Storey Creek Community
Development District

Agenda

November 16, 2026

AGENDA

Storey Creek
Community Development District

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

November 9, 2026

Board of Supervisors
Storey Creek Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, November 16, 2026 at 10:30 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Zoom Information for Members of the Public:
Link: https://us06web.zoom.us/j/89426299811
Dial-in Number: 1-305-224-1968
Webinar ID: 894 2629 9811

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oath of Office to Newly Elected Board Member
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election (1 Seat)
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 17, 2026 Meeting
5. Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2026
6. Consideration of Resolution 2027-03 Declaring the Series 2024 Project Complete
7. Consideration of Agreement with PayGov.US to Provide Electronic Payment Processing Services
8. Staff Reports
    A. Attorney
        i. Consideration of Towing Services Agreement with Center State Automotive, Inc.
        ii. Discussion of Tract 749/5C Title
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Registers
            1. August 2026
            2. September 2026 – October 2026

ii. Balance Sheet and Income Statement

D. Field Manager's Report

9. Other Business
10. Supervisor's Requests
11. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowners' meeting of the Storey Creek Community Development District. The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Katie O'Rourke

Katie O'Rourke
District Manager

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

Enclosures

SECTION III

SECTION B

RESOLUTION 2027-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing one (1) supervisor for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 16, 2026**, at which the below-recited person was duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

Supervisor	**# of Votes**	**Terms**
_____	_____	4 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 16th day of November, 2026.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Storey Creek Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of November, 2026.

ATTEST:

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

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 17, 2026 at 10:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum:

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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd *by phone*	District Engineer
Alan Scheerer	Field Manager
Karly Chambers	GMS
Katie O'Rourke	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. Lantrip stated that he needed to resign from the Story Creek Board. The Board noted the resignation had not been addressed in the prior minutes and agreed to add organizational matters to the agenda. Because the seat expires in November, the Board decided not to fill it immediately; the seat will remain vacant, and the appointment will be placed on a future agenda.

On MOTION by Mr. Morgan seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Logan Lantrip, was approved.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 20, 2026 Meeting**

Mr. Flint presented the minutes from the July 20, 2026 Board of Supervisors meeting and asked for any comments or corrections. Ms. Rosette stated that the Field Manager's report should be corrected to reflect that it included more than ongoing projects. The report also covered the status of amenity signs and progress on sourcing a towing company. The Board agreed to amend the Field Manager section accordingly.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the July 20, 2026 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS **Public Hearing**

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

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

A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint stated that Resolution 2026-06 was included in the agenda and asked whether there were any comments or questions regarding the resolution or the budget. Mr. Morgan responded that it was the same matter previously discussed, confirmed with Ms. Rosette that she was still comfortable with it, and then made a motion to approve.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated that the next item was the public hearing to consider the imposition of assessments. He noted that no members of the public appeared to be present to provide comments or testimony, brought the matter back to the Board, and explained that Exhibit A was the approved budget and Exhibit B was the assessment roll.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-07 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 Ms. Dudley, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS Consideration of Agreements

A. Landscape Maintenance Agreement with Frank Polly Sod & Landscape

Mr. Flint reviewed the renewal of the landscape and lake maintenance agreements. Mr. Scheerer explained that the agenda included a proposal from Frank Polly Sod to continue landscape and irrigation services, including annual mowing and yearly shell trail replenishment. Ms. Rosette asked questions about fertilization and pest control, dog station maintenance, and trash station service. Mr. Scheerer clarified that St. Augustine treatment was on the main road, dog station service was included in the contract and general fund budget, and trash service covered areas around the dog stations and playground.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Landscape Maintenance Agreement with Frank Polly Sod & Landscape, was approved.

B. Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer stated that the next agreement was with Applied Aquatic for pond maintenance. He explained that the contract listed all ponds and the dollar amount for each pond, that the annual amount was included in the 2027 budget, and that the company services the ponds once per month. He also noted that if a second treatment is needed, typically after 14 days depending on the product used, Applied Aquatic will return and perform the additional treatment at no charge to the District.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Aquatic Management Agreement with Applied Aquatic Management, Inc, was approved.

SIXTH ORDER OF BUSINESS District Goals & Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Mr. Flint stated that the District's FY26 goals and objectives had been reproduced for FY27. He stated that the Board could either make changes to the goals and objectives or approve them as presented.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals & Objectives and Authorization to Chair to Execute Final Form

Mr. Flint stated that the next item was to authorize the Chair to execute the final form of the FY26 goals and objectives so they could be posted on the District's website at the end of the fiscal year.

> On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2026 Goals & Objectives and Authorization to Chair to Execute Final Form, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco had nothing additional to report and offered to answer any Board questions.

B. Engineer

There being nothing to report, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register for July 1st through July 31st and asked for any Board questions. There being none,

> 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 balance sheet and income statement and noted that there is no action required from the Board. These unaudited financials run through the end of July.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint stated that the annual meeting schedule was included for approval and noted that the Board typically adopts it at the same meeting where the budget is approved. The proposed schedule follows the same practice of meeting on the third Monday at the same location at 10:30 a.m. Ms. Rosette stated the time worked well but asked why a meeting was scheduled on Martin Luther King Jr. Day. Mr. Flint explained that while the meeting may be advertised, it is often canceled because offices, including Lennar's offices, are closed that day. Mr. Morgan compared it to the November and December meetings.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report

Mr. Scheerer provided a Field Manager update. He reported that two new dog stations had been ordered because some existing stations were beginning to rot, and that faded conservation signs around the ponds would also be replaced. He stated that new rule-based signage was ready for pickup and installation, including no-fishing signs, playground rules, dog park signs, and no-parking signs for the nature area. He noted that he had worked with Ms. Rosetta on the signage language and that she was instrumental in developing it.

He reported that tree replacements had been completed and would continue as needed within the budget, since the District owns most of the community street trees. He explained that an irrigation meter had mistakenly remained in the HOA's name, creating a small reimbursement request of about $140. The meter had been transferred to the District, and the HOA would submit an invoice once accounting received the needed information.

He noted that the towing agreement was on hold. He had been asked to pause work with Magic Tows while a possible change was being considered. Once more information is available, staff will confirm the towing company is within 15 miles of the District and bring an agreement back for consideration.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

Ms. Rosette requested to have a link of the amenity policies added to the District's website for resident access.

TENTH 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.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION V

DMHB DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

September 10, 2026

Storey Creek Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Storey Creek Community Development District, ("the District") for the fiscal year ended September 30, 2026 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026. In addition, we will examine the District's 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. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding 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 will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. 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 GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. 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, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Storey Creek Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed $3,800. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.

d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor

keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 West Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Storey Creek Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Storey Creek Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

This letter correctly sets forth the understanding of Storey Creek Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VI

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT ASSESSMENT AREA THREE IS COMPLETE; DECLARING THE ASSESSMENT AREA THREE PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on July 1, 2019, the Board of Supervisors ("**Board**") of the Storey Creek Community Development District ("**District**") adopted Resolution 2019-14 authorizing, among other things, the issuance of Storey Creek Community Development District Special Assessment Revenue Bonds in an aggregate principal amount not-to-exceed $47,500,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the $4,805,000 "Storey Creek Community Development District Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project)" ("**Series 2024 Bonds**"), pursuant to the Master Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated November 1, 2019 ("**Master Trust Indenture**") and the Third Supplemental Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated January 1, 2024 ("**Third Supplemental Indenture**"), for the purpose of acquiring and constructing all or a portion of the District referred to as "Assessment Area Three Project" and

WHEREAS, the District adopted the "Engineer's Report For Storey Creek Community Development District," last revised June 20, 2022 (the "**Engineer's Report**"), which identifies and describes the Capital Improvement Plan for Assessment Area Three, financed with the Series 2024 Bonds ("**Assessment Area Three Project**"); and

WHEREAS, the Assessment Area Three Project has been completed; and

WHEREAS, pursuant to Section 5.01(c) of the Master Trust Indenture, the District Engineer executed and delivered an Engineer's Certification of Completion dated _____ ("**Engineer's Certification**"), attached hereto as **Exhibit "A**,**"** wherein the District Engineer established completion of, and the completion date of the Assessment Area Three Project; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Assessment Area Three Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. Recitals. The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statues*.

3. Acceptance and Certification of Completion of the Assessment Area Three Project. The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Assessment Area Three Project is complete in accordance with the Master Trust Indenture and Third Supplemental Trust Indenture.

4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes,* and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2019-14, 2019-19, 2019-20, 2020-01, and 2024-03 (the "**Assessment Resolutions**"). The Engineer's Certification indicates that the cost of the Assessment Area Three Project was not in excess of $4,805,000. The par amount of the 2024 Special Assessments does not exceed the Assessment Area Three Project cost and the amount of benefits originally assessed, as required by Section 170.08*, Florida Statutes*.

5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. Effective Date. This resolution shall take effect immediately upon its adoption.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED THIS ____ DAY OF NOVEMBER, 2026.

ATTEST:

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By:_____
Its:_____

EXHIBIT A

ENGINEER'S CERTIFICATION DATED _____, 2026

[ATTACHED]

ENGINEER'S CERTIFICATE

The undersigned representative of Boyd Civil Engineering, Inc., a Florida corporation., as the designated engineer ("**District Engineer**") for the Storey Creek Community Development District in connection with the $4,805,000 "Storey Creek Community Development District Special Assessment Revenue Bonds, Series 2024" ("**Series 2024 Bonds**") hereby certify:

1. The District Engineer prepared the "Engineer's Report For Storey Creek Community Development District," last revised June 20, 2022, (the "**Engineer's Report**"), which identifies and describes the public infrastructure deemed necessary for Assessment Area Three, financed with the Series 2024 Bonds, referred to therein as the Phase 3A Project ("**Assessment Area Three Project**"). Assessment Area Three is identified in Table 3 of the Engineer's Report, and the total cost was anticipated to be $11,355,726.

2. The Assessment Area Three Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.

3. Pursuant to Section 5.01 of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.

4. The final cost to complete the Assessment Area Three Project, as described in the Engineer's Report, was not in excess of $4,805,000.

Boyd Civil Engineering, Inc.,

By: _____

Name: Steven Boyd

Title: DISTRICT ENGINEER

Dated: NOV 11, 2026

SECTION VII

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM , OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Storey Creek Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VIII

SECTION A

SECTION 1

AGREEMENT FOR TOWING SERVICES

(Storey Creek Community Development District)

THIS AGREEMENT FOR TOWING SERVICES (the "**Agreement**") is effective as of the _____ day of _____, 2026, by and between **STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district and local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "**District**"), and **CENTER STATE AUTOMOTIVE INC**, a Florida corporation, whose principal address is 1170 H Greens Keep Drive, Kissimmee, Florida 34741 (the "**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended;

WHEREAS, the District adopted amenity policies on May 18, 2026, by Resolution 2026-04, a copy of which is attached hereto as **Exhibit "A**,**"** as may be amended from time to time by the District's Board of Supervisors (hereinafter, the "Amenity Policies");

WHEREAS, the District owns real property within the Storey Creek development (collectively, the "District Property");

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires engage an independent contractor to provide vehicle towing/removal services on the District Property in accordance with the Amenity Policies;

WHEREAS, the Contractor desires to provide such services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties, and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle towing and/or removal services of prohibited parked or abandoned vehicles the District Property in accordance with the Amenity Policies and applicable Florida law, including Section

715.07, *Florida Statutes* (the "Services"). The Contractor shall also erect the statutorily required signage for towing, in accordance with Section 715.07, *Florida Statutes*.

A. This Agreement grants to Contractor the right to enter the District Property for those purposes described herein and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

B. Upon towing/removing of a vehicle, such vehicle shall be stored by the Contractor in accordance with the requirements of Section 715.07, *Florida Statutes,* including that it must be stored within a ten (10) mile radius of the point of removal and shall provide for public access to such storage facility, as set forth in Section 715.07, *Florida Statutes*.

SECTION 3. COMPENSATION. The Contractor acknowledges and agrees that it is not receiving compensation from the District for the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles as determined by the Department of Motor Vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with 30 days written notice to the other party. The District reserves the ability to pause Services at any time with notice from the District's Management Company (Governmental Management Services - Central Florida, LLC).

SECTION 5. INSURANCE.

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$300,000.00
Property Damage (including contractual)	$300,000.00
Automobile Liability (if applicable)	
Bodily Injury and Property Damage	$300,000.00

B. The District, its staff, consultants, and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

SECTION 6. CARE OF PROPERTY; INDEMNITY; SOVEREIGN IMMUNITY.

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to

property, including vehicles, caused by the towing/removal, and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless, and indemnify the District and its supervisors, officers, staff, representatives, and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by or related to the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or Services performed hereunder. In the event the District notifies the Contractor that the Contractor improperly/accidentally towed a vehicle, the Contractor agrees that it shall promptly reimburse the individual for such towing (and any damages sustained by the owner of the towed vehicle due to the improper towing).

B. Obligations under this section shall include the payment of all settlements, judgements, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. REPRESENTATIONS, WARRANTIES, AND COVENANTS.

A. Contractor hereby represents to District that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed to observe and perform the terms, covenants, conditions, and other provisions on its part to be observed or performed under this Agreement; (iii) it has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied

itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Services.

SECTION 12. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

A. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises.

B. Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

SECTION 13. COMPLIANCE WITH LAWS, REGULATIONS, RULES, AND POLICIES.

A. At all times, Contractor is expected to operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders, including but not limited to Chapter 715, *Florida Statutes*.

B. Contractor hereby covenants and agrees to comply with all rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

C. The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

D. Compliance with E-Verify System.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095*, Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 14. PUBLIC RECORDS; OWNERSHIP OF BOOKS AND RECORDS.

A. The Contractor understands, acknowledges, and agrees that (i) all documents of any kind relating to this Agreement may be public records; (ii) the Contractor shall comply with all applicable provisions of Florida public records law, including but not limited to Chapter 119, *Florida Statutes*; and (iii) the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the "Public Records Custodian"). The Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by the District to perform the Services;

(ii) Upon request by the District's Public Records Custodian, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law;

(iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and

(iv) Upon completion of the Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the Services. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's Public Records Custodian, in a format that is compatible with the information technology systems of the District.

IF THE CUSTOMER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT 407-841-5524, OR BY E-MAIL AT GFLINT@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FL 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

SECTION 15. NOTICES. Any notice required or permitted to be given by the terms of this Agreement or under any applicable law by either party shall be in writing and shall be either hand delivered or sent by certified or registered mail, postage prepaid, return receipt requested. Such written notice shall be addressed to:

District: Storey Creek Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George Flint, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Kristen Trucco, District Counsel
Telephone: (407) 481-5806

Contractor: Center State Automotive Inc
P.O. Box 422864
Kissimmee, Florida 34742
Attention: Manager/Owner

SECTION 16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Osceola County, Florida.

SECTION 17. 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 the Agreement.

SECTION 18. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 19. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation, other than the parties hereto, any right remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions contained herein shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 20. SCRUTINIZED COMPANIES CERTIFICATIONS.

(a) Pursuant to Section 287.135, *Florida Statutes*, the Contractor certifies, by executing this Agreement, that it is not participating in a boycott of Israel and is not listed on the Scrutinized Companies that Boycott Israel List created under Section 215.4725, *Florida Statutes*. The Contractor's execution of this Agreement constitutes the certification required by Section 287.135, *Florida Statutes*, and no separate certification shall be required.

(b) If the total value of this Agreement, including all Work Authorizations,

amendments, and renewals, is One Million Dollars ($1,000,000.00) or more, the Contractor further certifies, by executing this Agreement that:

(i) it is not listed on the Scrutinized Companies with Activities in Sudan List maintained pursuant to Section 215.473, *Florida Statutes*;

(ii) it is not listed on the Scrutinized Companies with Activities in the Iran Petroleum Energy Section list maintained pursuant to Section 215.473, *Florida Statutes*; and

(iii) it is not engaged in business operations in Cuba or Syria, as defined in Section 287.135, *Florida Statutes*.

(c) The Contractor shall promptly notify the District in writing if, during the term of this Agreement, the Contractor (i) is placed on any list described in this Section 20, (ii) begins participating in a boycott of Israel, or (iii) otherwise becomes ineligible to contract with the District under Section 287.135, *Florida Statutes*.

(d) The certifications in this Section 20 are made as of the Effective Date. Any renewal or extension of this Agreement shall be in writing, and the Contractor's execution of any such renewal or extension shall constitute the Contractor's reaffirmation, as of the date of execution, of the certifications applicable to this Agreement under this Section 20.

(e) Notwithstanding any other provision of this Agreement to the contrary, the District may terminate this Agreement immediately, at its option and upon written notice to the Contractor, if the Contractor (i) is found to have submitted a false certification under Section 287.135(5), *Florida Statutes*, or this Section 20; (ii) is placed on the Scrutinized Companies that Boycott Israel List or begins participating in a boycott of Israel; or, (iii) if the total value of this Agreement, including all Work Authorizations, amendments, and renewals, is One Million Dollars ($1,000,000.00) or more, is placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or begins engaging in business operations in Cuba or Syria.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any provisions of this Agreement.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete express of the Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

[Signatures provided on following page.]

SIGNATURE PAGE TO
AGREEMENT FOR TOWING SERVICES

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

_____
Print: _____

_____
Print: _____

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Print: _____
Title: _____

WITNESSES:

_____
Print: _____

_____
Print: _____

CENTER STATE AUTOMOTIVE INC, a Florida corporation

By: _____
Print: _____
Title: _____

EXHIBIT "A"

AMENITY POLICIES

[See attached.]

Docusign Envelope ID: 4C264C42-0ADE-8B01-82AA-8A4FBBEDFDB8

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 18th day of May, 2026.

ATTEST:

DocuSigned by:
George Flint
B61B5DF4316A4AD...

Print Name: George Flint
Secretary/Assistant Secretary

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Adam Morgan
D8F17F6DF603436...

Chair/Vice Chair

Exhibit A: Amenity Rules

Exhibit A

Storey Creek
Community Development District
Amenity Policies

Adopted May 18, 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 District 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,

George S. Flint

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

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

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 District.

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 District. 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 SWFWMD. 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 SWFWMD. 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.

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF _____

COUNTY OF _____

In accordance with Section 787.06(14), *Florida Statutes*, the undersigned, on behalf of CENTER STATE AUTOMOTIVE INC, a Florida corporation (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: _____, 2026

CENTER STATE AUTOMOTIVE INC,
a Florida corporation

Signed:_____
Name:_____
Title:_____

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of CENTER STATE AUTOMOTIVE INC, a Florida corporation. Said person is *(check one)* ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

_____
Signature of person taking acknowledgment
Name (typed, printed or stamped):

_____
Title or Rank:_____
Serial number (if any):_____

SECTION 2

This item will be provided under separate cover

SECTION C

SECTION 1

Storey Creek

Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	8/5/26	668	$	2,516.00
	8/13/26	669-674		7,891.51
	8/19/26	675-677		43,760.07
	8/26/26	678		2,239.47
			$	56,407.05
Payroll				
	August 2026			
	Adam Morgan	50152	$	184.70
	Logan Lantrip	50153		184.70
	Michelle Dudley	50154		184.70
	Patrick Bonin Jr.	50155		184.70
			$	738.80
TOTAL			**$**	**57,145.85**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	CHECK #
8/05/26	00012	7/31/26	238239	202607	320-53800-47000			*	2,516.00		
			AQUATIC PLANT MGMT JUL26								
							APPLIED AQUATIC MANAGEMENT INC			2,516.00	000668
8/13/26	00003	8/05/26	4824	202606	310-51300-31100			*	1,249.50		
			ANNUAL CERTIFICATION								
		8/05/26	4824A	202607	310-51300-31100			*	1,399.00		
			ERP TRANSFERS FOR O&M								
		8/05/26	4824A	202607	310-51300-31100			*	420.00		
			PERMIT TRANSFERS								
		8/05/26	4824A	202607	310-51300-31100			*	273.00		
			CALL IN TO CDD MEETING								
							BOYD CIVIL ENGINEERING INC			3,341.50	000669
8/13/26	00002	8/11/26	156091	202607	310-51300-31500			*	50.00		
			DRAFT ERP MEMO								
		8/11/26	156091	202607	310-51300-31500			*	443.69		
			REV AGENDA/ATTEND CDD MTG								
							LATHAM LUNA EDEN & BEAUDINE LLP			493.69	000670
8/13/26	00011	8/10/26	08102026	202608	300-20700-10000			*	10.04		
			FY26 DEBT SERVICE SER2019								
							STOREY CREEK CDD C/O USBANK			10.04	000671
8/13/26	00011	8/10/26	08102026	202608	300-20700-10100			*	8.41		
			FY26 DEBT SERVICE SER2022								
							STOREY CREEK CDD C/O USBANK			8.41	000672
8/13/26	00011	8/10/26	08102026	202608	300-20700-10300			*	6.62		
			FY26 DEBT SERVICE SER2024								
							STOREY CREEK CDD C/O USBANK			6.62	000673
8/13/26	00015	7/24/26	8269877	202607	310-51300-32300			*	4,031.25		
			TRUSTEE FEE SER 2022								
							US BANK			4,031.25	000674
8/19/26	00012	8/15/26	238711	202608	320-53800-47000			*	2,516.00		
			AQUATIC PLSNT MGMT AUG26								
							APPLIED AQUATIC MANAGEMENT INC			2,516.00	000675
8/19/26	00013	8/04/26	19008	202608	320-53800-46200			*	34,614.50		
			LANDSCAPE MAINT AUG26								
		8/04/26	19008	202608	320-53800-47800			*	250.00		
			DOGGIE STATION/TRASH BAGS								
							FRANK POLLY SOD INC			34,864.50	000676

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	CHECK #
8/19/26	00001	8/01/26	175	202608	320-53800-12000				*	1,490.50		
			FIELD MANAGEMENT AUG26									
		8/01/26	176	202608	310-51300-34000				*	3,647.92		
			MANAGEMENT FEES AUG26									
		8/01/26	176	202608	310-51300-35200				*	108.17		
			WEBSITE ADMIN FEE AUG26									
		8/01/26	176	202608	310-51300-35100				*	162.25		
			INFORMATION TECH AUG26									
		8/01/26	176	202608	310-51300-31300				*	931.33		
			DISSEMINATION FEE AUG26									
		8/01/26	176	202608	310-51300-51000				*	.12		
			OFFICE SUPPLIES AUG26									
		8/01/26	176	202608	310-51300-42000				*	37.03		
			POSTAGE AUG26									
		8/01/26	176	202608	310-51300-42500				*	2.25		
			COPIES AUG26									
								GOVERNMENTAL MANAGEMENT SERVICES			6,379.57	000677
8/26/26	00032	7/14/26	332-6565	202607	320-53800-48000				*	124.50		
			VARIOUS SIGN LAMINATES									
		7/14/26	332-6565	202607	320-53800-48000				*	2,114.97		
			VARIOUS SIGN LAMINATES									
								FASTSIGNS SOUTH ORLANDO			2,239.47	000678

TOTAL FOR BANK A 56,407.05

TOTAL FOR REGISTER 56,407.05

Storey Creek

Community Development District

Summary of Invoices

September 1, 2026 - October 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/3/26	679-681	$ 35,532.26
	9/9/26	682	651.00
	9/18/26	683-685	21,269.17
	9/25/26	686-687	2,784.00
	10/7/26	688	1,018.00
	10/15/26	689-693	54,457.88
	10/22/26	694-698	5,122.21
			$ 120,834.52
TOTAL			**$ 120,834.52**

*** CHECK DATES 09/01/2026 - 10/31/2026 *** 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	CHECK #
9/03/26	00013	8/31/26	19026	202609	320-53800-46200		*	34,614.50		
			LANDSCAPE MAINT SEP26							
		8/31/26	19026	202609	320-53800-47800		*	250.00		
			DOGGIE STATION/TRASH BAGS							
						FRANK POLLY SOD INC			34,864.50	000679
9/03/26	00001	7/31/26	177	202607	320-53800-48000		*	330.00		
			REPAIR SIGN AND FENCE							
						GOVERNMENTAL MANAGEMENT SERVICES			330.00	000680
9/03/26	00033	8/25/26	06052026	202510	320-53800-43200		*	256.35		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202511	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202512	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202601	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202602	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202603	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202604	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
		8/25/26	06052026	202605	320-53800-43200		*	11.63		
			TOHO METER#15000759 REIMB							
						STOREY CREEK HOMEOWNERS ASSOCIATION			337.76	000681
9/09/26	00003	9/02/26	04864	202608	310-51300-31100		*	651.00		
			PERMIT TRANSFERS/CDD MTG							
						BOYD CIVIL ENGINEERING INC			651.00	000682
9/18/26	00005	9/17/26	34214	202609	300-15500-10000		*	7,371.00		
			FY27 GEN.LIAB/PUBLIC OFFC							
		9/17/26	34214	202609	300-15500-10000		*	3,103.00		
			FY27 PROPERTY INSURANCE							
						EGIS INSURANCE ADVISORS, LLC.			10,474.00	000683
9/18/26	00013	9/11/26	19039	202609	320-53800-48000		*	1,200.00		
			SERVICE 2 DOGGIE STATIONS							
		9/11/26	19040	202609	320-53800-46300		*	3,200.00		
			INSTL 8 LIVE OAK TREES							
						FRANK POLLY SOD INC			4,400.00	000684
9/18/26	00001	9/01/26	178	202609	320-53800-12000		*	1,490.50		
			FIELD MANAGEMENT SEP26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	179 USPS 941 FORM	202607	310-51300-42000				*	.80		
		9/01/26	179A MANAGEMENT FEES SEP26	202609	310-51300-34000				*	3,647.92		
		9/01/26	179A WEBSITE ADMIN FEE SEP26	202609	310-51300-35200				*	108.17		
		9/01/26	179A INFORMATION TECH SEP26	202609	310-51300-35100				*	162.25		
		9/01/26	179A DISSEMINATION FEE SEP26	202609	310-51300-31300				*	931.33		
		9/01/26	179A OFFICE SUPPLIES SEP26	202609	310-51300-51000				*	.24		
		9/01/26	179A POSTAGE SEP26	202609	310-51300-42000				*	4.16		
		9/01/26	179A COPIES SEP26	202609	310-51300-42500				*	49.80		
								GOVERNMENTAL MANAGEMENT SERVICES			6,395.17	000685
9/25/26	00012	9/15/26	239359 AQUATIC PLANT MGMT SEP26	202609	320-53800-47000				*	2,516.00		
								APPLIED AQUATIC MANAGEMENT INC			2,516.00	000686
9/25/26	00019	9/17/26	6213 TIGHTENED SCREWS ON SWING	202609	320-53800-48000				*	268.00		
								BERRY CONSTRUCTION INC			268.00	000687
10/07/26	00003	9/30/26	04907 ERP TRANSER W/SFWMD & GMS	202609	310-51300-31100				*	220.00		
		9/30/26	04907 SCK PERMIT TRANSFERS	202609	310-51300-31100				*	798.00		
								BOYD CIVIL ENGINEERING INC			1,018.00	000688
10/15/26	00019	10/08/26	6227 POND/DOGPARK/PLAYGRD SIGN	202609	320-53800-49000				*	2,503.00		
								BERRY CONSTRUCTION INC			2,503.00	000689
10/15/26	00013	10/01/26	19045 LANDSCAPE MAINT OCT26	202610	320-53800-46200				*	34,614.50		
		10/01/26	19045 DOGGIE STATIONS/TRASH CAN	202610	320-53800-47800				*	250.00		
		10/07/26	19050 INSTALL LIVE OAK & MULCH	202610	320-53800-46300				*	400.00		
								FRANK POLLY SOD INC			35,264.50	000690
10/15/26	00001	10/01/26	180 MANAGEMENT FEES OCT26	202610	310-51300-31500				*	3,830.33		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/01/26	180	202610	310-51300-35200		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	180	202610	310-51300-35100		*	170.33		
			INFORMATION TECH OCT26							
		10/01/26	180	202610	310-51300-31300		*	977.92		
			DISSEMINATION FEES OCT26							
		10/01/26	180	202610	310-51300-51000		*	.18		
			OFFICE SUPPLIES OCT26							
		10/01/26	180	202610	310-51300-42000		*	48.52		
			POSTAGE OCT26							
		10/01/26	181	202610	320-53800-12000		*	1,565.00		
			FIELD MANAGEMENT OCT26							
		10/08/26	182	202610	310-51300-31700		*	8,517.00		
			FY27 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			15,222.86	000691
10/15/26	00002	10/13/26	159262	202609	310-51300-31500		*	330.00		
			LANDSCAPE & LAKE AGREEMNT							
		10/13/26	159262	202609	310-51300-31500		*	66.00		
			DRAFT AGENDA CORRESP.							
		10/13/26	159262	202609	310-51300-31500		*	27.50		
			PREP PUBLIC RECORSD REQ							
						LATHAM LUNA EDEN & BEAUDINE LLP			423.50	000692
10/15/26	00002	9/11/26	157132	202608	310-51300-31500		*	396.00		
			AGENDA/BOS MTG PREP&ATTND							
		9/11/26	157132	202608	310-51300-31500		*	202.50		
			LANDSCAPE&LAKE AGREEMENTS							
		9/11/26	157132	202608	310-51300-31500		*	434.50		
			PROPOSED PLAT TRANSFERS							
		9/11/26	157132	202608	310-51300-31500		*	11.02		
			TRAVEL REIMBURSEMENTS							
						LATHAM LUNA EDEN & BEAUDINE LLP			1,044.02	000693
10/22/26	00012	10/15/26	239942	202610	320-53800-47000		*	2,591.00		
			AQUATIC MNGMT. SERVICE							
						APPLIED AQUATIC MANAGEMENT INC			2,591.00	000694
10/22/26	00030	10/22/26	1994	202610	310-51300-31400		*	750.00		
			FY27 CAD FEE							
						DISCLOSURE TECHNOLOGY SERVICES LLC			750.00	000695
10/22/26	00004	10/01/26	95554	202610	310-51300-54000		*	175.00		
			FY27 SPECIAL DISTRICT FEE							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000696

*** CHECK DATES 09/01/2026 - 10/31/2026 *** 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	#
10/22/26	00013	10/16/26	19059	202610	320	53800-46300				*	400.00		
			INSTALL LIVE OAK, MULCH										
		10/16/26	19059	202610	320	53800-46300				*	150.00		
			INSTALL TREE STAKING KIT										
									FRANK POLLY SOD INC			550.00	000697
10/22/26	00006	8/10/26	OSA10819	202609	310	51300-48000				*	702.04		
			NOT FY27 BUDGET ADOPTION										
		9/28/26	OSA14143	202609	310	51300-48000				*	354.17		
			NOT PUBLIC MEETING FY27										
									TRIBUNE PUBLISHING COMPANY LLC DBA			1,056.21	000698

TOTAL FOR BANK A 120,834.52

TOTAL FOR REGISTER 120,834.52

SECTION 2

Storey Creek

Community Development District

Unaudited Financial Reporting

October 31, 2026

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1	Balance Sheet
2-3	General Fund Income Statement
4	Capital Reserve Fund
5	Debt Service Fund Series 2019 Income Statement
6	Debt Service Fund Series 2022 Income Statement
7	Debt Service Fund Series 2024 Income Statement
8	Capital Projects Fund Series 2022 Income Statement
9	Capital Projects Fund Series 2024 Income Statement
10	Month to Month
11	Long Term Debt Summary
12	Assessment Receipt Schedule
13	Construction Schedule Series 2022
14	Construction Schedule Series 2024

Storey Creek

Community Development District

Balance Sheet

October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	$ 69,808	$ 6,026	$ -	$ -	$ 75,834
Assessment Receivable	-		9,493	-	9,493
Investments:					
Series 2019					
Reserve	-	-	245,666	-	245,666
Revenue	-	-	510,407	-	510,407
Prepayment	-	-	36	-	36
Series 2022					
Reserve	-	-	41,177	-	41,177
Revenue	-	-	222,622	-	222,622
Construction	-	-	-	207,145	207,145
Series 2024					
Reserve	-	-	32,314	-	32,314
Revenue	-	-	146,080	-	146,080
Prepayment	-		142	-	142
Construction	-	-	-	142,823	142,823
State Board of Administration	407,277	36,749	-	-	444,027
Deposits	5,015	-	-	-	5,015
Total Assets	**$ 482,100**	**$ 42,775**	**$ 1,207,936**	**$ 349,969**	**$ 2,082,781**
Liabilities:					
Accounts Payable	$ 441	$ -	$ -	$ -	$ 441
Due to Debt Service 2019	3,801	-	-	-	3,801
Due to Debt Service 2022	3,186	-	-	-	3,186
Due to Debt Service 2024	2,506	-	-	-	2,506
Total Liabilities	**$ 9,934**	**$ -**	**$ -**	**$ -**	**$ 9,934**
Fund Balances:					
Assigned For Debt Service 2019	$ -	$ -	$ 759,910	$ -	$ 759,910
Assigned For Debt Service 2022	-	-	266,985	-	266,985
Assigned For Debt Service 2024	-	-	181,042	-	181,042
Assigned For Capital Projects 2022	-	-	-	207,145	207,145
Assigned For Capital Projects 2024	-	-	-	142,823	142,823
Unassigned	472,166	-	-	-	472,166
Total Fund Balances	**$ 472,166**	**$ 42,775**	**$ 1,207,936**	**$ 349,969**	**$ 2,072,847**
Total Liabilities & Fund Equity	$ 482,100	$ 42,775	$ 1,207,936	$ 349,969	$ 2,082,781

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 852,893	$ -	$ -	$ -
Interest	18,000	1,500	1,614	114
Total Revenues	**$ 870,893**	**$ 1,500**	**$ 1,614**	**$ 114**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	10,000	833	-	833
Attorney	15,000	1,250	-	1,250
Arbitrage	1,350	113	-	113
Dissemination	11,735	978	978	(0)
Dissemination - DTS	2,500	2,500	750	1,750
Annual Audit	3,800	-	-	-
Trustee Fees	13,303	-	-	-
Assessment Administration	8,517	8,517	8,517	(0)
Management Fees	45,964	3,830	3,830	(0)
Information Technology	2,044	170	170	0
Website Maintenance	1,363	114	114	(0)
Telephone	75	6	-	6
Postage	600	50	49	1
Printing & Binding	200	17	-	17
Insurance	7,543	7,543	7,371	172
Legal Advertising	2,000	167	-	167
Other Current Charges	650	54	59	(5)
Office Supplies	100	8	0	8
Property Appraiser Fee	950	-	-	-
Property Taxes	10	10	-	10
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 140,796**	**$ 27,411**	**$ 22,013**	**$ 5,398**
Operations & Maintenance				
Field Services	$ 18,780	$ 1,565	$ 1,565	$ -
Property Insurance	4,615	4,615	3,103	1,512
Electric	4,000	333	42	292
Streetlights	127,690	10,641	9,886	755
Water & Sewer	42,440	3,537	3,375	162
Landscape Maintenance	418,374	34,865	34,615	250
Landscape Contingency	40,000	3,333	950	2,383
Lake Maintenance	31,092	2,591	2,591	-
Lake Contingency	1,500	125	-	125
Irrigation Repairs	5,000	417	-	417
Doggie Station Maintenance	5,000	417	691	(274)
Repairs & Maintenance	6,000	500	-	500
Walls, Entry & Monuments	2,500	208	-	208
Contingency	2,028	169	-	169
Total Operations & Maintenance:	**$ 709,019**	**$ 63,315**	**$ 56,816**	**$ 6,499**

Storey Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Reserves				
Capital Reserve Transfer	$ 90,150	$ -	$ -	$ -
Total Reserves	**$ 90,150**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 939,965**	**$ 90,726**	**$ 78,829**	**$ 11,897**
Excess Revenues (Expenditures)	$ (69,073)		$ (77,215)	
Fund Balance - Beginning	$ 69,073		$ 549,382	
Fund Balance - Ending	$ 0		$ 472,166	

Storey Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Transfer In	$ 90,150	$ -	$ -	$ -
Interest	1,200	100	126	26
Total Revenues	**$ 91,350**	**$ 100**	**$ 126**	**$ 26**
Expenditures:				
Contingency	$ 500	$ 42	$ -	$ 42
Total Expenditures	**$ 500**	**$ 42**	**$ -**	**$ 42**
Excess Revenues (Expenditures)	$ 90,850	$ 58	$ 126	
Fund Balance - Beginning	$ 42,523		$ 42,650	
Fund Balance - Ending	$ 133,373		$ 42,775	

Storey Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 491,331	$ -	$ -	$ -
Interest	24,000	2,000	2,166	166
Total Revenues	**$ 515,331**	**$ 2,000**	**$ 2,166**	**$ 166**
Expenditures:				
Series 2019				
Interest - 12/15	$ 148,734	$ -	$ -	$ -
Principal - 12/15	190,000	-	-	-
Interest - 06/15	145,291	-	-	-
Total Expenditures	**$ 484,025**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 31,306		$ 2,166	
Fund Balance - Beginning	$ 464,550		$ 757,743	
Fund Balance - Ending	$ 495,857		$ 759,910	

Storey Creek

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 411,766	$ -	$ -	$ -
Interest	17,500	1,458	1,236	(222)
Total Revenues	**$ 429,266**	**$ 1,458**	**$ 1,236**	**$ (222)**
Expenditures:				
Series 2022				
Interest - 12/15	$ 151,933	$ -	$ -	$ -
Principal - 06/15	110,000	-	-	-
Interest - 06/15	151,933	-	-	-
Total Expenditures	**$ 413,866**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (8,000)	(667)	$ (167,749)	$ 167,082
Total Other Financing Sources (Uses)	**$ (8,000)**	**$ (667)**	**$ (167,749)**	**$ 167,082**
Excess Revenues (Expenditures)	$ 7,400		$ (166,513)	
Fund Balance - Beginning	$ 204,561		$ 433,498	
Fund Balance - Ending	$ 211,961		$ 266,985	

Storey Creek

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 323,852	$ -	$ -	$ -
Interest	8,000	667	815	148
Total Revenues	**$ 331,852**	**$ 667**	**$ 815**	**$ 148**
Expenditures:				
Series 2024				
Interest - 12/15	$ 122,801	$ -	$ -	$ -
Principal - 06/15	75,000	-	-	-
Interest - 06/15	122,801	-	-	-
Total Expenditures	**$ 320,603**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (4,200)	$ (350)	$ (129,686)	$ 129,336
Total Other Financing Sources (Uses)	**$ (4,200)**	**$ (350)**	**$ (129,686)**	**$ 129,336**
Excess Revenues (Expenditures)	$ 7,050		$ (128,871)	
Fund Balance - Beginning	$ 145,933		$ 309,913	
Fund Balance - Ending	$ 152,982		$ 181,042	

Storey Creek

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 113	$ 113
Total Revenues	**$ -**	**$ -**	**$ 113**	**$ 113**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 167,749	$ (167,749)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 167,749**	**$ (167,749)**
Excess Revenues (Expenditures)	$ -		$ 167,862	
Fund Balance - Beginning	$ -		$ 39,283	
Fund Balance - Ending	$ -		$ 207,145	

Storey Creek

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 35	$ 35
Total Revenues	**$ -**	**$ -**	**$ 35**	**$ 35**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Capital Outlay - Cost of Issuance	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 129,686	$ (129,686)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 129,686**	**$ (129,686)**
Excess Revenues (Expenditures)	$ -		$ 129,721	
Fund Balance - Beginning	$ -		$ 13,103	
Fund Balance - Ending	$ -		$ 142,823	

Storey Creek

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	1,614	-	-	-	-	-	-	-	-	-	-	-	1,614
Total Revenues	**$ 1,614**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,614**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	978	-	-	-	-	-	-	-	-	-	-	-	978
Dissemination - DTS	750	-	-	-	-	-	-	-	-	-	-	-	750
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,517	-	-	-	-	-	-	-	-	-	-	-	8,517
Management Fees	3,830	-	-	-	-	-	-	-	-	-	-	-	3,830
Information Technology	170	-	-	-	-	-	-	-	-	-	-	-	170
Website Maintenance	114	-	-	-	-	-	-	-	-	-	-	-	114
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	49	-	-	-	-	-	-	-	-	-	-	-	49
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	7,371	-	-	-	-	-	-	-	-	-	-	-	7,371
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	59	-	-	-	-	-	-	-	-	-	-	-	59
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 22,013**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,013**
Operations & Maintenance													
Field Services	$ 1,565	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,565
Property Insurance	3,103	-	-	-	-	-	-	-	-	-	-	-	3,103
Electric	42	-	-	-	-	-	-	-	-	-	-	-	42
Streetlights	9,886	-	-	-	-	-	-	-	-	-	-	-	9,886
Water & Sewer	3,375	-	-	-	-	-	-	-	-	-	-	-	3,375
Landscape Maintenance	34,615	-	-	-	-	-	-	-	-	-	-	-	34,615
Landscape Contingency	950	-	-	-	-	-	-	-	-	-	-	-	950
Lake Maintenance	2,591	-	-	-	-	-	-	-	-	-	-	-	2,591
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Doggie Station Maintenance	691	-	-	-	-	-	-	-	-	-	-	-	691
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	**$ 56,816**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 56,816**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 78,829**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 78,829**
Excess Revenues (Expenditures)	$ (77,215)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (77,215)

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	$41,177	
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)
LESS: PRINCIPAL PAYMENT - 06/15/26		($105,000)
CURRENT BONDS OUTSTANDING		**$5,780,000**

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	$32,314	
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)
LESS: SPECIAL CALL - 06/15/26		($75,000)
CURRENT BONDS OUTSTANDING		**$4,625,000**

Storey Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2027

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*
		$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
		$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	$0.00
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

0.00%	**Net Percent Collected**
$ 2,079,755.33	**Balance Remaining to Collect**

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2027				
		TOTAL		**$ -**
Fiscal Year 2027				
10/1/26		Interest		$ 112.88
10/13/26		Interest		3,042.61
10/21/26		Transfer from Reserve	Reserve Release Conditions	164,706.50
		TOTAL		**$ 167,861.99**
			Project (Construction) Fund at 09/30/26	**$ 39,283.48**
			Interest Earned/Transferred Funds thru 10/31/26	**$ 167,861.99**
			Requisitions Paid thru 10/31/26	**$ -**
			Remaining Project (Construction) Fund	**$ 207,145.47**

Storey Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2024

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2027				
		TOTAL		**$ -**
Fiscal Year 2027				
10/1/26		Interest		$ 34.70
10/2/26		Interest		$ 428.40
10/27/26		Transfer from Reserve	Reserve Release Conditions	129,257.50
		TOTAL		**$ 129,720.60**
			Project (Construction) Fund at 09/30/26	**$ 13,102.74**
			Interest Earned/Transferred Funds thru 10/31/26	**$ 129,720.60**
			Requisitions Paid thru 10/31/26	**$ -**
			Remaining Project (Construction) Fund	**$ 142,823.34**