

1. No motorized vehicles, other than maintenance vehicles, nor any motorized equipment such as off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, motorized scooters, ATVs, golf carts nor any other motorized equipment can be used on District paths, trails or sidewalks. Motorized vehicles, including off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts, motorized scooters or any other engine-powered mode of transportation are not allowed on any paths/trails or sidewalks at any time. Any such motorized vehicle will be reported to the local Police Department. Pedestrians, pets, and people-powered equipment such as strollers, bicycles, scooters, skateboards, big wheels, roller skates, roller blades and skateboards are allowed on paths and trails.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to the Osceola County Sheriff's Office. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.
3. Hours of Use: paths and trails are open Dawn to Dusk.
4. Patrons should stay on paths and trails; trespassing on private residential property is illegal.
5. Patrons should keep to the right, unless passing.
6. Patrons should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path and trail etiquette such as using bells to warn pedestrians when passing.
8. Patrons should not travel more than two abreast.
9. Patrons should not stand or stop in middle of the path or trail.

## 5. Parking Lot

The District is the owner of the Parking Lot (see definition on p. 3 above) shown in the image below.



Parking of any vehicles/bicycles/scooters on the Parking Lot is not permitted during the hours of 10 p.m. and 7 a.m. (defined herein as "Overnight"). Vehicles parked Overnight in the Parking Lot are subject to immediate towing (without prior warning) by the District's towing vendor, in accordance with Section 190.012(2)(d), *Florida Statutes*.

## 6. Playground Area

The outdoor areas of Storey Creek Community Development District are maintained for the use of the public. The policies below adhere to any and all outdoor spaces.

The playground area is available for use by the public on a first come, first serve basis.

1. The playground is open from Dawn to Dusk.
2. No alcohol may be consumed, sold, or served at any Amenity Facilities including outdoor spaces.

3. Patrons shall comply with all posted signage.
4. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the parks.
5. No chalking or marking any outdoor areas.
6. Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
7. Profanity, fighting or disruptive behavior will not be tolerated.
8. Smoking is not permitted in public spaces.
9. Amplified sound systems and DJs are prohibited unless it is part of a program approved by the District.
10. Patrons must clean up after themselves and dispose of trash in the appropriate receptacles.
11. Removal of any furniture, equipment or items owned by the District is prohibited.
12. All other general facility rules apply.

## 7. Dog Park(s)

Dog parks are available within Storey Creek, for the enjoyment of the public and their four-legged friends.

1. Dog Parks are open Dawn to Dusk
2. Use of Dog Park is at your own risk.
3. Patrons are legally responsible for the behavior of their dogs at all times.
4. Dogs must be leashed while entering and exiting the park.
5. Dog waste must be cleaned up by their owners immediately.
6. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
7. Patrons must be within the dog park and supervising their dog with leash readily available.
8. Dog handlers must be at least 16 years of age (if a guest) or 14 years of age (if a resident).
9. Patrons shall comply with all posted signage.
10. Aggressive dogs must be removed immediately.
11. Dogs should be under voice control.
12. Dog handlers must not allow their dog to dig holes nor otherwise destroy or damage any equipment or landscaping .
13. Human food is prohibited at the dog park.
14. Dog food and treats are prohibited at the dog park.
15. Glass containers are prohibited at the dog park.
16. Female dogs in heat are prohibited at the dog park.
17. Puppies under four months are prohibited at the dog park.
18. Patrons must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
19. As a courtesy to others, dog owners should properly vaccinate and pest treat their dogs before they use any shared facilities such as the dog park.
20. All other general facility rules apply.

## 8. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the visual enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Patrons shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No swimming or wading are allowed in any body of water.

No watercrafts of any kind are allowed in any body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the South Florida Water Management District (SFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

## **9. Wildlife and Contacts**

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

# SECTION VI

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Storey Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 17, 2026
HOUR:	10:30 a.m., or shortly thereafter
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

**PASSED AND ADOPTED THIS 18<sup>TH</sup> DAY OF MAY, 2026.**

ATTEST:

**STOREY CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Storey Creek***  
***Community Development District***

***Proposed Budget***  
***FY2027***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

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**Storey Creek**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**General Fund**

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
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**Revenues:**

Special Assessments - Tax Roll	\$ 852,893	\$ 840,525	\$ 12,368	\$ 852,892	\$ 852,893
Interest	12,000	15,291	9,250	24,541	18,000
Carry Forward Surplus	-	-	-	-	59,921

<b>Total Revenues</b>	<b>\$ 864,893</b>	<b>\$ 855,816</b>	<b>\$ 21,618</b>	<b>\$ 877,434</b>	<b>\$ 930,815</b>
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**Expenditures:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,200	\$ 4,000	\$ 7,200	\$ 12,000
FICA Expense	918	245	306	551	918
Engineering Fees	10,000	3,652	3,848	7,500	10,000
Attorney	15,000	3,164	4,336	7,500	15,000
Arbitrage	1,350	1,800	-	1,800	1,350
Dissemination	11,176	6,519	4,657	11,176	11,735
Dissemination - DTS	2,500	750	1,500	2,250	2,500
Annual Audit	3,650	-	3,650	3,650	3,800
Trustee Fees	13,303	8,681	4,434	13,115	13,303
Assessment Administration	8,111	8,111	-	8,111	8,517
Management Fees	43,775	25,535	18,240	43,775	45,964
Information Technology	1,947	1,136	811	1,947	2,044
Website Maintenance	1,298	757	541	1,298	1,363
Telephone	75	-	25	25	75
Postage	600	177	123	300	600
Printing & Binding	200	8	92	100	200
Insurance	7,778	6,857	-	6,857	7,543
Legal Advertising	2,000	-	2,000	2,000	2,000
Other Current Charges	650	338	300	638	650
Office Supplies	100	1	49	50	100
Property Appraiser Fee	500	907	-	907	950
Property Taxes	100	-	-	-	10
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>Total Administrative:</b>	<b>\$ 137,206</b>	<b>\$ 72,013</b>	<b>\$ 48,912</b>	<b>\$ 120,925</b>	<b>\$ 140,796</b>
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# Storey Creek

## Community Development District

### Proposed Budget

#### FY2027

#### General Fund

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b><i>Operations &amp; Maintenance</i></b>					
Field Services	\$ 17,886	\$ 10,434	\$ 7,453	\$ 17,886	\$ 18,780
Property Insurance	4,615	3,785	-	3,785	4,615
Electric	4,000	308	225	533	4,000
Streetlights	127,690	67,581	49,736	117,317	127,690
Water & Sewer	41,050	21,275	18,000	39,275	41,050
Landscape Maintenance	424,200	242,302	173,073	415,374	418,374
Landscape Contingency	15,000	7,040	7,960	15,000	40,000
Lake Maintenance	30,192	17,612	12,580	30,192	31,092
Lake Contingency	1,500	-	750	750	1,500
Irrigation Repairs	5,000	1,260	1,740	3,000	5,000
Doggie Station Maintenance	5,000	2,950	1,250	4,200	5,000
Repairs & Maintenance	5,000	4,070	930	5,000	5,000
Walls, Entry & Monuments	2,500	830	420	1,250	2,500
Contingency	2,028	-	1,000	1,000	2,028
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 685,661</b>	<b>\$ 379,445</b>	<b>\$ 275,116</b>	<b>\$ 654,561</b>	<b>\$ 706,629</b>
<b><i>Reserves</i></b>					
Capital Reserve Transfer	\$ 42,026	\$ 42,026	\$ -	\$ 42,026	\$ 83,389
<b>Total Reserves</b>	<b>\$ 42,026</b>	<b>\$ 42,026</b>	<b>\$ -</b>	<b>\$ 42,026</b>	<b>\$ 83,389</b>
<b>Total Expenditures</b>	<b>\$ 864,893</b>	<b>\$ 493,484</b>	<b>\$ 324,028</b>	<b>\$ 817,512</b>	<b>\$ 930,815</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 362,332</b>	<b>\$ (302,410)</b>	<b>\$ 59,921</b>	<b>\$ -</b>

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 2027

#### 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%	\$237,447	\$899.42
Single Family 60'	31	1.50	47	3.69%	\$33,458	\$1,079.30
<b>Total</b>	<b>421</b>		<b>503</b>	<b>39.85%</b>	<b>\$361,566</b>	

#### 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
<b>Total</b>	<b>329</b>		<b>426</b>	<b>33.78%</b>	<b>\$306,522</b>	

#### 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
<b>Total</b>	<b>298</b>		<b>333</b>	<b>26.37%</b>	<b>\$239,245</b>	

#### 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
<b>Total</b>	<b>1048</b>		<b>1261</b>	<b>100.00%</b>	<b>\$907,333</b>	

# Storey Creek

## Community Development District

### Gross Per Unit Assessment Comparison Chart

Fiscal Year 2026

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Single Family 50'	264	1.25	330	26.17%	\$237,446	\$899.42
Single Family 60'	31	1.50	47	3.69%	\$33,458	\$1,079.30
Single Family 60'	0	1.75	0	0.00%	\$0	\$0.00
<b>Total</b>	<b>421</b>		<b>503</b>	<b>39.85%</b>	<b>\$361,566</b>	

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Property Type	Units	ERU Factor	Total ERUs	% of Total ERUs	Gross Total	Gross Per Unit
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Single Family 70'	22	1.75	39	3.05%	\$27,702	\$1,259.19
<b>Total</b>	<b>1048</b>		<b>1261</b>	<b>100.00%</b>	<b>\$907,333</b>	

#### Assessment Comparison

Property Type	Gross Per Unit FY2026	Gross Per Unit FY2027	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%
<b>Total</b>				

**Storey Creek**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments*

The District will levy a non-ad valorem special assessment on all the assesan;e property within the District in order to fund all operating and maintenance expenditures during the fiscal year.These assessments are billed on tax bills.

*Interest*

The District will invest surplus funds with State Board of Administration.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190 of the Florida Statutes allows for each member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 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 board meetings, review of invoices, 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 meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

# Storey Creek Community Development District

GENERAL FUND BUDGET

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.

Bond Series	Annual
2019 Special Assessment	\$450
2022 Special Assessment	\$450
2024 Special Assessment	\$450
<b>Total</b>	<b>\$1,350</b>

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.

# Storey Creek Community Development District

## GENERAL FUND BUDGET

### 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.

### Telephone

Telephone and fax machine.

### Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

### 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 Board meetings, public hearings, etc in a newspaper of general circulation.

### Other Current Charges

Represents any miscellaneous expenses incurred during the year such as bank fees, deposit slips, stop payments, etc.

### Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

### Property Appraiser Fee

Represents a annual fee charged by Osceola County Property Appraiser's office for assessment administration services.

# Storey Creek Community Development District

GENERAL FUND BUDGET

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.

**Operations & Maintenance:**

Field Services

Provide 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 two accounts 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
<b>Total</b>			<b>\$4,000</b>

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
<b>Total</b>			<b>\$127,690</b>

**Storey Creek**  
**Community Development District**  
GENERAL FUND BUDGET

Water & Sewer

Represents estimated costs for water services for areas within the District. The District currently has the following accounts with Toho Water Authority.

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 Twisted Twig w/ Dog Station	\$25	\$300
002735425-033419579	4300 Even Green Gables Place	\$15	\$180
	Contingency		\$3,730
<b>Total</b>			<b>\$41,050</b>

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. The District has contracted with Frank Polly Sod & Landscape for this service.

Description	Monthly	Annual
Landscape Maintenance	\$34,865	\$418,374
<b>Total</b>		<b>\$418,374</b>

Landscape Contingency

Represents estimated costs for any additional landscape expenses such as installation of annual plant replacement, mulch, tree replacement and any other landscape expenses not covered under the monthly landscape contract.

# Storey Creek Community Development District

GENERAL FUND BUDGET

Lake Maintenance

Represents costs for maintenance to 11 ponds located within the District. Services include shoreline grass and brush control, floating and submersed vegetation control, additional treatments as required and a monthly report for all waterways treated. The District has contracted with Applied Aquatic Management, Inc. for this service.

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
<b>Total</b>		<b>\$30,192</b>

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 supplies and repairs to the irrigation system maintained by the District.

Doggie Station Maintenance

Represents cost for supplies, maintaining and emptying the dogipot stations located within the District. The District has contracted with Frank Polly Sod & Landscape for this service.

Description	Monthly	Annual
Dogipot Station Maintenance	\$250	\$3,000
Contingency/Supplies		\$2,000
<b>Total</b>		<b>\$5,000</b>

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

**Storey Creek**  
**Community Development District**  
GENERAL FUND BUDGET

Walls, Entry & Monuments

Represents any costs for repairs or maintenance to the walls, entry and monuments maintained by the District.

Contingency

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

Transfer Out – Capital Reserve

Represents proposed amount to transfer to the Capital Reserve fund.

**Storey Creek**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Capital Reserve Fund**

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Transfer In	\$ 42,026	\$ 42,026	\$ -	\$ 42,026	\$ 83,389
Interest	5,000	38	625	663	1,200
<b>Total Revenues</b>	<b>\$ 47,026</b>	<b>\$ 42,064</b>	<b>\$ 625</b>	<b>\$ 42,689</b>	<b>\$ 84,589</b>
<b>Expenditures:</b>					
Contingency	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Capital Outlay	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ -</b>	<b>\$ 250</b>	<b>\$ 250</b>	<b>\$ 500</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 46,526</b>	<b>\$ 42,064</b>	<b>\$ 375</b>	<b>\$ 42,439</b>	<b>\$ 84,089</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,439</b>
<b>Fund Balance - Ending</b>	<b>\$ 46,526</b>	<b>\$ 42,064</b>	<b>\$ 375</b>	<b>\$ 42,439</b>	<b>\$ 126,528</b>

**Storey Creek**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Debt Service Fund**  
**Series 2019**

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Special Assessments	\$ 491,331	\$ 484,121	\$ 7,123	\$ 491,244	\$ 491,331.25
Interest	29,750	16,693	11,250	27,943	24,000
Carry Forward Surplus	468,580	428,218	-	428,218	462,045
<b>Total Revenues</b>	<b>\$ 989,661</b>	<b>\$ 929,031</b>	<b>\$ 18,373</b>	<b>\$ 947,405</b>	<b>\$ 977,376</b>
<b>Expenditures:</b>					
<b>Series 2019</b>					
Interest - 12/15	\$ 151,625	\$ 151,625	\$ -	\$ 151,625	\$ 148,734
Principal - 12/15	185,000	185,000	-	185,000	190,000
Interest - 06/15	148,734	-	148,734	148,734	145,291
<b>Total Expenditures</b>	<b>\$ 485,359</b>	<b>\$ 336,625</b>	<b>\$ 148,734</b>	<b>\$ 485,359</b>	<b>\$ 484,025</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 504,302</b>	<b>\$ 592,406</b>	<b>\$ (130,361)</b>	<b>\$ 462,045</b>	<b>\$ 493,351</b>

Principal - 12/15/2027	\$200,000
Interest - 12/15/2027	\$145,291
<b>Total</b>	<b>\$345,291</b>
Net Assessment	\$491,331
Collection Cost (6%)	\$31,362
<b>Gross Assessment</b>	<b>\$522,693</b>

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
<b>Total</b>	<b>421</b>		<b>\$522,693</b>

**Storey Creek**  
**Series 2019, Special Assessment Bonds (Area One Project)**  
**(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 7,410,000</b>	<b>\$ 4,340,931</b>	<b>\$ 11,750,931.25</b>

# Storey Creek

## Community Development District

### Proposed Budget

FY2027

### Debt Service Fund

Series 2022

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Special Assessments	\$ 411,766	\$ 405,795	\$ 5,971	\$ 411,766	\$ 411,766
Interest	21,000	11,339	8,500	19,839	21,000
Carry Forward Surplus	206,747	192,885	-	192,885	202,109
<b>Total Revenues</b>	<b>\$ 639,513</b>	<b>\$ 610,019</b>	<b>\$ 14,471</b>	<b>\$ 624,490</b>	<b>\$ 634,875</b>
<b>Expenditures:</b>					
<b>Series 2022</b>					
Interest - 12/15	\$ 154,191	\$ 154,191	\$ -	\$ 154,191	\$ 151,933
Principal - 06/15	105,000	-	105,000	105,000	110,000
Interest - 06/15	154,191	-	154,191	154,191	151,933
<b>Total Expenditures</b>	<b>\$ 413,381</b>	<b>\$ 154,191</b>	<b>\$ 259,191</b>	<b>\$ 413,381</b>	<b>\$ 413,866</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ (9,000)	\$ -	\$ (9,000)	\$ (9,000)	\$ (9,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (9,000)</b>	<b>\$ -</b>	<b>\$ (9,000)</b>	<b>\$ (9,000)</b>	<b>\$ (9,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 217,132</b>	<b>\$ 455,828</b>	<b>\$ (253,720)</b>	<b>\$ 202,109</b>	<b>\$ 212,009</b>

Interest - 12/15/2027	<u>\$149,568</u>
<b>Total</b>	<u><u>\$149,568</u></u>
<b>Net Assessment</b>	<b>\$411,766</b>
<b>Collection Cost (6%)</b>	<u>\$26,283</u>
<b>Gross Assessment</b>	<u><u>\$438,049</u></u>

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
<b>Total</b>	<b>329</b>		<b>\$438,049</b>

**Storey Creek**  
**Series 2022, Special Assessment Bonds (Area Two Project)**  
**(Term Bonds Combined)**

**Amortization Schedule**

Date	Balance	Principal	Interest	Annual
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
<b>Totals</b>		<b>\$ 5,885,000</b>	<b>\$ 5,190,212</b>	<b>\$ 11,075,212</b>

**Storey Creek**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Debt Service Fund**  
**Series 2024**

	Adopted Budget FY2026	Actual Thru 4/30/26	Projected Next 5 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Special Assessments	\$ 323,852	\$ 319,157	\$ 4,696	\$ 323,853	\$ 323,852
Interest	8,000	7,389	5,450	12,839	8,000
Carry Forward Surplus	134,327	137,120	-	137,120	144,339
<b>Total Revenues</b>	<b>\$ 466,179</b>	<b>\$ 463,666</b>	<b>\$ 10,146</b>	<b>\$ 473,812</b>	<b>\$ 476,191</b>
<b>Expenditures:</b>					
<b>Series 2024</b>					
Interest - 12/15	\$ 124,470	\$ 124,470	\$ -	\$ 124,470	\$ 122,801
Principal - 06/15	75,000	-	75,000	75,000	75,000
Interest - 06/15	124,470	-	124,470	124,470	122,801
<b>Total Expenditures</b>	<b>\$ 323,940</b>	<b>\$ 124,470</b>	<b>\$ 199,470</b>	<b>\$ 323,940</b>	<b>\$ 320,603</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ (6,000)	\$ (3,132)	\$ (2,400)	\$ (5,532)	\$ (4,800)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (6,000)</b>	<b>\$ (3,132)</b>	<b>\$ (2,400)</b>	<b>\$ (5,532)</b>	<b>\$ (4,800)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 136,239</b>	<b>\$ 336,063</b>	<b>\$ (191,724)</b>	<b>\$ 144,339</b>	<b>\$ 150,789</b>

Interest - 12/15/2027	<u>\$121,133</u>
<b>Total</b>	<u><u>\$121,133</u></u>
<b>Net Assessment</b>	<b>\$323,852</b>
<b>Collection Cost (6%)</b>	<u>\$20,671</u>
<b>Gross Assessment</b>	<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
<b>Total</b>	<b>296</b>		<b>\$344,523</b>

**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
<b>Totals</b>		<b>\$ 4,700,000</b>	<b>\$ 4,714,478</b>	<b>\$ 9,414,478</b>

# SECTION VII

# 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

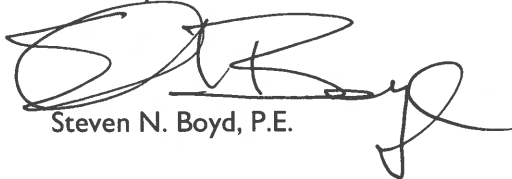
Dear George:

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

April 01, 2026 - April 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/2/26	627-630	\$ 15,198.25
	4/10/26	631-634	59,734.97
	4/15/26	635-637	9,478.01
	4/21/26	638	2,516.00
	4/29/26	639-640	2,350.00
			\$ 89,277.23
Payroll			
	<u>April 2026</u>		
	Adam Morgan	50141	\$ 184.70
	Logan Lantrip	50142	184.70
	Michelle Dudley	50143	184.70
	Patrick Bonin Jr.	50144	184.70
			\$ 738.80
<b>TOTAL</b>			<b>\$ 90,016.03</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00012	2/15/26	234606	202602	320	53800	47000		AQUATIC PLANT MGMT FEB26	*	2,516.00		
		3/15/26	235231	202603	320	53800	47000		AQUATIC PLANT MGMT MAR26	*	2,516.00		
APPLIED AQUATIC MANAGEMENT INC												5,032.00	000627
4/02/26	00019	3/25/26	6050	202603	320	53800	48000		RMV GRAFFITI FROM SLIDE	*	935.00		
BERRY CONSTRUCTION INC												935.00	000628
4/02/26	00013	3/05/26	18909	202603	320	53800	46300		SCK BLVD - INSTALL OAK	*	505.00		
		3/05/26	18910	202603	320	53800	46300		PEBBLE THROW DR-INSTL OAK	*	505.00		
		3/06/26	18911	202603	320	53800	46300		PLAYGROUND - ADD MULCH	*	3,975.00		
FRANK POLLY SOD INC												4,985.00	000629
4/02/26	00015	2/25/26	8085979	202602	310	51300	32300		TRUSTEE FEE SER 2024	*	3,950.00		
		2/25/26	8085979	202602	310	51300	32300		INCIDENTAL EXP SER 2024	*	296.25		
US BANK												4,246.25	000630
4/10/26	00013	4/01/26	18936	202604	320	53800	46200		LANDSCAPE MAINT APR26	*	34,614.50		
		4/01/26	18936	202604	320	53800	47800		DOGGIE/GARBAGE CANS APR26	*	250.00		
FRANK POLLY SOD INC												34,864.50	000631
4/10/26	00011	4/08/26	04082026	202604	300	20700	10000		FY26 DEBT SERVICE SER2019	*	9,958.30		
STOREY CREEK CDD C/O USBANK												9,958.30	000632
4/10/26	00011	4/08/26	04082026	202604	300	20700	10100		FY26 DEBT SERVICE SER2022	*	8,347.16		
STOREY CREEK CDD C/O USBANK												8,347.16	000633
4/10/26	00011	4/08/26	04082026	202604	300	20700	10300		FY26 DEBT SERVICE SER2024	*	6,565.01		
STOREY CREEK CDD C/O USBANK												6,565.01	000634
4/15/26	00013	3/31/26	18934	202603	320	53800	47300		INSTL RAINBIRD DECODERS	*	1,260.00		
FRANK POLLY SOD INC												1,260.00	000635
SCCD STOREY CREEK TVISCARRA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/15/26	00001	4/01/26	167	202604	320	53800	12000			*	1,490.50		
			FIELD MANAGEMENT APR26										
4/01/26		168	202604	310	51300	34000				*	3,647.92		
			MANAGEMENT FEES APR26										
4/01/26		168	202604	310	51300	35200				*	108.17		
			WEBSITE ADMIN FEE APR26										
4/01/26		168	202604	310	51300	35100				*	162.25		
			INFORMATION TECH APR26										
4/01/26		168	202604	310	51300	31300				*	931.33		
			DISSEMINATION FEE APR26										
4/01/26		168	202604	310	51300	51000				*	.18		
			OFFICE SUPPLIES APR26										
4/01/26		168	202604	310	51300	42000				*	4.55		
			POSTAGE APR26										
4/01/26		168	202604	310	51300	42500				*	2.10		
			COPIES APR26										
			GOVERNMENTAL MANAGEMENT SERVICES									6,347.00	000636
4/15/26	00002	4/13/26	152075	202603	310	51300	31500			*	1,475.01		
			CDD MTG/AMENITY RULES										
4/13/26		152075	202603	310	51300	31500				*	396.00		
			FRANK POLLY/APPLIED AQUA										
			LATHAM LUNA EDEN & BEAUDINE LLP									1,871.01	000637
4/21/26	00012	4/15/26	235929	202604	320	53800	47000			*	2,516.00		
			AQUATIC PLANT MGMT APR26										
			APPLIED AQUATIC MANAGEMENT INC									2,516.00	000638
4/29/26	00014	4/24/26	6309-04-	202604	310	51300	31200			*	450.00		
			ARBITRAGE SERIES 2019										
4/24/26		7338-04-	202510	310	51300	31200				*	450.00		
			ARBITRAGE SERIES 2022										
4/24/26		8002-04-	202604	310	51300	31200				*	900.00		
			ARBITRAGE SERIES 2024										
			AMERICAN MUNICIPAL TAX-EXEMPT									1,800.00	000639
4/29/26	00013	4/23/26	18952	202604	320	53800	46300			*	550.00		
			AMBROSE-INSTALL LIVE OAK										
			FRANK POLLY SOD INC									550.00	000640
			TOTAL FOR BANK A										89,277.23
			TOTAL FOR REGISTER										89,277.23

SCCD STOREY CREEK TVISCARRA

# SECTION 2

# ***Storey Creek***

***Community Development District***

***Unaudited Financial Reporting***

***April 30, 2026***



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**Storey Creek**  
**Community Development District**  
**Balance Sheet**  
**April 30, 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	\$ 120,168	\$ 6,026	\$ -	\$ -	\$ 126,194
Assessment Receivable	-		-	-	-
Investments:					
Series 2019					
Reserve	-	-	245,666	-	245,666
Revenue	-	-	635,938	-	635,938
Prepayment	-	-	35	-	35
Series 2022					
Reserve	-	-	213,399	-	213,399
Revenue	-	-	468,535	-	468,535
Construction	-	-	-	30,615	30,615
Series 2024					
Reserve	-	-	161,572	-	161,572
Revenue	-	-	336,053	-	336,053
Prepayment	-	-	140	-	140
Construction	-	-	-	10,839	10,839
State Board of Administration	716,427	36,038	-	-	752,465
Due From General Fund	-	-	30	-	30
Deposits	5,015	-	-	-	5,015
Prepaid Expenses	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 841,610</b>	<b>\$ 42,064</b>	<b>\$ 2,061,367</b>	<b>\$ 41,454</b>	<b>\$ 2,986,495</b>
<b>Liabilities:</b>					
Accounts Payable	-	-	-	-	-
Due to Debt Service 2019	12	-	-	-	12
Due to Debt Service 2022	10	-	-	-	10
Due to Debt Service 2024	8	-	-	-	8
<b>Total Liabilities</b>	<b>\$ 30</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2019	-	-	881,651	-	881,651
Assigned For Debt Service 2022	-	-	681,944	-	681,944
Assigned For Debt Service 2024	-	-	497,773	-	497,773
Assigned For Capital Projects 2022	-	-	-	30,615	30,615
Assigned For Capital Projects 2024	-	-	-	10,839	10,839
Unassigned	841,580	-	-	-	841,580
<b>Total Fund Balances</b>	<b>\$ 841,580</b>	<b>\$ 42,064</b>	<b>\$ 2,061,367</b>	<b>\$ 41,454</b>	<b>\$ 2,986,466</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 841,610</b>	<b>\$ 42,064</b>	<b>\$ 2,061,367</b>	<b>\$ 41,454</b>	<b>\$ 2,986,495</b>

# Storey Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 852,893	\$ 840,525	\$ 840,525	\$ -
Interest	12,000	7,000	15,291	8,291
<b>Total Revenues</b>	<b>\$ 864,893</b>	<b>\$ 847,525</b>	<b>\$ 855,816</b>	<b>\$ 8,291</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,200	\$ 3,800
FICA Expense	918	536	245	291
Engineering Fees	10,000	5,833	3,652	2,181
Attorney	15,000	8,750	3,164	5,586
Arbitrage	1,350	1,350	1,800	(450)
Dissemination	11,176	6,519	6,519	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	25,535	25,535	(0)
Information Technology	1,947	1,136	1,136	-
Website Maintenance	1,298	757	757	(0)
Telephone	75	44	-	44
Postage	600	350	177	173
Printing & Binding	200	117	8	108
Insurance	7,778	7,778	6,857	921
Legal Advertising	2,000	1,167	-	1,167
Other Current Charges	650	379	338	41
Office Supplies	100	58	1	57
Property Appraiser Fee	500	500	907	(407)
Property Taxes	100	100	-	100
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 137,206</b>	<b>\$ 85,626</b>	<b>\$ 72,013</b>	<b>\$ 13,612</b>
<b>Operations &amp; Maintenance</b>				
Field Services	\$ 17,886	\$ 10,434	\$ 10,434	\$ -
Property Insurance	4,615	4,615	3,785	830
Electric	4,000	2,333	308	2,026
Streetlights	127,690	74,486	67,581	6,905
Water & Sewer	41,050	23,946	21,275	2,671
Landscape Maintenance	424,200	247,450	242,302	5,149
Landscape Contingency	15,000	8,750	7,040	1,710
Lake Maintenance	30,192	17,612	17,612	-
Lake Contingency	1,500	875	-	875
Irrigation Repairs	5,000	2,917	1,260	1,657
Doggie Station Maintenance	5,000	2,917	2,950	(33)
Repairs & Maintenance	5,000	2,917	4,070	(1,153)
Walls, Entry & Monuments	2,500	1,458	830	628
Contingency	2,028	1,183	-	1,183
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 685,661</b>	<b>\$ 401,892</b>	<b>\$ 379,445</b>	<b>\$ 22,447</b>

# Storey Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 42,026	\$ 42,026	\$ 42,026	\$ -
<b>Total Reserves</b>	<b>\$ 42,026</b>	<b>\$ 42,026</b>	<b>\$ 42,026</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 864,893</b>	<b>\$ 529,544</b>	<b>\$ 493,484</b>	<b>\$ 36,059</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 362,332</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 479,248</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 841,580</b>	

# Storey Creek

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 42,026	\$ 42,026	\$ 42,026	\$ -
Interest	5,000	2,917	38	(2,879)
<b>Total Revenues</b>	<b>\$ 47,026</b>	<b>\$ 44,943</b>	<b>\$ 42,064</b>	<b>\$ (2,879)</b>
<b>Expenditures:</b>				
Contingency	\$ 500	\$ 292	\$ -	\$ 292
<b>Total Expenditures</b>	<b>\$ 500</b>	<b>\$ 292</b>	<b>\$ -</b>	<b>\$ 292</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>\$ 44,651</b>	<b>\$ 42,064</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 46,526</b>		<b>\$ 42,064</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2019

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

#### For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 491,331	\$ 484,121	\$ 484,121	\$ -
Interest	29,750	17,354	16,693	(661)
<b>Total Revenues</b>	<b>\$ 521,081</b>	<b>\$ 501,475</b>	<b>\$ 500,814</b>	<b>\$ (661)</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>\$ 164,189</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 468,580</b>		<b>\$ 717,462</b>	
<b>Fund Balance - Ending</b>	<b>\$ 504,302</b>		<b>\$ 881,651</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 411,766	\$ 405,795	\$ 405,795	\$ -
Interest	21,000	12,250	11,339	(911)
<b>Total Revenues</b>	<b>\$ 432,766</b>	<b>\$ 418,045</b>	<b>\$ 417,134</b>	<b>\$ (911)</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>\$ 262,943</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 206,747</b>		<b>\$ 419,001</b>	
<b>Fund Balance - Ending</b>	<b>\$ 217,132</b>		<b>\$ 681,944</b>	

# Storey Creek

## Community Development District

### Debt Service Fund - Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 323,852	\$ 319,157	\$ 319,157	\$ -
Interest	8,000	4,667	7,389	2,722
<b>Total Revenues</b>	<b>\$ 331,852</b>	<b>\$ 323,823</b>	<b>\$ 326,546</b>	<b>\$ 2,722</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)	\$ (3,500)	\$ (3,132)	\$ (368)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (6,000)</b>	<b>\$ (3,500)</b>	<b>\$ (3,132)</b>	<b>\$ (368)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,912</b>		<b>\$ 198,943</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 134,327</b>		<b>\$ 298,829</b>	
<b>Fund Balance - Ending</b>	<b>\$ 136,239</b>		<b>\$ 497,773</b>	

# Storey Creek

## Community Development District Capital Projects Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 664	\$ 664
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 664</b>	<b>\$ 664</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>\$ 664</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 29,952</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 30,615</b>	

# Storey Creek

## Community Development District Capital Projects Fund - Series 2024

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 173	\$ 173
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 173</b>	<b>\$ 173</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)	\$ -	\$ -	\$ 3,132	\$ (3,132)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,132</b>	<b>\$ (3,132)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 3,305</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 7,534</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,839</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	\$ 17,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840,525
Interest	1,210	902	1,682	3,092	2,775	2,961	2,671	-	-	-	-	-	15,291
<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>\$ 19,981</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 855,816</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
FICA Expense	-	-	-	61	61	61	61	-	-	-	-	-	245
Engineering Fees	-	-	3,002	390	260	-	-	-	-	-	-	-	3,652
Attorney	-	29	-	297	968	1,871	-	-	-	-	-	-	3,164
Arbitrage	450	-	-	-	-	-	1,350	-	-	-	-	-	1,800
Dissemination	931	931	931	931	931	931	931	-	-	-	-	-	6,519
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	3,648	-	-	-	-	-	25,535
Information Technology	162	162	162	162	162	162	162	-	-	-	-	-	1,136
Website Maintenance	108	108	108	108	108	108	108	-	-	-	-	-	757
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	77	24	12	19	4	36	5	-	-	-	-	-	177
Printing & Binding	-	-	-	-	3	3	2	-	-	-	-	-	8
Insurance	6,857	-	-	-	-	-	-	-	-	-	-	-	6,857
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	58	59	44	45	45	44	-	-	-	-	-	338
Office Supplies	0	0	0	0	0	0	0	-	-	-	-	-	1
Property Appraiser Fee	-	-	-	-	907	-	-	-	-	-	-	-	907
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 21,314</b>	<b>\$ 4,960</b>	<b>\$ 7,923</b>	<b>\$ 10,895</b>	<b>\$ 12,144</b>	<b>\$ 7,665</b>	<b>\$ 7,112</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,013</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ 1,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,434
Property Insurance	3,785	-	-	-	-	-	-	-	-	-	-	-	3,785
Electric	42	44	44	63	39	32	43	-	-	-	-	-	308
Streetlights	9,088	9,251	9,652	9,785	9,909	9,947	9,947	-	-	-	-	-	67,581
Water & Sewer	2,923	2,591	3,557	2,944	3,336	3,008	2,915	-	-	-	-	-	21,275
Landscape Maintenance	34,615	34,615	34,615	34,615	34,615	34,615	34,615	-	-	-	-	-	242,302
Landscape Contingency	-	-	1,000	-	-	5,490	550	-	-	-	-	-	7,040
Lake Maintenance	2,516	2,516	2,516	2,516	2,516	2,516	2,516	-	-	-	-	-	17,612
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	1,260	-	-	-	-	-	-	1,260
Doggie Station Maintenance	250	250	850	850	250	250	250	-	-	-	-	-	2,950
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>\$ 60,374</b>	<b>\$ 52,327</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,445</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,026	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,026
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,026</b>	<b>\$ 36,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,026</b>
<b>Total Expenditures</b>	<b>\$ 76,258</b>	<b>\$ 57,258</b>	<b>\$ 62,033</b>	<b>\$ 64,133</b>	<b>\$ 64,299</b>	<b>\$ 74,065</b>	<b>\$ 95,438</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 493,484</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (75,048)</b>	<b>\$ (3,574)</b>	<b>\$ 690,531</b>	<b>\$ (51,787)</b>	<b>\$ (52,102)</b>	<b>\$ (70,230)</b>	<b>\$ (75,458)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 362,332</b>

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

<b>SERIES 2019, SPECIAL ASSESSMENT BONDS (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 (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	\$213,399	
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 (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 Receipts**  
**Fiscal Year 2026**

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%

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
11/14/25	ACH	\$6,887.60	\$130.74	\$350.76	\$0.00	\$6,406.10	\$2,627.09	\$1,513.14	\$1,268.33	\$997.54	\$6,406.10
11/21/25	ACH	\$129,997.32	\$2,495.94	\$5,199.97	\$0.00	\$122,301.41	\$50,154.91	\$28,887.93	\$24,214.19	\$19,044.38	\$122,301.41
12/12/25	ACH	\$178.52	\$3.57	\$0.00	\$0.00	\$174.95	\$71.75	\$41.32	\$34.64	\$27.24	\$174.95
12/12/25	ACH	\$1,828,234.88	\$35,102.10	\$73,130.01	\$0.00	\$1,720,002.77	\$705,360.51	\$406,269.44	\$340,539.58	\$267,833.23	\$1,720,002.76
12/22/25	ACH	\$117,704.43	\$2,261.78	\$4,615.79	\$0.00	\$110,826.86	\$45,449.28	\$26,177.61	\$21,942.37	\$17,257.60	\$110,826.86
01/12/26	ACH	\$4,000.28	\$77.60	\$120.00	\$0.00	\$3,802.68	\$1,559.45	\$898.20	\$752.88	\$592.14	\$3,802.67
01/12/26	ACH	\$18,228.32	\$353.19	\$568.89	\$0.00	\$17,306.24	\$7,097.16	\$4,087.78	\$3,426.42	\$2,694.87	\$17,306.23
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,455.86	\$1,455.86	\$597.04	\$343.88	\$288.24	\$226.70	\$1,455.86
02/09/26	ACH	\$830.69	\$16.61	\$0.00	\$0.00	\$814.08	\$333.85	\$192.29	\$161.18	\$126.77	\$814.09
02/09/26	ACH	\$23,075.76	\$452.29	\$461.52	\$0.00	\$22,161.95	\$9,088.45	\$5,234.71	\$4,387.80	\$3,450.99	\$22,161.95
03/10/26	ACH	\$2,199.42	\$43.55	\$22.00	\$0.00	\$2,133.87	\$875.08	\$504.03	\$422.48	\$332.28	\$2,133.87
04/08/26	ACH	\$4,128.51	\$82.59	\$0.00	\$0.00	\$4,045.92	\$1,659.20	\$955.66	\$801.04	\$630.02	\$4,045.92
04/08/26	ACH	\$38,913.88	\$777.81	\$22.03	\$0.00	\$38,114.04	\$15,630.29	\$9,002.64	\$7,546.12	\$5,934.99	\$38,114.04
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$50.28	\$50.28	\$20.62	\$11.88	\$9.95	\$7.83	\$50.28
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 2,174,379.61</b>	<b>\$ 41,797.77</b>	<b>\$ 84,490.97</b>	<b>\$ 1,506.14</b>	<b>\$ 2,049,597.01</b>	<b>\$ 840,524.68</b>	<b>\$ 484,120.51</b>	<b>\$ 405,795.22</b>	<b>\$ 319,156.58</b>	<b>\$ 2,049,596.99</b>

<b>98.55%</b>	<b>Net Percent Collected</b>
<b>\$ 30,158.32</b>	<b>Balance Remaining to Collect</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
4/1/26		Interest		90.63
<b>TOTAL</b>				<b>\$ 663.69</b>
Project (Construction) Fund at 09/30/25				\$ 29,951.55
Interest Earned/Transferred Funds thru 4/30/26				\$ 663.69
Requisitions Paid thru 4/30/26				\$ -
<b>Remaining Project (Construction) Fund</b>				<b>\$ 30,615.24</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
4/1/26	Interest			27.56
4/2/26	Transfer from Reserve			430.11

<b>TOTAL</b>	<b>\$ 3,304.92</b>
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Project (Construction) Fund at 09/30/25	\$ 7,534.25
Interest Earned/Transferred Funds thru 4/30/26	\$ 3,304.92
Requisitions Paid thru 4/30/26	\$ -

Remaining Project (Construction) Fund	\$ 10,839.17
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# SECTION 3

# **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**

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



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**AMTEC**

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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](http://www.amteccorp.com)

April 24, 2026

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 Rebtable 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 Rebtable 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 Rebtable Arbitrage.

We have scheduled our next Report as of December 31, 2026. 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 December 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	2.263140%	34,557.01	(33,384.71)
Costs of Issuance Account	0.083470%	3.50	(226.24)
<b>Totals</b>	<b>1.429938%</b>	<b>\$37,819.33</b>	<b>\$(88,805.12)</b>
<b>Bond Yield</b>	<b>4.067639%</b>		
Rebate Computation Credits			(13,773.87)
<b>Net Rebatable Arbitrage</b>			<b>\$(102,578.99)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from December 16, 2019, the date of the closing, to December 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 December 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 1/12<sup>th</sup> 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 Decemeber 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 December 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. Rebtable 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:

<b>Fund / Account</b>	<b>Account Number</b>
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 Rebateable Arbitrage, as of December 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 Rebateable 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**

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

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

## 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	@ 4.0676388471%	Present Value to 12/16/2019
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
06/03/25		885.92	981.18
07/02/25		857.44	946.56
08/04/25		886.02	974.61
09/03/25		885.22	970.58
10/02/25		829.85	906.92
11/04/25		830.48	904.37
12/02/25		756.47	821.20
12/31/25	Bal	245,665.63	265,852.58
12/31/25	Acc	781.69	845.92
-----			
12/16/27	TOTALS:	34,557.01	-33,384.71
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ISSUE DATE:	12/16/19	REBATABLE ARBITRAGE:	-33,384.71
COMP DATE:	12/16/27	NET INCOME:	34,557.01
BOND YIELD:	4.067639%	TAX INV YIELD:	2.263140%

\$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
12/16/25		-2,120.00	-2,297.80
-----			
12/16/27	TOTALS:	-11,520.00	-13,773.87
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ISSUE DATE: 12/16/19      REBATABLE ARBITRAGE: -13,773.87  
 COMP DATE: 12/16/27  
 BOND YIELD: 4.067639%

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 1997).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The National Center for Accessible Information (NCAI) has estimated that 10% of the population has a disability that may affect their ability to access information (NCAI, 1997). The NCAI also estimates that 10% of the population has a disability that may affect their ability to use information technology (NCAI, 1997). The NCAI has also estimated that 10% of the population has a disability that may affect their ability to use the Internet (NCAI, 1997).

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# **REBATE REPORT**

**\$6,170,000**

**Storey Creek  
Community Development District  
(Osceola County, Florida)**

**Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)**

**Dated: July 14, 2022  
Delivered: July 14, 2022**

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**Rebate Report to the Computation Date  
July 14, 2025  
Reflecting Activity To  
July 14, 2025**



**AMTEC**

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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](http://www.amteccorp.com)

April 24, 2026

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: \$6,170,000 Storey Creek Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2022 (Assessment Area Two 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 July 31, 2026. 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 July 14, 2025 Computation Date  
Reflecting Activity from July 14, 2022 through July 14, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.368294%	28,488.37	(92,716.65)
Debt Service Reserve Fund	4.080884%	25,391.74	(7,918.80)
Capitalized Interest Fund	1.398987%	787.73	(2,489.21)
Costs of Issuance Account	0.255117%	0.22	(4.98)
<b>Totals</b>	<b>1.968545%</b>	<b>\$54,668.06</b>	<b>\$(103,129.64)</b>
<b>Bond Yield</b>	<b>5.272336%</b>		
Rebate Computation Credits			(6,475.57)
<b>Net Rebatable Arbitrage</b>			<b>\$(109,605.21)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from July 14, 2022, the date of the closing, to July 14, 2025, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of July 14, 2025.
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 July 14, 2022 and July 14, 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 1/12<sup>th</sup> 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 July 14, 2025

## **DEFINITIONS**

### **7. Computation Date**

July 14, 2025.

## 8. Computation Period

The period beginning on July 14, 2022, the date of the closing, and ending on July 14, 2025, the Computation Date.

## 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. Rebtable 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:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue Fund	215772000
Interest Fund	215772001
Sinking Fund	215772002
Debt Service Reserve Fund	215772004
Prepayment Fund	215772003
Acquisition & Construction Fund	215772005
Costs of Issuance Account	215772006

## **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 Rebateable Arbitrage, as of July 14, 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 July 14, 2025. 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 July 14, 2025, is the Rebateable Arbitrage.

**\$6,170,000**  
**Storey Creek Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2022**  
**(Assessment Area Two Project)**  
**Delivered: July 14, 2022**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$6,170,000.00</b>
<b>Net Original Issue Premium</b>	<b>7,345.80</b>
<b>Total</b>	<b>\$6,177,345.80</b>

<b>Uses of Funds</b>	
----------------------	--

<b>Acquisition &amp; Construction Fund</b>	<b>\$5,487,323.58</b>
<b>Debt Service Reserve Fund</b>	<b>205,883.13</b>
<b>Capitalized Interest Fund</b>	<b>134,489.09</b>
<b>Cost of Issuance Fund</b>	<b>226,250.00</b>
<b>Underwriter's Discount</b>	<b>123,400.00</b>
<b>Total</b>	<b>\$6,177,345.80</b>

## PROOF OF ARBITRAGE YIELD

\$6,170,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)

Date	Debt Service	Present Value to 07/14/2022 @ 5.2723364903%
12/15/2022	134,489.09	131,585.26
06/15/2023	250,318.13	238,622.87
12/15/2023	158,383.13	147,105.28
06/15/2024	253,383.13	229,296.06
12/15/2024	156,340.63	137,844.78
06/15/2025	256,340.63	220,209.22
12/15/2025	154,190.63	129,055.23
06/15/2026	259,190.63	211,366.66
12/15/2026	151,933.13	120,717.22
06/15/2027	261,933.13	202,771.43
12/15/2027	149,568.13	112,811.91
06/15/2028	264,568.13	194,425.40
12/15/2028	146,693.13	105,032.77
06/15/2029	266,693.13	186,048.61
12/15/2029	143,693.13	97,667.52
06/15/2030	268,693.13	177,938.66
12/15/2030	140,568.13	90,698.52
06/15/2031	270,568.13	170,094.21
12/15/2031	137,318.13	84,108.59
06/15/2032	277,318.13	165,497.06
12/15/2032	133,818.13	77,808.41
06/15/2033	278,818.13	157,954.56
12/15/2033	130,048.13	71,781.88
06/15/2034	285,048.13	153,295.18
12/15/2034	126,018.13	66,030.24
06/15/2035	286,018.13	146,016.86
12/15/2035	121,858.13	60,612.69
06/15/2036	291,858.13	141,442.65
12/15/2036	117,438.13	55,452.01
06/15/2037	297,438.13	136,837.26
12/15/2037	112,758.13	50,542.32
06/15/2038	302,758.13	132,221.68
12/15/2038	107,818.13	45,877.34
06/15/2039	307,818.13	127,614.55
12/15/2039	102,618.13	41,450.49
06/15/2040	312,618.13	123,032.35
12/15/2040	97,158.13	37,254.94
06/15/2041	317,158.13	118,489.57
12/15/2041	91,438.13	33,283.67
06/15/2042	326,438.13	115,772.21
12/15/2042	85,328.13	29,484.60
06/15/2043	330,328.13	111,211.10
12/15/2043	78,743.75	25,829.63
06/15/2044	338,743.75	108,261.24
12/15/2044	71,756.25	22,344.00
06/15/2045	346,756.25	105,202.28
12/15/2045	64,365.63	19,026.30
06/15/2046	354,365.63	102,059.06
12/15/2046	56,571.88	15,874.50
06/15/2047	361,571.88	98,853.89
12/15/2047	48,375.00	12,886.05
06/15/2048	368,375.00	95,606.72
12/15/2048	39,775.00	10,057.92
06/15/2049	379,775.00	93,567.23
12/15/2049	30,637.50	7,354.45
06/15/2050	390,637.50	91,363.03

## PROOF OF ARBITRAGE YIELD

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)

Date	Debt Service	Present Value to 07/14/2022 @ 5.2723364903%
12/15/2050	20,962.50	4,776.82
06/15/2051	400,962.50	89,022.43
12/15/2051	10,750.00	2,325.43
06/15/2052	410,750.00	86,570.99
	12,438,657.44	6,177,345.80

Proceeds Summary

Delivery date	07/14/2022
Par Value	6,170,000.00
Premium (Discount)	7,345.80
Target for yield calculation	6,177,345.80

## BOND DEBT SERVICE

\$6,170,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/14/2022					
12/15/2022			134,489.09	134,489.09	
06/15/2023	90,000	4.300%	160,318.13	250,318.13	384,807.22
12/15/2023			158,383.13	158,383.13	
06/15/2024	95,000	4.300%	158,383.13	253,383.13	411,766.26
12/15/2024			156,340.63	156,340.63	
06/15/2025	100,000	4.300%	156,340.63	256,340.63	412,681.26
12/15/2025			154,190.63	154,190.63	
06/15/2026	105,000	4.300%	154,190.63	259,190.63	413,381.26
12/15/2026			151,933.13	151,933.13	
06/15/2027	110,000	4.300%	151,933.13	261,933.13	413,866.26
12/15/2027			149,568.13	149,568.13	
06/15/2028	115,000	5.000%	149,568.13	264,568.13	414,136.26
12/15/2028			146,693.13	146,693.13	
06/15/2029	120,000	5.000%	146,693.13	266,693.13	413,386.26
12/15/2029			143,693.13	143,693.13	
06/15/2030	125,000	5.000%	143,693.13	268,693.13	412,386.26
12/15/2030			140,568.13	140,568.13	
06/15/2031	130,000	5.000%	140,568.13	270,568.13	411,136.26
12/15/2031			137,318.13	137,318.13	
06/15/2032	140,000	5.000%	137,318.13	277,318.13	414,636.26
12/15/2032			133,818.13	133,818.13	
06/15/2033	145,000	5.200%	133,818.13	278,818.13	412,636.26
12/15/2033			130,048.13	130,048.13	
06/15/2034	155,000	5.200%	130,048.13	285,048.13	415,096.26
12/15/2034			126,018.13	126,018.13	
06/15/2035	160,000	5.200%	126,018.13	286,018.13	412,036.26
12/15/2035			121,858.13	121,858.13	
06/15/2036	170,000	5.200%	121,858.13	291,858.13	413,716.26
12/15/2036			117,438.13	117,438.13	
06/15/2037	180,000	5.200%	117,438.13	297,438.13	414,876.26
12/15/2037			112,758.13	112,758.13	
06/15/2038	190,000	5.200%	112,758.13	302,758.13	415,516.26
12/15/2038			107,818.13	107,818.13	
06/15/2039	200,000	5.200%	107,818.13	307,818.13	415,636.26
12/15/2039			102,618.13	102,618.13	
06/15/2040	210,000	5.200%	102,618.13	312,618.13	415,236.26
12/15/2040			97,158.13	97,158.13	
06/15/2041	220,000	5.200%	97,158.13	317,158.13	414,316.26
12/15/2041			91,438.13	91,438.13	
06/15/2042	235,000	5.200%	91,438.13	326,438.13	417,876.26
12/15/2042			85,328.13	85,328.13	
06/15/2043	245,000	5.375%	85,328.13	330,328.13	415,656.26
12/15/2043			78,743.75	78,743.75	
06/15/2044	260,000	5.375%	78,743.75	338,743.75	417,487.50
12/15/2044			71,756.25	71,756.25	
06/15/2045	275,000	5.375%	71,756.25	346,756.25	418,512.50
12/15/2045			64,365.63	64,365.63	
06/15/2046	290,000	5.375%	64,365.63	354,365.63	418,731.26
12/15/2046			56,571.88	56,571.88	
06/15/2047	305,000	5.375%	56,571.88	361,571.88	418,143.76
12/15/2047			48,375.00	48,375.00	
06/15/2048	320,000	5.375%	48,375.00	368,375.00	416,750.00
12/15/2048			39,775.00	39,775.00	
06/15/2049	340,000	5.375%	39,775.00	379,775.00	419,550.00
12/15/2049			30,637.50	30,637.50	
06/15/2050	360,000	5.375%	30,637.50	390,637.50	421,275.00

## BOND DEBT SERVICE

\$6,170,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2050			20,962.50	20,962.50	
06/15/2051	380,000	5.375%	20,962.50	400,962.50	421,925.00
12/15/2051			10,750.00	10,750.00	
06/15/2052	400,000	5.375%	10,750.00	410,750.00	421,500.00
	6,170,000		6,268,657.44	12,438,657.44	12,438,657.44

\$6,170,000  
Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2022  
(Assessment Area Two Project)  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-5,487,323.58	-6,414,505.04
08/01/22		-0.51	-0.59
09/01/22		-135.38	-157.18
09/01/22		-0.42	-0.49
09/02/22		3,572.50	4,147.26
09/06/22		3,626.02	4,206.96
10/03/22		-253.83	-293.35
11/01/22		-311.36	-358.38
11/17/22		203.30	233.46
11/17/22		1,721.73	1,977.18
11/17/22		2,871.70	3,297.76
11/28/22		5,494,727.59	6,299,936.96
12/01/22		-329.98	-378.17
01/03/23		-384.69	-438.84
02/01/23		-409.23	-464.95
02/22/23		75.00	84.95
02/22/23		2,687.50	3,044.14
03/01/23		-371.15	-419.86
04/03/23		-243.68	-274.39
04/03/23		-257.21	-289.62
05/01/23		-624.98	-700.89
06/01/23		-646.98	-722.42
07/03/23		-643.03	-714.70
08/01/23		-320.67	-354.97
08/01/23		-428.69	-474.55
09/01/23		-935.50	-1,031.09
12/27/23		-1,844.80	-1,999.48
05/14/24		-5,469.78	-5,812.16
12/03/24		-5,377.67	-5,552.24
06/16/25		-4,469.09	-4,487.22
07/14/25	Bal	29,736.81	29,736.81
07/14/25	Acc	48.43	48.43
-----			
07/14/25	TOTALS:	28,488.37	-92,716.65
-----			

ISSUE DATE: 07/14/22      REBATABLE ARBITRAGE: -92,716.65  
COMP DATE: 07/14/25      NET INCOME: 28,488.37  
BOND YIELD: 5.272336%      TAX INV YIELD: 1.368294%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-205,883.13	-240,670.77
08/01/22		0.51	0.59
09/01/22		135.38	157.18
09/01/22		0.42	0.49
10/03/22		253.83	293.35
11/01/22		311.34	358.36
12/01/22		329.98	378.17
01/03/23		384.69	438.84
02/01/23		409.23	464.95
03/01/23		371.15	419.86
04/03/23		243.68	274.39
04/03/23		257.21	289.62
05/01/23		624.98	700.89
06/01/23		646.98	722.42
07/03/23		643.06	714.73
08/11/23		857.38	947.72
09/01/23		935.50	1,031.09
12/27/23		1,844.80	1,999.48
05/14/24		5,469.78	5,812.16
12/03/24		5,377.67	5,552.24
06/16/25		4,469.09	4,487.22
07/14/25	Bal	207,370.48	207,370.48
07/14/25	Acc	337.73	337.73
-----			
07/14/25	TOTALS:	25,391.74	-7,918.80
-----			

ISSUE DATE: 07/14/22      REBATABL ARBITRAGE: -7,918.80  
 COMP DATE: 07/14/25      NET INCOME: 25,391.74  
 BOND YIELD: 5.272336%      TAX INV YIELD: 4.080884%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-134,489.09	-157,213.43
08/01/22		0.33	0.38
09/01/22		88.43	102.67
09/01/22		0.28	0.33
10/03/22		165.81	191.63
11/01/22		203.39	234.11
12/01/22		215.55	247.03
12/15/22		-0.01	-0.01
12/15/22		134,489.10	153,818.96
01/03/23		113.49	129.46
01/11/23		-33.72	-38.42
02/01/23		0.05	0.06
03/01/23		0.06	0.07
04/03/23		0.04	0.05
04/03/23		0.04	0.05
05/01/23		0.10	0.11
06/01/23		0.11	0.12
06/15/23		-160,284.41	-178,613.23
06/15/23		160,318.13	178,650.81
07/03/23		0.05	0.06
-----			
07/14/25	TOTALS:	787.73	-2,489.21
-----			

ISSUE DATE: 07/14/22      REBATABLE ARBITRAGE: -2,489.21  
 COMP DATE: 07/14/25      NET INCOME: 787.73  
 BOND YIELD: 5.272336%      TAX INV YIELD: 1.398987%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/22	Beg Bal	-226,250.00	-264,478.98
07/14/22		55,000.00	64,293.23
07/14/22		56,500.00	66,046.69
07/14/22		52,500.00	61,370.81
07/14/22		13,566.50	15,858.80
07/14/22		33,500.00	39,160.42
07/14/22		6,000.00	7,013.81
07/14/22		1,750.00	2,045.69
07/15/22		1,500.00	1,753.20
07/18/22		5,900.00	6,892.92
01/11/23		33.72	38.42
-----			
07/14/25	TOTALS:	0.22	-4.98
-----			

ISSUE DATE:	07/14/22	REBATABLE ARBITRAGE:	-4.98
COMP DATE:	07/14/25	NET INCOME:	0.22
BOND YIELD:	5.272336%	TAX INV YIELD:	0.255117%

\$6,170,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2022  
 (Assessment Area Two Project)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.272336%)
07/14/23		-1,960.00	-2,174.99
07/14/24		-2,070.00	-2,180.58
07/14/25		-2,120.00	-2,120.00
-----			
07/14/25	TOTALS:	-6,150.00	-6,475.57
-----			

ISSUE DATE: 07/14/22      REBATABLE ARBITRAGE: -6,475.57  
 COMP DATE: 07/14/25  
 BOND YIELD: 5.272336%



# **REBATE REPORT**

**\$4,805,000**

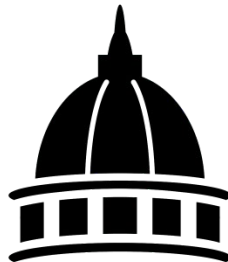
**Storey Creek  
Community Development District  
(Osceola County, Florida)**

**Special Assessment Bonds, Series 2024  
(Assessment Area Three Project)**

**Dated: February 13, 2024  
Delivered: February 13, 2024**

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**Rebate Report to the Computation Date  
February 13, 2027  
Reflecting Activity To  
January 31, 2026**



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**AMTEC**

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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](http://www.amteccorp.com)

April 24, 2026

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: \$4,805,000 Storey Creek Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2024 (Assessment Area Three 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 Rebtable 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 Rebtable 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 Rebtable Arbitrage.

We have scheduled our next Report as of February 13, 2027, the Computation Date. 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 February 13, 2027 Computation Date  
Reflecting Activity from February 13, 2024 through January 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	4.759073%	94,160.71	(15,304.80)
Debt Service Reserve Fund	4.111638%	12,998.23	(4,689.96)
Capitalized Interest Fund	4.402371%	1,292.05	(359.07)
Costs of Issuance Account	4.806023%	10.44	(1.66)
<b>Totals</b>	<b>4.669031%</b>	<b>\$108,461.43</b>	<b>\$(20,355.49)</b>
<b>Bond Yield</b>	<b>5.466959%</b>		
Rebate Computation Credit			(2,361.48)
<b>Net Rebatable Arbitrage</b>			<b>\$(22,716.97)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebateable Arbitrage, investment activity is reflected from February 13, 2024, the date of the closing, to January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 13, 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 February 13, 2024 and January 31, 2026, 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 1/12<sup>th</sup> 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 February 13, 2027.

## DEFINITIONS

### 7. Computation Date

February 13, 2027.

**8. Computation Period**

The period beginning on February 13, 2024, the date of the closing, and ending on January 31, 2026.

**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. Rebtable 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:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue Fund	216004000
Interest Fund	216004001
Sinking Fund	216004002
Prepayment Fund	216004003
Debt Service Reserve Fund	216004004
Acquisition & Construction Fund	216004005
Costs of Issuance Account	216004006

## **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 January 31, 2026, 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 February 13, 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 February 13, 2027, is the Rebatable Arbitrage.

**\$4,805,000**  
**Storey Creek Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2024**  
**(Assessment Area Three Project)**  
**Delivered: February 13, 2024**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$4,805,000.00</b>
<b>Net Original Issue Discount</b>	<b>-48,687.05</b>
<b>Total</b>	<b>\$4,756,312.95</b>

<b>Uses of Funds</b>	
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<b>Acquisition &amp; Construction Fund</b>	<b>\$4,211,769.17</b>
<b>Debt Service Reserve Fund</b>	<b>162,906.25</b>
<b>Capitalized Interest Fund</b>	<b>86,062.53</b>
<b>Costs of Issuance Account</b>	<b>199,475.00</b>
<b>Underwriter's Discount</b>	<b>96,100.00</b>
<b>Total</b>	<b>\$4,756,312.95</b>

## PROOF OF ARBITRAGE YIELD

\$4,805,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Three Project)

Date	Debt Service	Present Value to 02/13/2024 @ 5.4669588152%
06/15/2024	86,062.53	84,503.75
12/15/2024	126,977.50	121,360.30
06/15/2025	196,977.50	183,254.44
12/15/2025	125,420.00	113,577.60
06/15/2026	200,420.00	176,666.80
12/15/2026	123,751.25	106,182.14
06/15/2027	198,751.25	165,996.81
12/15/2027	122,082.50	99,250.18
06/15/2028	202,082.50	159,916.99
12/15/2028	120,302.50	92,667.73
06/15/2029	205,302.50	153,934.56
12/15/2029	118,411.25	86,421.71
06/15/2030	208,411.25	148,060.45
12/15/2030	116,408.75	80,499.19
06/15/2031	206,408.75	138,938.31
12/15/2031	114,406.25	74,960.36
06/15/2032	209,406.25	133,554.82
12/15/2032	111,912.50	69,476.27
06/15/2033	211,912.50	128,056.76
12/15/2033	109,287.50	64,284.23
06/15/2034	214,287.50	122,692.71
12/15/2034	106,531.25	59,372.72
06/15/2035	221,531.25	120,180.20
12/15/2035	103,512.50	54,661.15
06/15/2036	223,512.50	114,888.29
12/15/2036	100,362.50	50,214.99
06/15/2037	225,362.50	109,756.84
12/15/2037	97,081.25	46,022.83
06/15/2038	232,081.25	107,094.21
12/15/2038	93,537.50	42,014.55
06/15/2039	233,537.50	102,107.72
12/15/2039	89,862.50	38,244.45
06/15/2040	234,862.50	97,295.25
12/15/2040	86,056.25	34,701.51
06/15/2041	241,056.25	94,617.69
12/15/2041	81,987.50	31,324.89
06/15/2042	246,987.50	91,855.45
12/15/2042	77,656.25	28,112.17
06/15/2043	252,656.25	89,029.93
12/15/2043	73,062.50	25,060.43
06/15/2044	253,062.50	84,490.87
12/15/2044	68,337.50	22,209.00
06/15/2045	258,337.50	81,723.21
12/15/2045	63,112.50	19,433.96
06/15/2046	263,112.50	78,863.40
12/15/2046	57,612.50	16,808.88
06/15/2047	272,612.50	77,420.46
12/15/2047	51,700.00	14,291.85
06/15/2048	276,700.00	74,455.22
12/15/2048	45,512.50	11,920.78
06/15/2049	285,512.50	72,792.58
12/15/2049	38,912.50	9,656.93
06/15/2050	293,912.50	70,999.63
12/15/2050	31,900.00	7,500.96
06/15/2051	296,900.00	67,955.44
12/15/2051	24,612.50	5,483.50
06/15/2052	304,612.50	66,059.88

PROOF OF ARBITRAGE YIELD

\$4,805,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)

Date	Debt Service	Present Value to 02/13/2024 @ 5.4669588152%
12/15/2052	16,912.50	3,570.14
06/15/2053	316,912.50	65,118.65
12/15/2053	8,662.50	1,732.60
06/15/2054	323,662.50	63,013.62
	9,902,832.53	4,756,312.95

Proceeds Summary

Delivery date	02/13/2024
Par Value	4,805,000.00
Premium (Discount)	-48,687.05
Target for yield calculation	4,756,312.95

## BOND DEBT SERVICE

\$4,805,000

Storey Creek Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2024  
(Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2024			86,062.53	86,062.53	86,062.53
12/15/2024			126,977.50	126,977.50	
06/15/2025	70,000	4.450%	126,977.50	196,977.50	323,955.00
12/15/2025			125,420.00	125,420.00	
06/15/2026	75,000	4.450%	125,420.00	200,420.00	325,840.00
12/15/2026			123,751.25	123,751.25	
06/15/2027	75,000	4.450%	123,751.25	198,751.25	322,502.50
12/15/2027			122,082.50	122,082.50	
06/15/2028	80,000	4.450%	122,082.50	202,082.50	324,165.00
12/15/2028			120,302.50	120,302.50	
06/15/2029	85,000	4.450%	120,302.50	205,302.50	325,605.00
12/15/2029			118,411.25	118,411.25	
06/15/2030	90,000	4.450%	118,411.25	208,411.25	326,822.50
12/15/2030			116,408.75	116,408.75	
06/15/2031	90,000	4.450%	116,408.75	206,408.75	322,817.50
12/15/2031			114,406.25	114,406.25	
06/15/2032	95,000	5.250%	114,406.25	209,406.25	323,812.50
12/15/2032			111,912.50	111,912.50	
06/15/2033	100,000	5.250%	111,912.50	211,912.50	323,825.00
12/15/2033			109,287.50	109,287.50	
06/15/2034	105,000	5.250%	109,287.50	214,287.50	323,575.00
12/15/2034			106,531.25	106,531.25	
06/15/2035	115,000	5.250%	106,531.25	221,531.25	328,062.50
12/15/2035			103,512.50	103,512.50	
06/15/2036	120,000	5.250%	103,512.50	223,512.50	327,025.00
12/15/2036			100,362.50	100,362.50	
06/15/2037	125,000	5.250%	100,362.50	225,362.50	325,725.00
12/15/2037			97,081.25	97,081.25	
06/15/2038	135,000	5.250%	97,081.25	232,081.25	329,162.50
12/15/2038			93,537.50	93,537.50	
06/15/2039	140,000	5.250%	93,537.50	233,537.50	327,075.00
12/15/2039			89,862.50	89,862.50	
06/15/2040	145,000	5.250%	89,862.50	234,862.50	324,725.00
12/15/2040			86,056.25	86,056.25	
06/15/2041	155,000	5.250%	86,056.25	241,056.25	327,112.50
12/15/2041			81,987.50	81,987.50	
06/15/2042	165,000	5.250%	81,987.50	246,987.50	328,975.00
12/15/2042			77,656.25	77,656.25	
06/15/2043	175,000	5.250%	77,656.25	252,656.25	330,312.50
12/15/2043			73,062.50	73,062.50	
06/15/2044	180,000	5.250%	73,062.50	253,062.50	326,125.00
12/15/2044			68,337.50	68,337.50	
06/15/2045	190,000	5.500%	68,337.50	258,337.50	326,675.00
12/15/2045			63,112.50	63,112.50	
06/15/2046	200,000	5.500%	63,112.50	263,112.50	326,225.00
12/15/2046			57,612.50	57,612.50	
06/15/2047	215,000	5.500%	57,612.50	272,612.50	330,225.00
12/15/2047			51,700.00	51,700.00	
06/15/2048	225,000	5.500%	51,700.00	276,700.00	328,400.00
12/15/2048			45,512.50	45,512.50	
06/15/2049	240,000	5.500%	45,512.50	285,512.50	331,025.00
12/15/2049			38,912.50	38,912.50	
06/15/2050	255,000	5.500%	38,912.50	293,912.50	332,825.00
12/15/2050			31,900.00	31,900.00	
06/15/2051	265,000	5.500%	31,900.00	296,900.00	328,800.00
12/15/2051			24,612.50	24,612.50	
06/15/2052	280,000	5.500%	24,612.50	304,612.50	329,225.00

BOND DEBT SERVICE

\$4,805,000

Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2052			16,912.50	16,912.50	
06/15/2053	300,000	5.500%	16,912.50	316,912.50	333,825.00
12/15/2053			8,662.50	8,662.50	
06/15/2054	315,000	5.500%	8,662.50	323,662.50	332,325.00
	4,805,000		5,097,832.53	9,902,832.53	9,902,832.53

\$4,805,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.466959%)
02/13/24	Beg Bal	-4,211,769.17	-4,951,497.27
03/04/24		-363.84	-426.40
04/02/24		-658.41	-768.39
05/02/24		-635.86	-738.74
06/04/24		-657.38	-760.09
07/02/24		-635.98	-732.27
07/31/24		4,256,436.64	4,880,361.87
08/01/24		2,532.50	2,903.29
08/01/24		192.50	220.68
08/02/24		-656.23	-752.20
09/04/24		-653.48	-745.46
09/19/24		49,808.27	56,691.64
10/02/24		-610.28	-693.27
11/04/24		-594.24	-671.82
12/03/24		-554.17	-623.80
01/03/25		-554.21	-621.05
02/04/25		-533.19	-594.72
03/04/25		-475.98	-528.53
04/02/25		-525.51	-581.09
05/02/25		-507.19	-558.31
06/03/25		-521.54	-571.45
07/02/25		-501.40	-547.00
08/04/25		-516.26	-560.52
09/03/25		-514.83	-556.54
10/02/25		-485.90	-522.99
11/04/25		-487.77	-522.49
12/02/25		-455.91	-486.32
01/05/26		-447.85	-475.37
01/31/26	de minimis	9,507.38	10,053.81
-----			
02/13/27	TOTALS:	94,160.71	-15,304.80
-----			

ISSUE DATE:	02/13/24	REBATABLE ARBITRAGE:	-15,304.80
COMP DATE:	02/13/27	NET INCOME:	94,160.71
BOND YIELD:	5.466959%	TAX INV YIELD:	4.759073%

\$4,805,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.466959%)
02/13/24	Beg Bal	-162,906.25	-191,518.06
03/04/24		363.84	426.40
04/02/24		658.41	768.39
05/02/24		635.86	738.74
06/04/24		657.38	760.09
07/02/24		635.98	732.27
08/02/24		656.23	752.20
09/04/24		653.48	745.46
10/02/24		610.28	693.27
11/04/24		594.24	671.82
12/03/24		554.17	623.80
01/03/25		554.21	621.05
02/04/25		533.19	594.72
03/04/25		478.95	531.83
04/02/25		525.51	581.09
05/02/25		507.19	558.31
06/03/25		521.54	571.45
06/16/25		1,196.87	1,308.86
07/02/25		501.40	547.00
08/04/25		516.26	560.52
09/03/25		514.83	556.54
10/02/25		485.90	522.99
11/04/25		487.77	522.49
12/02/25		455.91	486.32
01/05/26		447.85	475.37
01/31/26	Bal	161,709.38	171,003.53
01/31/26	Acc	447.85	473.59
-----			
02/13/27	TOTALS:	12,998.23	-4,689.96
-----			

ISSUE DATE:	02/13/24	REBATABLE ARBITRAGE:	-4,689.96
COMP DATE:	02/13/27	NET INCOME:	12,998.23
BOND YIELD:	5.466959%	TAX INV YIELD:	4.111638%

\$4,805,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.466959%)
02/13/24	Beg Bal	-86,062.53	-101,178.00
03/04/24		192.22	225.27
04/02/24		347.84	405.94
05/02/24		335.92	390.27
06/04/24		347.29	401.55
06/17/24		86,062.53	99,315.68
07/02/24		179.11	206.23
08/02/24		0.02	0.02
08/26/24		-110.44	-126.14
09/04/24		0.09	0.10
-----			
02/13/27	TOTALS:	1,292.05	-359.07
-----			

ISSUE DATE:	02/13/24	REBATABL ARBITRAGE:	-359.07
COMP DATE:	02/13/27	NET INCOME:	1,292.05
BOND YIELD:	5.466959%	TAX INV YIELD:	4.402371%

\$4,805,000  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)  
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.466959%)
02/13/24	Beg Bal	-199,475.00	-234,509.51
02/13/24		55,000.00	64,659.85
02/13/24		49,000.00	57,606.05
02/13/24		46,500.00	54,666.96
02/13/24		33,500.00	39,383.72
02/13/24		6,000.00	7,053.80
02/13/24		1,750.00	2,057.36
02/15/24		1,500.00	1,762.92
02/22/24		6,125.00	7,191.05
08/26/24		110.44	126.14
-----			
02/13/27	TOTALS:	10.44	-1.66
-----			

ISSUE DATE:	02/13/24	REBATABLE ARBITRAGE:	-1.66
COMP DATE:	02/13/27	NET INCOME:	10.44
BOND YIELD:	5.466959%	TAX INV YIELD:	4.806023%

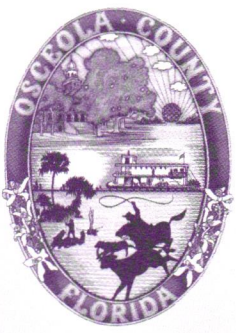
\$4,805,00  
 Storey Creek Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2024  
 (Assessment Area Three Project)  
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.466959%)
02/13/25		-2,120.00	-2,361.48
-----			
02/13/27	TOTALS:	-2,120.00	-2,361.48
-----			

ISSUE DATE: 02/13/24      REBATABLE ARBITRAGE: -2,361.48  
 COMP DATE: 02/13/27  
 BOND YIELD: 5.466959%

# SECTION 4



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 24, 2026

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

RE: Storey Creek Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Storey Creek Community Development District as of April 15, 2026.

The number of registered voters within the Storey Creek CDD is 1,056 as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington  
Supervisor of Elections

*Vote  
Osceola*

# SECTION 5

# 2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026  
(Dates are subject to change)

## **Special District Candidates who WILL NOT incur election expenses or contributions will do the following:**

1. Present the items listed below during the qualifying period
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Special District Candidates who WILL incur election expenses or contributions must do the following:**

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
  - Form 1 – Statement of Financial Interest
  - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
  - Notice of Intent Special District Candidate
  - Qualifying fee of \$25.00 or
  - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

## **Candidates Paying the Qualifying Fee:**

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

## **Candidates Qualifying by Petition Method:**

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

# SECTION 6

LANDOWNER PROXY  
LANDOWNERS MEETING – NOVEMBER 16, 2026

STOREY CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
OSECOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

\_\_\_\_\_  
Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Storey Creek Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 16, 2026 at 10:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Print or type name of Landowner

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner

**Parcel Description**

**Acreage**

**Authorized Votes\***

\_\_\_\_\_  
(must be street address, tax parcel ID number,  
or legal description attached)

\_\_\_\_\_

\_\_\_\_\_

**Total Number of Authorized Votes:**

\_\_\_\_\_

\*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.**

## INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

## SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment