Storey Creek
Community Development District

Agenda

January 19, 2026

AGENDA

Storey Creek
Community Development District

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

January 12, 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, January 19, 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. Organizational Matters
    A. Acceptance of Resignation of Karley Chambers and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
    B. Administration of Oath of Office to Newly Appointed Board Member
    C. Consideration of Resolution 2026-01 Electing Assistant Secretary
4. Approval of Minutes of the August 18, 2025 Meeting
5. Ratification of Temporary Access Easement Agreement for 4092 Gooseberry Trail
6. Ratification of Osceola County Property Appraiser Data Sharing and Usage Agreement
7. Staff Reports
    A. Attorney
    B. Engineer
        i. Discussion of Pending Plat Conveyances
        ii. Status of Permit Transfers
        iii. Status of Construction Funds & Requisitions
    C. District Manager's Report
        i. Approval of Check Registers
            1. August 15, 2025 – October 12, 2025
            2. October 12, 2025 – October 31, 2025
            3. November 1, 2025 – December 31, 2025
        ii. Balance Sheet and Income Statement
    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

SECTION III

SECTION A

From: **George Flint** gflint@gmscfl.com
Subject: Fwd: Notice of Resignation - Storey Creek CDD
Date: October 14, 2025 at 3:48 PM
To: Stacie Vanderbilt svanderbilt@gmscfl.com

Begin forwarded message:

From: Karly Chambers
Subject: **Notice of Resignation - Storey Creek CDD**
Date: October 14, 2025 at 3:46:39 PM EDT
To: gflint@gmscfl.com

Good afternoon,

I am writing to notify you of my resignation from the Storey Creek Community Development. My resignation is effective immediately.

Please let me know if there's any further documentation you may require.

Sincerely,

Karly Chambers

SECTION C

RESOLUTION 2026-01

A RESOLUTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Storey Creek Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 19th day of January, 2026.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

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, August 18, 2025 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Rob Bonin	Assistant Secretary
Karley Chambers	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd *by phone*	District Engineer
Alan Scheerer	Field Manager
Michelle Dudley	Lennar Homes

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Ellen Rosette expressed gratitude for the fence and trimming that was taken care of in the community and the placement of the no parking sign.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 19, 2025 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 19, 2025, Board of Supervisors Meeting and asked for any comments or corrections. The Board had no changes to the minutes.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 19, 2025 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS Public Hearing

Mr. Flint asked for a motion to open the public hearing.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2025-03 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint presented Resolution 2025-03 adopting the Fiscal Year 2026 budget and relating to the annual appropriations to the Board. He stated that the Board previously approved a proposed budget and set today as the public hearing for its final consideration. There were no public comments on the budget.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor Resolution 2025-03 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint presented the Resolution 2025-04 Imposing Special Assessments and Certifying an Assessment Roll to the Board. He stated this imposes the assessments associated with the budget they just adopted. There was no public comment, the next item followed.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2025-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS Consideration of Maintenance Agreements

A. Pond Maintenance Agreement with Applied Aquatic Management, Inc.

Mr. Flint presented the Pond Maintenance Agreement with Applied Aquatic Management, Inc. to the Board. Mr. Scheerer stated that Applied Aquatic Management, Inc., is the current provider for pond maintenance within the community. He noted that this agreement will start October 1, 2025, and expire on September 30, 2026. He added that the dollar amounts are consistent with what the Board approved of in the budget.

B. Landscape Maintenance Agreement with Frank Polly Sod, Inc.

Mr. Scheerer presented the Landscape Maintenance Agreement with Frank Polly Sod, Inc., to the Board. He stated that this agreement will start on October 1, 2025, and expire September 30, 2026.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Pond Maintenance Agreement with Applied Aquatic Management, Inc. and the Landscape Maintenance Agreement with Frank Polly Sod, Inc., was approved.

SIXTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2024 Audit Report**

Mr. Flint presented the Fiscal Year 2024 Audit Report to the Board. He stated that they have been provided with the final audit. He noted that their independent auditor is DiBartolomeo, McBee, Hartley & Barnes. He added that this is transmitted to the State of Florida as required by June 30, 2025. Mr. Flint stated that this is a clean audit, and they have complied with the provisions of the Auditor General.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS **District Goals & Objectives**

A. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Flint presented the Adoption of Fiscal Year 2026 Goals & Objectives to the Board. He stated that each year there was a legislative change that required the Board to adopt goals and objectives each year. He noted that last year was the first year they did that, and they have provided recommended goals and objectives for the next fiscal year, which are consistent with the goals and objectives the Board approved. He explained that they are broken up into three areas, community, communication and engagement, infrastructure and facilities, maintenance and then financial transparency and accountability under each one of those major areas. He noted the goals and

objectives are consistent with statutory requirements and the same as what they have seen in the past.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Adopting the Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute

Mr. Flint stated that the current year goals and objectives reporting period ends on September 30, 2026. He asked the Board to consider a motion to delegate the Chair the authority to execute the final report for the current year's goals and objectives.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorization to Chairman to Execute, was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco stated that she has been working with the County Attorney's Office on the right-of-way utilization agreement for the entrance on Storey Creek Blvd., the landscaping there as well as the sign and irrigation to allow the CDD to maintain and operate. She noted that she had not heard back from the county yet, but they were checking with their Finance Department and the insurance requirements. She added that this will stay on their radar until it is taken care of. She had no other updates for the Board.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Boyd presented the annual certifications to conduct the inspection and maintenance in the infrastructure where all the water management Districts have permits and is working on that.

ii. Discussion of Pending Plat Conveyances
iii. Status of Permit Transfers
iv. Status of Construction Funds & Requisitions

There were no updates on items ii through iv.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for May 1, 2025, through August 15, 2025, totaling $204,185.81 and asked for any questions or comments.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of July. No action is required. He offered to answer any questions. He noted that they are 100% collected on their on-roll assessments and their actual administrative costs are under their prorated budget as well as the general fund.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint stated that historically the Board has met on the third Monday of the month at the same location at 10:00 a.m. He noted that they can change the schedule of the meeting dates that conflict with holidays and they can move the meetings to 10:30 a.m. to work around the new division monthly update meetings.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2026 Meeting Schedule with a start time of 10:30 a.m., was approved.

iv. Presentation of Series 2019 Arbitrage Rebate Calculation Report

Mr. Flint presented the Series 2019 Arbitrage Rebate Calculation Report to the Board. He stated that this is required by the IRS. He noted that they hired Amtech to perform this calculation annually and this is for their Series 2019 Bonds, which was assessment area one. He added that there is a negative debatable arbitrage of $100,000 so there is no arbitrage issue.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Series 2019 Arbitrage Rebate Calculation Report, was approved.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's Report. He stated that they had reports of some damaged heads on the Boulevard. He noted that Mr. Mark Kirkland went out late Friday and found that it was a stuck valve and it had been running most of the day, so he shut it all off. He added

that he spoke with the HOA, and the CDD had tree replacements throughout the community. Mr. Scheerer stated that he spoke with Floralawn, Inc., their landscaper, and they have a list of the trees and will begin doing some of those replacements as soon as they can within the budget and then continue to the next budget. He noted that he was asked to reach out to Magic Toes for the nature preserve overflow park at a previous meeting and they finally sent their agreement today. He added that he will send that to Mr. Flint and Ms. Trucco to see if they have any concerns. Mr. Scheerer stated that there is a limit on the distance they must be to tow, being 15 miles, so they need to make sure they comply with that.

Mr. Flint addressed Ms. Ellen Rosette's question about the rules for the ponds. He noted that they will address this on the future agenda to present proposed rules.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint adjourned the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT AND NATOYA AND KATINA WILLIAMS-NELSON

This **Temporary Access Easement Agreement** ("Agreement") is made and entered into this 15th day of October, 2025, by and between:

> **Storey Creek Community Development District**, a limited purpose special district established pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and
>
> **Natoya and Katina Williams-Nelson,** whose mailing address is 4092 Gooseberry Trail, Kissimmee, Florida, 34746 (the "Homeowners").

WITNESSETH

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, by an Ordinance of Osceola County, Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida, more particularly described as Parcel ID 06-26-29-5301-TRAC-4460 (the "District Property"); and

WHEREAS, the Homeowners have engaged a pool contractor that is working on property within the District having an address of 4092 Gooseberry Trail, Kissimmee, Florida 34746 and more particularly described as Parcel ID 07-26-29-5303-0001-6570 (the "Homeowners' Property"); and

WHEREAS, The Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of constructing a pool in the rear of the Homeowners' Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the "Easement Property") is requested is shown on **Exhibit A**, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. The District hereby grants to the Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole

purpose of constructing a swimming pool in the rear yard of the Homeowners' Property. Homeowners agree that the Easement will only be used for construction of a swimming pool and related repair of the Easement Property. No vehicles or other equipment will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on **Exhibit A**, the District makes no representations or warranties of any kind that Homeowners have authority to access road right of way or that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. The Homeowners shall be responsible for securing all required HOA approvals and permits from Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.

3. TERM. The Homeowners shall be permitted to use the Easement Property until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowners' Property or one hundred and twenty (120) days from the date of this Agreement, at which time the Agreement shall automatically terminate.

4. INDEMNIFICATION.

a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by the Homeowners', their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. The Homeowners agree that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

5. DAMAGE. In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

6. DEFAULT. A default by any party under this Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowners seek to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners:	Natoya and Katina Williams-Nelson 4092 Gooseberry Trail Kissimmee, Florida 34746
To the District:	Storey Creek CDD 219 E. Livingston Street Orlando, Florida 32801 Attn: District Director
With a copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 Attn: Jan A. Carpenter

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Homeowners may deliver Notice on behalf of the District and the Homeowners.

9. THIRD PARTIES. This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the

provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

10. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Agreement without the prior written consent of the other parties.

11. CONTROLLING LAW. This Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. BINDING EFFECT. This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

15. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

17. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

STOREY CREEK CDD

_____

District Manager

Print name: George S. Flint

Date: 10/15/25

HOMEOWNERS

_____

Natoya Williams-Nelson

Date: 10/15/2025

_____

Katina Williams-Nelson

Date: 10/15/2025

EXHIBIT A
Easement Property

Lat/Lon 28.243605 -81.446310 | Scale 1:564 | Zoom 20

Aerial imagery acquired between 12/15/2024 - 02/10/2025

Powered by Esri

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memprial Hwy. Kissimmee FL 34744
Ph:(407) 742-5000 Fax (407) 742-4900

Owner Information

Parcel ID:	06-26-29-5301-TRAC-4460
Owner(S):	STOREY CREEK CDD
Mailing Address:	C/O GOVERNMENTAL MGMT SERVICES 219 E LIVINGSTON ST ORLANDO FL 32801
Property Address:	0 STOREY CREEK BLVD KISSIMMEE FL 34746
Primary Use:	RESIDENTIAL COMMON ELEMENTS/AREA VAC (Code: 0901)
Tax District:	300 - COUNTY

Legal Description

Legal Description: STOREY CREEK PH 5 PB 31 PGS 174-182 TRACT 446 OPEN SPACE

Land (Total Records: 1) Total Acres: 0.11

Land	Units	Unit Type	Depth	Value
RURAL ACREAGE	AC	0.11	0	$4,950

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 10/13/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2026	$2	$0	$0	$2	$2	$2	$0

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/03/2025

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	$2	$0	$0	$2	$2	$2	$0

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	$2	$0	$0	$2	$2	$2	$0
2023	$2	$0	$0	$2	$2	$2	$0
2022	$2	$0	$0	$2	$2	$0	$2

Exemptions (Total Exemption: $2)

Exemption Type	Year Applied	Name(S)	Amount
COMMUNITY DEVELOPMENT DISTRICT	2023	STOREY CREEK CDD	$2

Parcel Sales History

No Records To Display.

Sales In Subdivision Within Last 1 Year (Total Records: 0)

No Records To Display.

Buildings (Total Records: 0)

SECTION VI

KATRINA SCARBOROUGH, CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

Story Creek CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Story Creek CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026,** and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER	**Story Creek CDD**
Signature:_____	Signature: [signature]
Print: Katrina S. Scarborough	Print: George S. Flint
Date:_____	Title: Secretary / District Manager
	Date: 1/6/2026

Please return this signed original copy no later than January 31, 2026

2505 E IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FL 34744 (407) 742-5000
INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VII

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

August 15, 2025 - October 12, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	8/21/25	557	$	2,443.00
	9/4/25	558-559		35,124.50
	9/11/25	560		602.00
	9/18/25	561-566		9,158.18
	9/22/25	567		10,642.00
	10/2/25	568		325.00
	10/9/25	569		8,111.00
			$	66,405.68
Payroll				
	August 2025			
	Adam Morgan	50125	$	184.70
	Karly Chambers	50126		184.70
	Logan Lantrip	50127		184.70
	Patrick Bonin Jr.	50128		184.70
			$	738.80
TOTAL			**$**	**67,144.48**

*** CHECK DATES 08/15/2025 - 10/12/2025 ***
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/21/25	00012	8/15/25	230280	202508	320-53800-47000		*	2,443.00		
			AQUATIC PLANT MGMT AUG25							
						APPLIED AQUATIC MANAGEMENT INC			2,443.00	000557
9/04/25	00003	9/03/25	4496	202508	310-51300-31100		*	260.00		
			CDD MEETING-CALL IN 08/18							
						BOYD CIVIL ENGINEERING INC			260.00	000558
9/04/25	00013	9/02/25	18750	202509	320-53800-46200		*	34,614.50		
			LANDSCAPE MAINT SEP25							
		9/02/25	18750	202509	320-53800-47800		*	250.00		
			DOGGIE/GARBAGE CANS SEP25							
						FRANK POLLY SOD,INC			34,864.50	000559
9/11/25	00006	8/04/25	12315664	202508	310-51300-48000		*	602.00		
			NOT.FY26 BDGT/MTG 8/18/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			602.00	000560
9/18/25	00012	9/15/25	231096	202509	320-53800-47000		*	2,443.00		
			AQUATIC PLANT MGMT SEP25							
						APPLIED AQUATIC MANAGEMENT INC			2,443.00	000561
9/18/25	00001	9/01/25	151	202509	320-53800-12000		*	1,447.08		
			FIELD MANAGEMENT SEP25							
		9/01/25	151A	202507	310-51300-42000		*	1.02		
			USPS-MAIL 941 FORM TO IRS							
		9/01/25	152	202509	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES SEP25							
		9/01/25	152	202509	310-51300-35200		*	105.00		
			WEBSITE ADMIN SEP25							
		9/01/25	152	202509	310-51300-35100		*	157.50		
			INFORMATION TECH SEP25							
		9/01/25	152	202509	310-51300-31300		*	904.17		
			DISSEMINATION FEE SEP25							
		9/01/25	152	202509	310-51300-51000		*	.12		
			OFFICE SUPPLIES							
		9/01/25	152	202509	310-51300-42000		*	2.98		
			POSTAGE							
		9/01/25	152	202509	310-51300-42500		*	.60		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			6,160.14	000562
9/18/25	00002	9/15/25	145005	202508	310-51300-31500		*	532.66		
			MTG/LNDSCP EXT/AQUA AGREE							
						LATHAM, LUNA, EDEN & BEAUDINE, LLP			532.66	000563

*** CHECK DATES 08/15/2025 - 10/12/2025 ***
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/18/25	00011	9/15/25	09152025	202509	300-20700-10000		*	8.96		
			FY25 DEBT SRVC SER2019							
						STOREY CREEK CDD C/O USBANK			8.96	000564
9/18/25	00011	9/15/25	09152025	202509	300-20700-10100		*	7.51		
			FY25 DEBT SRVC SER2022							
						STOREY CREEK CDD C/O USBANK			7.51	000565
9/18/25	00011	9/15/25	09152025	202509	300-20700-10300		*	5.91		
			FY25 DEBT SRVC SER2024							
						STOREY CREEK CDD C/O USBANK			5.91	000566
9/22/25	00005	9/19/25	29727	202509	300-15500-10000		*	6,857.00		
			FY26 GEN.LIAB/PUBLIC OFFC							
		9/19/25	29727	202509	300-15500-10000		*	3,785.00		
			FY26 PROPERTY INSURANCE							
						EGIS INSURANCE ADVISORS, LLC.			10,642.00	000567
10/02/25	00013	4/01/25	18594A	202504	320-53800-47800		*	325.00		
			1BOX-6000 DOGGIE BAGS							
						FRANK POLLY SOD,INC			325.00	000568
10/09/25	00001	9/15/25	153	202510	310-51300-31700		*	8,111.00		
			FY26 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			8,111.00	000569

TOTAL FOR BANK A 66,405.68

TOTAL FOR REGISTER 66,405.68

Storey Creek

Community Development District

Summary of Invoices

October 12, 2025 - October 31, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	10/16/25	570-573	$	41,751.54
	10/23/25	574		2,516.00
			$	44,267.54
TOTAL			**$**	**44,267.54**

*** CHECK DATES 10/12/2025 - 10/31/2025 ***
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/16/25	00004	10/01/25	93449	202510	310-51300-54000		*	175.00		
			FY26 SPECIAL DISTRICT FEE							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000570
10/16/25	00013	10/01/25	18778	202510	320-53800-46200		*	34,614.50		
			LANDSCAPE MAINT OCT25							
		10/01/25	18778	202510	320-53800-47800		*	250.00		
			DOGGIE/GARBAGE CANS OCT25							
						FRANK POLLY SOD INC			34,864.50	000571
10/16/25	00001	10/01/25	154	202510	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES OCT25							
		10/01/25	154	202510	310-51300-35200		*	108.17		
			WEBSITE ADMIN OCT25							
		10/01/25	154	202510	310-51300-35100		*	162.25		
			INFORMATION TECH OCT25							
		10/01/25	154	202510	310-51300-31300		*	931.33		
			DISSEMINATION FEE OCT25							
		10/01/25	154	202510	310-51300-51000		*	.18		
			OFFICE SUPPLIES							
		10/01/25	154	202510	310-51300-42000		*	77.19		
			POSTAGE							
		10/01/25	155	202510	320-53800-12000		*	1,490.50		
			FIELD MANAGEMENT OCT25							
						GOVERNMENTAL MANAGEMENT SERVICES			6,417.54	000572
10/16/25	00006	9/26/25	12480882	202509	310-51300-48000		*	294.50		
			NOT.OF FY26 MEETING DATES							
						TRIBUNE PUBLISHING COMPANY LLC DBA			294.50	000573
10/23/25	00012	10/15/25	231772	202510	320-53800-47000		*	2,516.00		
			AQUATIC PLANT MGMT OCT25							
						APPLIED AQUATIC MANAGEMENT INC			2,516.00	000574

TOTAL FOR BANK A 44,267.54

TOTAL FOR REGISTER 44,267.54

Storey Creek

Community Development District

Summary of Invoices

November 1, 2025 - December 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	11/6/25	575-577	$ 35,849.50
	11/20/25	578-579	8,878.91
	11/23/25	580-585	84,032.75
	12/8/25	586	34,864.50
	12/15/25	587-590	1,589,745.45
	12/18/25	591-595	12,900.33
			$ 1,766,271.44
TOTAL			**$ 1,766,271.44**

*** CHECK DATES 11/01/2025 - 12/31/2025 *** STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/06/25	00019	11/01/25	5941	202510	320-53800-48000		*	235.00		
			RPLC MISSING SWING BOLTS							
						BERRY CONSTRUCTION INC			235.00	000575
11/06/25	00030	10/31/25	1629	202510	310-51300-31400		*	750.00		
			DTS MUNI-BOND SERIES 2022							
						DISCLOSURE TECHNOLOGY SERVICES LLC			750.00	000576
11/06/25	00013	10/31/25	18800	202511	320-53800-46200		*	34,614.50		
			LANDSCAPE MAINT NOV25							
		10/31/25	18800	202511	320-53800-47800		*	250.00		
			DOGGIE/GARBAGE CANS NOV25							
						FRANK POLLY SOD INC			34,864.50	000577
11/20/25	00012	11/15/25	232463	202511	320-53800-47000		*	2,516.00		
			AQUATIC PLANT MGMT NOV25							
						APPLIED AQUATIC MANAGEMENT INC			2,516.00	000578
11/20/25	00001	11/01/25	156	202511	320-53800-12000		*	1,490.50		
			FIELD MANAGEMENT NOV25							
		11/01/25	157	202511	310-51300-34000		*	3,647.92		
			MANAGEMENT FEES NOV25							
		11/01/25	157	202511	310-51300-35200		*	108.17		
			WEBSITE ADMIN NOV25							
		11/01/25	157	202511	310-51300-35100		*	162.25		
			INFORMATION TECH NOV25							
		11/01/25	157	202511	310-51300-31300		*	931.33		
			DISSEMINATION FEE NOV25							
		11/01/25	157	202511	310-51300-51000		*	.06		
			OFFICE SUPPLIES							
		11/01/25	157	202511	310-51300-42000		*	22.68		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			6,362.91	000579
11/23/25	00011	11/11/25	11112025	202511	300-20700-10000		*	3,246.20		
			FY25 DEBT SERVICE SER2019							
						STOREY CREEK CDD C/O USBANK			3,246.20	000580
11/23/25	00011	11/11/25	11112025	202511	300-20700-10100		*	2,720.99		
			FY25 DEBT SERVICE SER2022							
						STOREY CREEK CDD C/O USBANK			2,720.99	000581
11/23/25	00011	11/11/25	11112025	202511	300-20700-10300		*	2,140.05		
			FY25 DEBT SERVICE SER2024							
						STOREY CREEK CDD C/O USBANK			2,140.05	000582

*** CHECK DATES 11/01/2025 - 12/31/2025 *** STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/23/25	00011	11/21/25	11212025	202511	300-20700-10000			*	30,401.07		
			FY26 DEBT SERVICE SER2019								
							STOREY CREEK CDD C/O USBANK			30,401.07	000583
11/23/25	00011	11/21/25	11212025	202511	300-20700-10100			*	25,482.52		
			FY26 DEBT SERVICE SER2022								
							STOREY CREEK CDD C/O USBANK			25,482.52	000584
11/23/25	00011	11/21/25	11212025	202511	300-20700-10300			*	20,041.92		
			FY26 DEBT SERVICE SER2024								
							STOREY CREEK CDD C/O USBANK			20,041.92	000585
12/08/25	00013	12/01/25	18824	202512	320-53800-46200			*	34,614.50		
			LANDSCAPE MAINT DEC25								
		12/01/25	18824	202512	320-53800-47800			*	250.00		
			DOGGIE/GARBAGE CANS DEC25								
							FRANK POLLY SOD INC			34,864.50	000586
12/15/25	00011	12/15/25	12152025	202512	300-20700-10000			*	406,310.76		
			FY26 DEBT SERVICE SER2019								
							STOREY CREEK CDD C/O USBANK			406,310.76	000587
12/15/25	00011	12/15/25	12152025	202512	300-20700-10100			*	340,574.22		
			FY26 DEBT SERVICE SER2022								
							STOREY CREEK CDD C/O USBANK			340,574.22	000588
12/15/25	00011	12/15/25	12152025	202512	300-20700-10300			*	267,860.47		
			FY26 DEBT SERVICE SER2024								
							STOREY CREEK CDD C/O USBANK			267,860.47	000589
12/15/25	00026	12/15/25	12152025	202512	300-15100-10000			*	575,000.00		
			TRANSFER TO OPER. RESERVE								
							STOREY CREEK CDD C/O STATE BOARD OF			575,000.00	000590
12/18/25	00012	12/15/25	233188	202512	320-53800-47000			*	2,516.00		
			AQUATIC PLANT MGMT DEC25								
							APPLIED AQUATIC MANAGEMENT INC			2,516.00	000591
12/18/25	00003	12/09/25	4579	202511	310-51300-31100			*	3,002.04		
			OSCEOLA CTY LTTR-DRAIN SW								
							BOYD CIVIL ENGINEERING INC			3,002.04	000592
12/18/25	00013	12/05/25	18832	202512	320-53800-46300			*	1,000.00		
			CLEAN UP PROPERTY SWELL								
							FRANK POLLY SOD INC			1,000.00	000593

*** CHECK DATES 11/01/2025 - 12/31/2025 ***
STOREY CREEK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/18/25	00001	12/01/25	158	202512	320-53800-12000			*	1,490.50		
			FIELD MANAGEMENT DEC25								
		12/01/25	159	202512	310-51300-34000			*	3,647.92		
			MANAGEMENT FEES DEC25								
		12/01/25	159	202512	310-51300-35200			*	108.17		
			WEBSITE ADMIN DEC25								
		12/01/25	159	202512	310-51300-35100			*	162.25		
			INFORMATION TECH DEC25								
		12/01/25	159	202512	310-51300-31300			*	931.33		
			DISSEMINATION FEE DEC25								
		12/01/25	159	202512	310-51300-51000			*	.06		
			OFFICE SUPPLIES								
		12/01/25	159	202512	310-51300-42000			*	12.49		
			POSTAGE								
		12/01/25	159A	202511	310-51300-42000			*	1.07		
			USPS-MAIL 941 FORM-3 QTR								
							GOVERNMENTAL MANAGEMENT SERVICES			6,353.79	000594
12/18/25	00002	12/10/25	148395	202511	310-51300-31500			*	28.50		
			REV.EMAIL CORRESPONDENCE								
							LATHAM, LUNA, EDEN & BEAUDINE, LLP			28.50	000595

TOTAL FOR BANK A 1,766,271.44

TOTAL FOR REGISTER 1,766,271.44

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

December 31, 2025

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8	Capital Projects Fund Series 2022 Income Statement
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13	Construction Schedule Series 2022
14	Construction Schedule Series 2024

Storey Creek

Community Development District

Balance Sheet

December 31, 2025

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

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

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

Storey Creek

Community Development District

Month to Month

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

Storey Creek

Community Development District

Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
OPTIONAL REDEMPTION DATE:	12/15/2029	
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%	
MATURITY DATE:	12/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$245,666	
RESERVE FUND BALANCE	$245,666	
BONDS OUTSTANDING - 12/16/19		$8,445,000
LESS: PRINCIPAL PAYMENT - 12/15/20		($160,000)
LESS: PRINCIPAL PAYMENT - 12/15/21		($165,000)
LESS: PRINCIPAL PAYMENT - 12/15/22		($170,000)
LESS: PRINCIPAL PAYMENT - 12/15/23		($175,000)
LESS: PRINCIPAL PAYMENT - 12/15/24		($180,000)
LESS: PRINCIPAL PAYMENT - 12/15/25		($185,000)
CURRENT BONDS OUTSTANDING		**$7,410,000**

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
OPTIONAL REDEMPTION DATE:	6/15/2032	
INTEREST RATES:	4.300%, 5.000%, 5.200%, 5.375%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$205,883	
RESERVE FUND BALANCE	$210,929	
BONDS OUTSTANDING - 07/14/22		$6,170,000
LESS: PRINCIPAL PAYMENT - 06/15/23		($90,000)
LESS: PRINCIPAL PAYMENT - 06/15/24		($95,000)
LESS: PRINCIPAL PAYMENT - 06/15/25		($100,000)
CURRENT BONDS OUTSTANDING		**$5,885,000**

SERIES 2024, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
OPTIONAL REDEMPTION DATE:	6/15/2034	
INTEREST RATES:	4.450%, 5.250%, 5.500%	
MATURITY DATE:	6/15/2054	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$162,906	
RESERVE FUND BALANCE	$161,572	
BONDS OUTSTANDING - 2/13/24		$4,805,000
LESS: SPECIAL CALL - 12/15/24		($30,000)
LESS: PRINCIPAL PAYMENT - 06/15/25		($70,000)
LESS: SPECIAL CALL - 06/15/25		($5,000)
CURRENT BONDS OUTSTANDING		**$4,700,000**

Storey Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

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
		$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
		$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	$0.00
	TOTAL	**$ 2,105,231.35**	**$ 40,424.92**	**$ 83,985.42**	**$ -**	**$ 1,980,821.01**	**$ 812,320.15**	**$ 467,875.42**	**$ 392,178.41**	**$ 308,447.00**	**$ 1,980,820.98**

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

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

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

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description		Requisition
Fiscal Year 2026					
		TOTAL		**$**	**-**
Fiscal Year 2026					
10/1/25		Interest		$	22.53
10/2/25		Transfer from Reserve			485.90
11/3/25		Interest			24.21
11/4/25		Transfer from Reserve			487.77
12/1/25		Interest			23.97
12/2/25		Transfer from Reserve			455.91
		TOTAL		**$**	**1,500.29**
			Project (Construction) Fund at 09/30/25	**$**	**7,534.25**
			Interest Earned/Transferred Funds thru 12/31/25	**$**	**1,500.29**
			Requisitions Paid thru 12/31/25	**$**	**-**
			Remaining Project (Construction) Fund	**$**	**9,034.54**