

*Storey Drive
Community Development District*

Agenda

November 20, 2025

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

November 13, 2025

Board of Supervisors
Storey Drive Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the **Storey Drive Community Development District** will be held **Thursday, November 20, 2025 at 11:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Electing Officers
 - D. Consideration of Resolution 2026-02 Electing Officers
4. Approval of Minutes of the June 19, 2025 Meeting
5. Ratification of Series 2022 Requisition #17
6. Review and Acceptance of Fiscal Year 2024 Audit Report
7. Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for the Fiscal Year 2025
8. Consideration of Proposal from Baseline Construction Services to Provide Landscape Maintenance Services
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Inspection Report
 - ii. Discussion of Pending Plat Conveyances
 - iii. Status of Permit Transfers
 - iv. Status of Construction Funds & Requisitions
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
10. Other Business
11. Supervisor's Requests
12. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Stephen Saha, District Engineer

Enclosures

SECTION III

SECTION B

RESOLUTION 2026-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE STOREY DRIVE 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 three (3) supervisors 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 20, 2025**, at which the below-recited persons were 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 DRIVE 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:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
_____	_____	4 Year Term
_____	_____	4 Year Term
_____	_____	2 Year Term

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

Adopted this 4th day of January, 2024.

Secretary/ Assistant Secretary

Chairman/ Vice Chairman

SECTION D

RESOLUTION 2026-02

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

WHEREAS, the Storey Drive 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 DRIVE 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 20th day of November, 2025.

ATTEST:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Drive Community Development District was held Thursday, June 19, 2025, at 11:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Brent Kewley	Vice Chairman
Josh Jochims	Assistant Secretary
Rob Bonin <i>joined late</i>	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	District Counsel
Stephen Saha <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Daniel La Rosa and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025

Mr. Flint: You have a resignation from Daniel La Rosa. Is there a motion to accept the resignation?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Resignation of Mr. Daniel La Rosa was accepted.

B. Appointment of Individual to Fulfill the Vacancy with a Term Ending November 2027

Mr. Flint: You have two seats vacant at this time. One was Teresa's seat and one is Dan's seat. One has a term expiring in November 2025 and the other a term expiring in November of 2027.

Mr. Morgan: I'd like to nominate Rob Bonin for the seat that expires in 2027.

Mr. Flint: That would be seat 3.

Mr. Kewley: I would like to leave the remaining seat open at this time.

Mr. Flint: So, we have a motion to appoint Rob to seat 3 with the term expiring in November 2027. We'll leave seat 2, which has a term expiring in November 2025, vacant. We'll keep that on the agenda.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Appointment of Rob Bonin to Fulfill the Vacancy with a Term Ending November 2027, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member(s)

Mr. Flint: Rob isn't here right now. We'll table this item.

D. Election of Officers

E. Consideration of Resolution 2025-03 Electing Officers

Mr. Morgan: I would like to propose myself as Chair, Brent Kewley as Vice Chair, and everybody else is Assistant Secretaries.

Mr. Flint: Other than that, I'm a Secretary, Jill Burns is Treasurer, Darrin Mossing is Assistant Secretary. Katie Costa is an Assistant Treasurer.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-03 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 20, 2025, Meeting

Mr. Flint: The next item is approval of the minutes from March 20, 2025 meeting. Are there any comments or corrections on those?

Mr. Morgan: They all look good as long as Counsel is good. I'll make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Minutes of the March 20, 2025, Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Flint: Next is a public hearing to consider adoption of the Fiscal Year 2026 budget. Is there a motion to open the hearing?

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

Mr. Flint: We have previously approved a proposed budget and you set today as the date, place, and time for its final consideration. There was no proposed change in the per unit assessment so there was no mailed notice. We did advertise in accordance with the statutory requirements. We've tightened this budget up some since you saw it, that doesn't impact the assessment amount. We were using carry forward to balance it previously and we've gone through and tightened up the O&M expenses to more closely match up with where we believe they need to be. We had the biggest change I think was probably landscape maintenance. We were carrying some funding in there based on some initial estimates and we've reduced that down to what the actual contractual amount is.

Mr. Morgan: We've got a lot of landscaping out there and the owner is going to be very particular about maintenance, so I want to make sure we budget correctly.

Ms. Trucco: We met with Cherry Lake multiple times. They've assured me that we have everything under contract that we need.

Mr. Morgan: Very good. We've got a little bit of contingency there too.

Mr. Flint: Yeah, \$10,000. There's \$10,000 transferred to capital reserve and then we have \$8,799.00 in contingency.

Mr. Flint: For the record, there are no members of the public here to provide comment or testimony. Is there a motion to approve Resolution 2025-04?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-04 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next hearing is to impose the assessments related to the budget you just approved. The resolution of the budget you just approved is attached as well as the preliminary assessment roll listing all the properties within the District and the O&M and debt assessments. Are there any questions on the resolution?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2025-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the hearings?

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

SIXTH ORDER OF BUSINESS**Ratification of Series 2022 Requisition #16**

Mr. Flint: You have already approved Requisition #16 and we are just bringing that back for the Board to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Series 2022 Requisition #16 was ratified.

SEVENTH ORDER OF BUSINESS**District Goals and Objectives 8:40****A. Adoption of Fiscal Year 2026 Goals and Objectives**

Mr. Flint: As you recall, the legislature enacted a requirement that started last year that requires Special Districts to adopt goals and objectives annually and report on those in 2025. That was the first year we put together recommended goals and objectives. What we've done here is we've repeated what you all saw last year. It's broken up into three areas and under each area there's a set of goals and objectives and measures. They're yes or no's if the Board is comfortable with these.

Mr. Morgan: The unfortunate legislature voted to keep this in.

Mr. Flint: Yeah, there was a bill to eliminate it. It didn't pass.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Adoption of Fiscal Year 2026 Goals and Objectives was approved.

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

Mr. Flint: Part of that requirement is that we report on how we did on the goals and objectives. We've put the 2025 goals and objectives in here. We're not at the end of the reporting period yet, but assuming at the end of the reporting period, everything is fine. What we'd like is a motion to authorize the Chair to execute that report that gets posted on the website. That way we don't have to have another meeting to do this.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Accepting the Fiscal Year 2025 Goals and Objectives and Authorizing the Chair to Execute the Final Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports attorney, Kristen?

Ms. Trucco: The only real update that I have for you is that we were able to recover the approximately \$24,000 that the CDD paid for the prior team to do the repair work on the pedestrian bridge and the canal.

Mr. Morgan: Yay. One year.

Ms. Trucco: Yes, it took some time, but eventually one of the contractor's insurance carriers ended up paying that. Otherwise, we're just working through the completion certificates.

Mr. Morgan: Very good, thank you.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Stephen, Anything for the Board?

Mr. Saha: Yeah, I did my site inspection this month of the infrastructure. Everything looks pretty good. There's just some of your typical sidewalk cracking. There's a decent amount of cracking along that sidewalk that runs along the canal to the southwest and then on the culverts and the canal, there's a little bit of erosion and the canal is, you know the cities. Nothing to do with

the CDD. It's the City's maintenance and it's nothing major but a little bit of erosion. But other than that, everything looked pretty good. I'm finishing up the report and then George, I'll send that to you.

Mr. Kewley: Hey, Stephen, that's the sidewalk that's located between the canal and the retaining wall, right? That runs from Del Verde to Vanguard.

Mr. Saha: It's the canal and it's that tall masonry wall. So, it's outside of the masonry wall for the perimeter.

Mr. Morgan: Yeah, construction has been done in there for a while.

Mr. Kewley: That may have been some work that was done after the fact, but I've witnessed that those repairs and I'll have that done myself. I'll have that taken care. I mean it's been done; we got some pieces missing out of there. I walked it with the landscaper this week during our site inspection. I know exactly where Stephen's talking about and we'll get those things.

Mr. Saha: Yeah, the worst part is towards the South end near Vanguard. The transfer of the ERP to the CDD is the maintenance. We're maintaining all the stormwater ponds surface that's not certified. They're all certified as being complete and we just need to complete the actual transfer to the CDD. It was approved; they were all approved by the District for certification as completion. But we just need to transfer them officially to the CDD.

Mr. Kewley: Okay, is that an application you need to put together and get the District to sign or Lennar?

Mr. Saha: Yeah, I think we're close to putting it together, but I believe we're working on another one with George and I believe we'll send it to you. George, is that correct?

Mr. Flint: Lennar needs to sign it or whoever the holder is and then the District will sign it, so they'll come to me.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: All right, District Manager's report. You have the check register and your agenda from March 1st through May 31st. For the general fund and the Board, are there any comments or questions on that?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of May. There's no action required. If you have any questions, we can discuss those.

iii. Presentation of Series 2022 Arbitrage Rebate Calculation Report

Mr. Flint: We have presentation of the Series 2022 Arbitrage. Our report, that is required by the IRS. You've engaged AMTEC to perform it. It shows a negative rebatable arbitrage of \$173,589.00. There's no arbitrage. Are there any questions on the report? If not, is there a motion to accept it?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Series 2022 Arbitrage Rebate Calculation Report was accepted.

iv. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we're required to announce the number of registered voters residing within the District, as of April 15th, and you can see the Supervisor of Elections indicated there were 0.

v. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint: Each year normally with your budget adoption hearing, you approve an annual meeting schedule. We've prepared one in your agenda that follows the same that you've done in the past, which is the third Thursday at 11:00 am in this location.

Mr. Flint: At some point, we may want to reduce the frequency, but you could keep it monthly now.

Mr. Morgan: So, we'll keep it monthly for now?

Mr. Flint: Yeah.

On MOTION by Mr. Morgan, seconded by Mr. Jochims, with all in favor, the Fiscal Year 2026 Meeting Schedule was approved.

vi. 2024 Form 1 Filing Reminder – Due July 1st

Mr. Flint: The Form 1 that's due by July 1st, if you all are aware.

D. Field Manager's Report

Mr. Flint: Alright, Field Manager's report. Alan?

Mr. Scheerer: Yeah, just a couple things. Stephen touched base on the sidewalks between Del Verde and Vanguard, we'll get those addressed as soon as possible at this site. Visit with Cherry Lake. We had a handful of palm trees that are declining. We'll get those replaced under warranty. We're also addressing some juniper at the entrance coming off of I-Drive into Del Verde getting some of those filled back in. So, that'll be happening soon. The bigger thing I have is I had something I was working on with Dan before he resigned and that was the turnover of the fountains and the ponds. I believe they were waiting on one. What we're calling the Pond 3, which is the center pond between the high-rise buildings. That's in, if you guys are telling me we're good, we need to just prepare to get those transferred. My understanding is they're supposed to go to the CDD.

Mr. Morgan: Yes, they are.

Mr. Scheerer: Okay.

Mr. Morgan: Are they operational?

Mr. Scheerer: Yes sir, I was there. I've been there every week. I go out there, I check all the ponds during obviously for aquatic vegetation as well as the landscaping around the ponds and the fountains that are working. There's two fountains in every pond, with the exception of what I'm calling Pond 3, which is in between the high risers only. There's a single fountain in that one, but they all run off a single meter. We need the invoice to build the transference, our account number. Transfer the transfer the account to the CDD. Yeah, so you guys can make that happen. We'll get that done. Other than that, unless you have any questions for me, I'm good.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: All right, any other business or Supervisors' requests?

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Storey Drive Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **17**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **TraceAir Technologies, Inc.**
- (D) Amount Payable: **\$1,330.68**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoices #22039 – Basic scan services for tracking construction progress. – April 2025

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and
4. each disbursement represents a cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 9/11/25

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

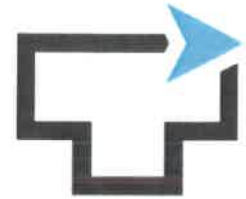
Stephen Saha Digitally signed by Stephen K Saha.
Date: 2025.08.22 12:52:54-04'00'

Consulting Engineer

INVOICE

TraceAir Technologies, Inc
1700 Westlake Ave N Ste 200 PMB
2001
Seattle, WA 98109

billing@traceair.net
+1 (206) 437-4290
traceair.net



Lennar Homes:Governmental Management Services - Central Florida, LLC

Bill to
Governmental Management Services -
Central Florida, LLC
219 East Livingston St
Orlando, FL 32801 USA

Ship to
Storey Drive

Invoice details

Invoice no.: 22039
Terms: Net 30
Invoice date: 04/30/2025
Due date: 05/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Basic Scan	4/8/2025, 4/22/2025	2	\$665.34	\$1,330.68
Total						\$1,330.68

SECTION VI

*The FY 2024 Audit report is
provided separately*

SECTION VII

November 4, 2025

Storey Drive Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Storey Drive Community Development District, ("the District") for the fiscal year ended September 30, 2025.

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, 2025. 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 Drive 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.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

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. This agreement provides for a contract period of one year. Our fees for these services are not to exceed \$3,800 for the year ending 2025. 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 East 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 Drive 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 Drive 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 Drive Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VIII

SECTION IX

SECTION B

SECTION 1

Storey Drive Community Development District

YEAR 2025 ENGINEER'S INSPECTION REPORT

Prepared For

Storey Drive Community Development District

Date

June 24, 2025



2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

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APPENDIX

<i>Exhibit 1</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>Metes and Bounds & Legal</i>
<i>Exhibit 12</i>	<i>Conceptual Site Plan</i>
<i>Exhibit A</i>	<i>Infrastructure Deficiency Map</i>
<i>Exhibit B</i>	<i>Photos & Repair Recommendations</i>

Storey Drive Community Development District 2025 Engineer's Inspection Report

1. Location and General Description

Storey Drive Community Development District (the "District") is located within the City of Orlando in Orange County, Florida, Section 30, Township 23 South, Range 29 East. The District is located east of International Drive near I-4 and the Florida Turnpike and is approximately 67.8 acres +/- . A location map is provided as Exhibit 1.

The Development is a mixed use, multi-phase project. The District is responsible for the maintenance of the entrance roadway & sidewalk, 3 sets of canal culverts, perimeter wall and the stormwater management facilities & landscaping within the District. The following phases have been certified complete by City of Orlando as of June 2025.

Construction Plans Phase	Construction Certified Complete	Certificate of Completion Date
Storey Drive Phase 1	May 2023	May 16, 2023
Storey Drive Phase 2	June 20, 2023	pending

2. Infrastructure Ownership & Maintenance

The ownership and maintenance responsibility of the infrastructure within the development does not reside with a single entity but is distributed as shown in the table below.

Capital Improvements Plan	Ownership	Maintenance
Master Stormwater Management System	CDD	CDD
Entrance Roadway (Asphalt, Curb & Gutter, Sidewalk & Landscaping)	CDD	CDD
Roadways (Asphalt, Curb & Gutter, Sidewalk & Landscaping)	HOA	HOA
Potable Water Distribution System	OUC	OUC
Sanitary Sewer System	OCU	OCU
Perimeter Wall (South & Southwest Boundary)	CDD	CDD
Perimeter Wall (East & North Boundary)	HOA	HOA
Amenity Center	HOA	HOA

3. District's Operation & Maintenance Budget

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2025 and find it sufficient for the proper maintenance of the current infrastructure improvements for which the District is responsible.

4. Infrastructure Conditions

Site visits were completed in June 2025 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. The infrastructure was found to be in good condition.

**Storey Drive Community Development District
2025 Engineer's Inspection Report**

Vertical building construction is ongoing throughout the development. Any damage & repairs for areas under construction that are not under the responsibility of the CDD are the responsibility of the contractors. The following maintenance & repairs are recommended to be completed under the FY2025 Budget:

- Repair cracked concrete sidewalk panels
- Replace/reset fallen tree

A deficiency map and photographs representative of the needed maintenance are provided in Exhibits A & B.

**Storey Drive Community Development District
2025 Engineer's Inspection Report**

5. District Engineer's Letter Report

June 24, 2025

George Flint, District Manager
Storey Drive Community Development District
Governmental Management Services-CF, LLC
219 E. Livingston St
Orlando, FL 32803

Subject: Storey Drive Community Development District
District Engineers Report
Poulos & Bennett Job No. 19-060

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture for the Storey Drive Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. Based on our inspection and knowledge of the community, we recommend maintenance and repairs address the following:

- Repair cracked concrete sidewalk panels
- Replace/reset fallen tree

A deficiency map and photographs representative of the needed maintenance are provided in Exhibit A & B.

We have reviewed the operation and maintenance budget for Fiscal Year 2025 as proposed by the Storey Drive CDD Board of Supervisors and are in agreement with the proposed allocations.

Please contact me should you have any questions or require any additional information.

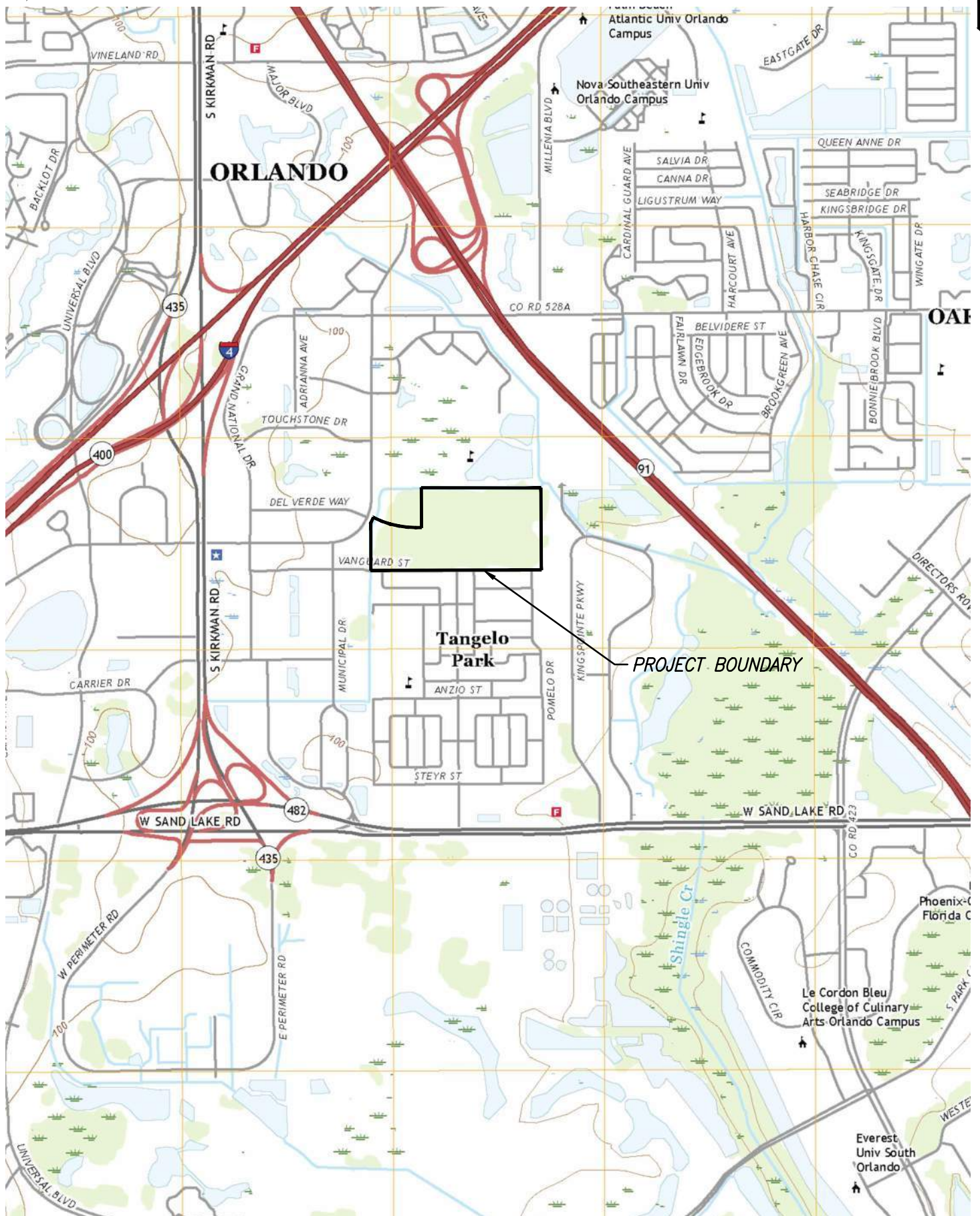
Sincerely,



Stephen K. Saha, P.E.
Poulos & Bennett, LLC

cc: File Folder

Appendix



Location Map

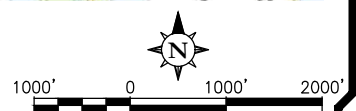
Storey Drive CDD

POULOS & BENNETT

April 26, 2021
P & B Job No.: 19-060

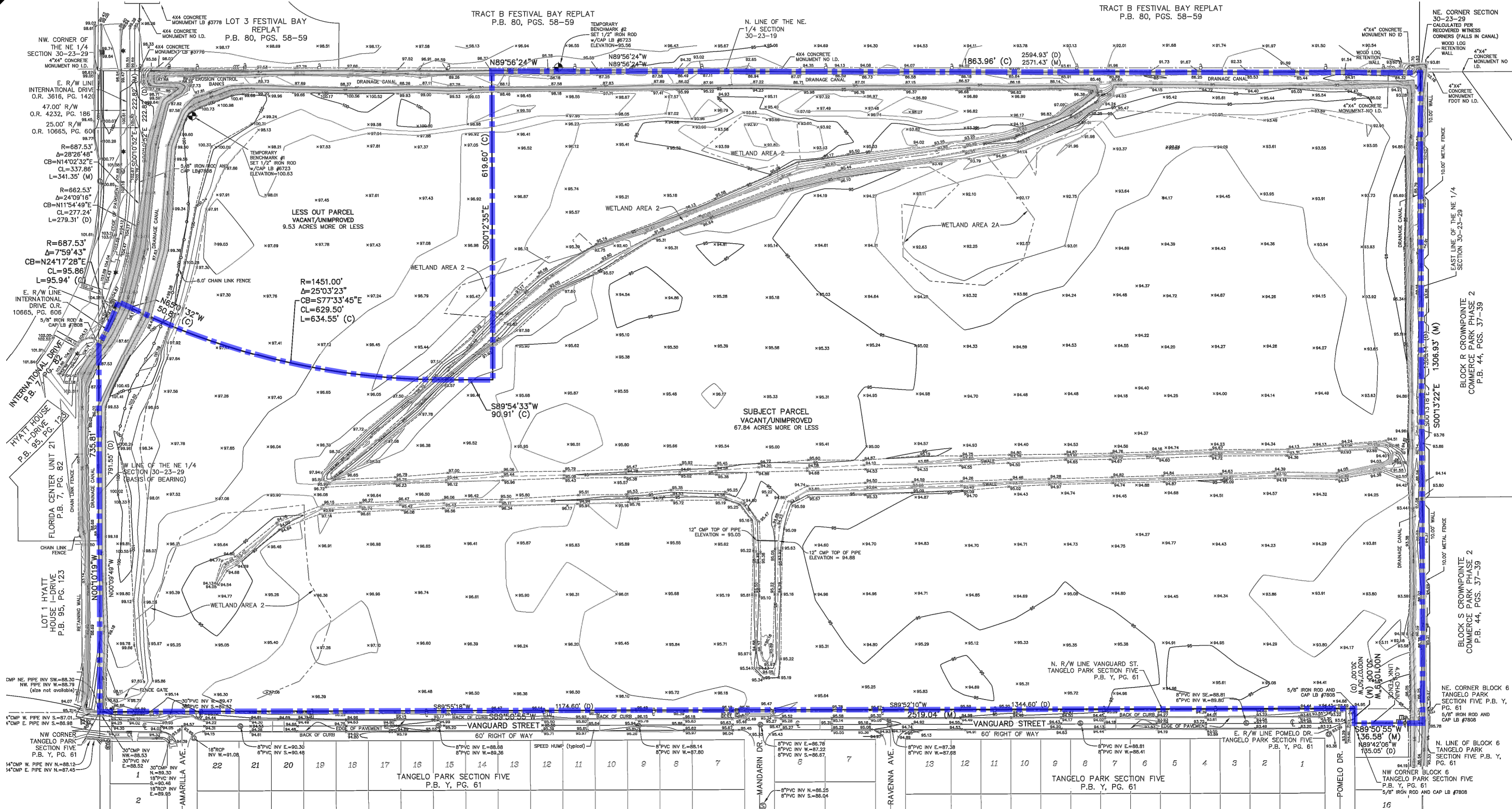
2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1



THE NORTH 1/2 OF THE NORTHEAST 1/4 LESS THE SOUTH 30 FEET OF THE WEST 2519.04 FEET OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM, THAT PORTION OF INTERNATIONAL DRIVE EXTENSION AS DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM THACKERAY CORPORATION TO THE CITY OF ORLANDO, IN WARRANTY DEED DATED AUGUST 30, 1983, RECORDED MARCH 12, 1985M IN OFFICIAL RECORDS BOOK 3616, PAGE 1420, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°13'18" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1308.14 FEET TO A POINT AT THE NORTHEAST CORNER OF BLOCK 6, TANGLO PARK SECTION FIVE AS RECORDED IN PLAT BOOK Y, PAGE 61, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE LEAVING THE EAST LINE OF SAID NORTHEAST 1/4, NORTH 89°42'06" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 6, A DISTANCE OF 135.05 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 6,

SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF POMELO DRIVE AS RECORDED ON THE PLAT OF SAID TANGLO PARK SECTION FIVE; THENCE LEAVING THE NORTHERLY LINE OF SAID BLOCK 6, NORTH 00°07'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID POMELO DRIVE A DISTANCE OF 30.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF VANGUARD STREET AS RECORDED ON THE PLAT OF SAID TANGLO PARK SECTION FIVE; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID POMELO DRIVE, SOUTH 89°52'10" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VANGUARD STREET A DISTANCE OF 1344.60 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VANGUARD STREET, SOUTH 89°55'18" WEST A DISTANCE OF 1174.60 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TANGLO PARK SECTION FIVE; THENCE LEAVING THE NORTHERLY LINE OF SAID VANGUARD STREET, NORTH 00°09'49" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 791.55 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE ON INTERNATIONAL DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 3616, PAGE 1420, PUBLIC RECORDS

OF ORANGE COUNTY, FLORIDA; THENCE LEAVING THE WEST LINE OF SAID NORTHEAST 1/4 ALONG A NON-TANGENT CURVE TO THE LEFT, ALSO BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL DRIVE, AN ARC DISTANCE OF 279.31 FEET (SAID CURVE HAVING A RADIUS OF 662.53 FEET, A DELTA OF 24°09'16" AND A CHORD BEARING AND DISTANCE OF NORTH 11°54'49" EAST, 277.24 FEET) TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL DRIVE, NORTH 00°05'18" WEST, A DISTANCE OF 160.84 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL DRIVE, SOUTH 89°55'22" EAST, ALONG THE NORTHERLY LINE OF SAID NORTHEAST CORNER A DISTANCE OF 2594.93 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF ORLANDO BY THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10665, PAGE 606, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION TO BE PROVIDED:

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2,955,246 SQUARE FEET, OR 67.84 ACRES MORE OR LESS.

SOURCE:

SURVEY & LEGAL DESCRIPTION PREPARED
BY ALLEN & COMPANY

Metes and Bounds & Legal

Storey Drive CDD

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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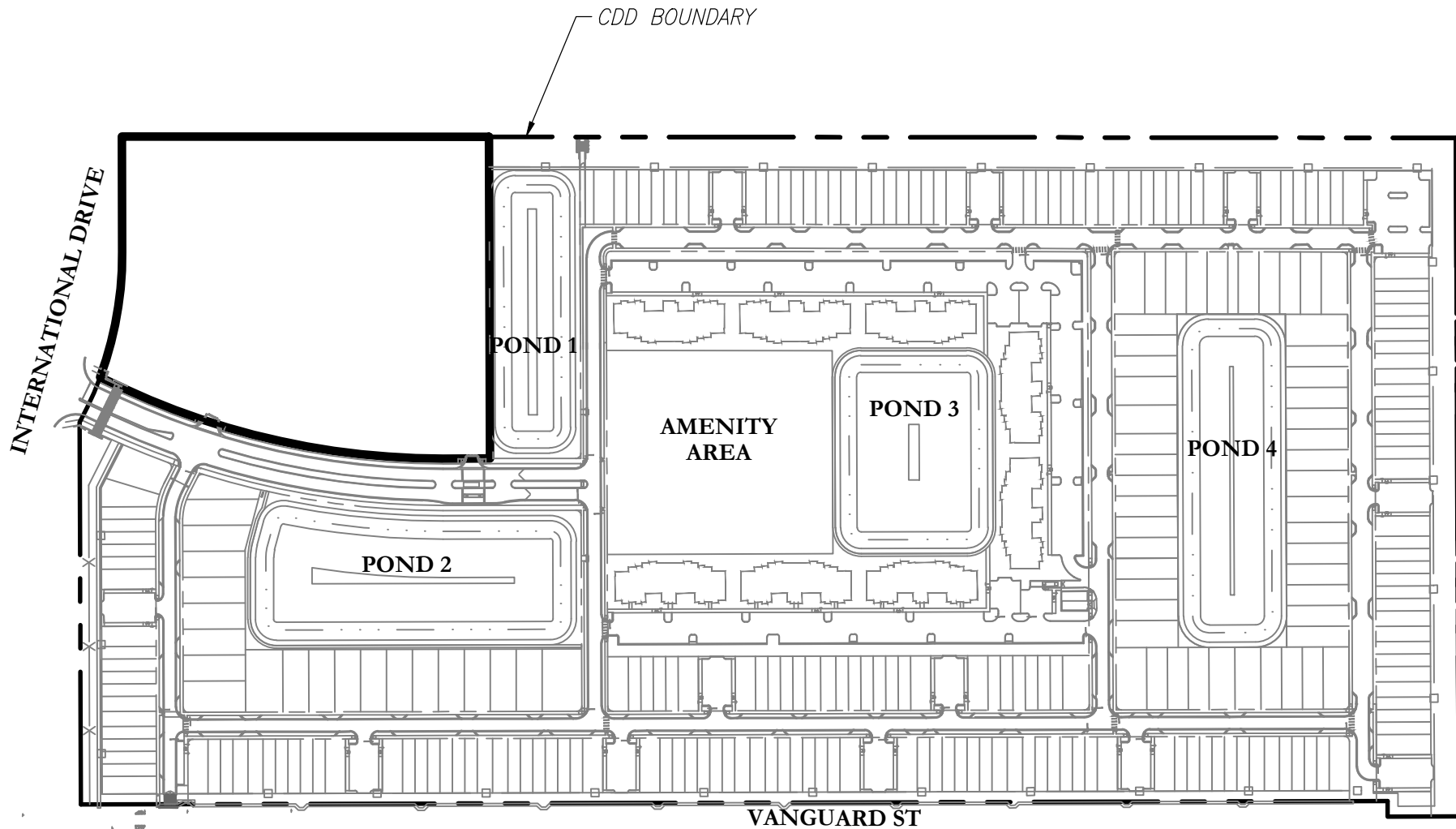


100 0 100 200
SCALE IN FEET

Exhibit 3

April 26, 2021
P & B Job No.: 19-060

Z:\2019\19-060 LENNAR - INTERNATIONAL DRIVE\CAD\EXH & FIGS\CDD EXHIBITS\EXHIBIT 2 - METES AND BOUNDS



Conceptual Site Plan
Storey Drive CDD

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

April 26, 2021
 P & B Job No.: 19-060

2602 E. Livingston St.
 Orlando, Florida 32803- 407.487.2594

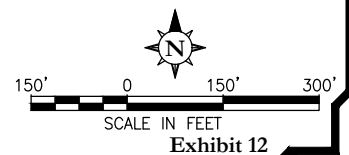
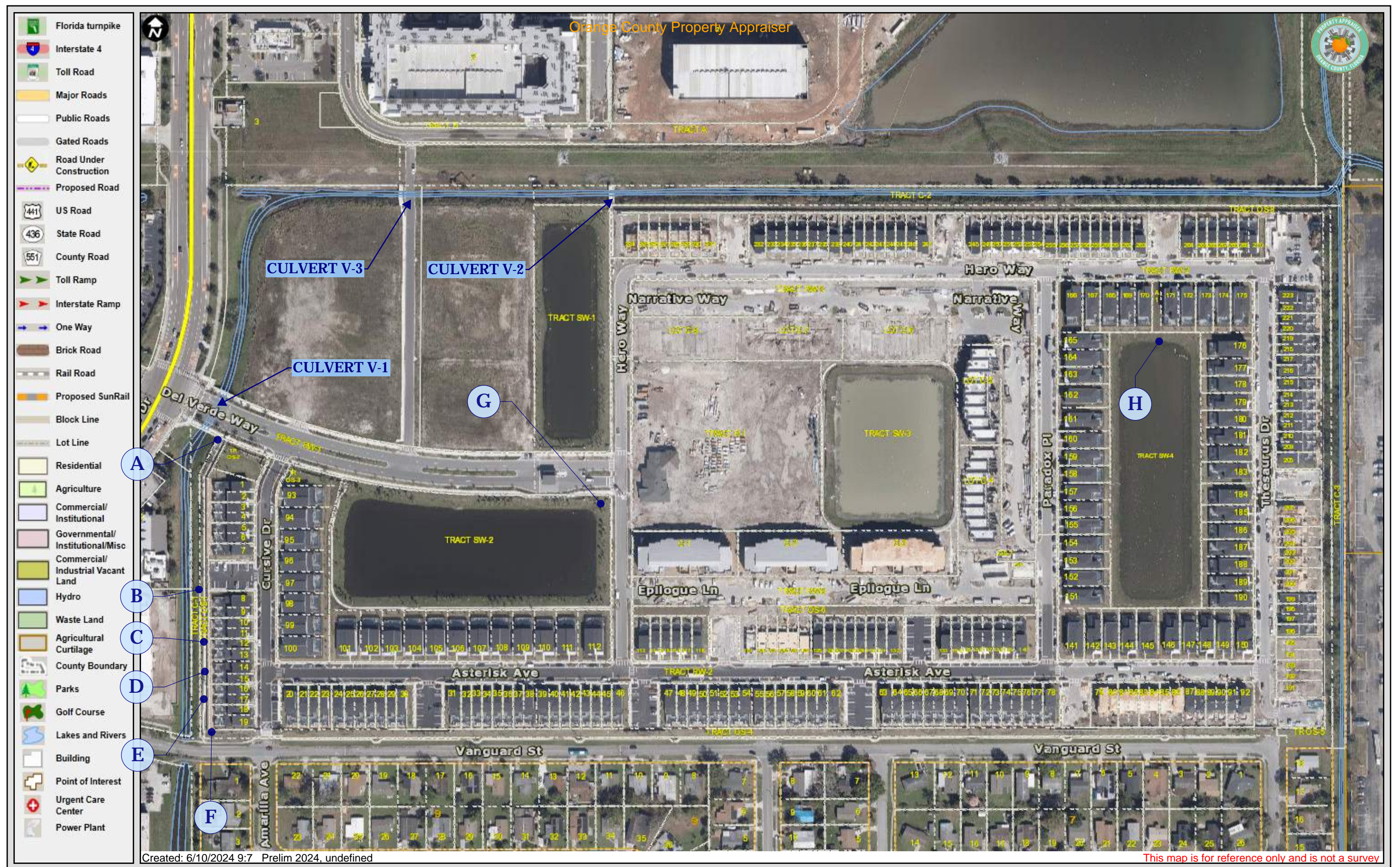


EXHIBIT A


INFRASTRUCTURE DEFICIENCY MAP



**Storey Drive Community Development District
2025 Engineer's Inspection Report**

**EXHIBIT B
PHOTOS & REPAIR RECOMMENDATIONS**

The table below is a list of the deficiencies observed during a site inspection of CDD owned infrastructure. Recommended repairs are provided.

<p>DEFICIENCY #1 (Map ID: Def-A)</p> <p>Cracked sidewalk panel along west property canal.</p> <p>Remove & replace cracked sidewalk panel.</p>	
<p>DEFICIENCY #2 (Map ID: Def-B)</p> <p>Cracked sidewalk panel along west property canal behind the monument sign.</p> <p>Remove & replace cracked sidewalk panel.</p>	

**Storey Drive Community Development District
2025 Engineer's Inspection Report**

DEFICIENCY #3
(Map ID: Def-C)

View of 2 cracked sidewalk panels along west property canal.

Remove & replace cracked sidewalk panels.



DEFICIENCY #4
(Map ID: Def-D)

Cracked sidewalk panel along west property canal.

Remove & replace cracked sidewalk panel.



DEFICIENCY #5
(Map ID: Def-E)

View of 3 cracked sidewalk panels along west property canal.

Remove & replace cracked sidewalk panels.



**Storey Drive Community Development District
2025 Engineer's Inspection Report**

DEFICIENCY #6
(Map ID: Def-F)

View of erosion
behind perimeter wall
along Vanguard Rd.

Repair eroded area.



DEFICIENCY #7
(Map ID: Def-G)

View of dead tree at
the NE corner of
Pond 2.

Replace dead tree.



DEFICIENCY #8
(Map ID: Def-H)

View of section of
HDPE pipe in Pond
4.

Pipe should be
removed from pond.



**Storey Drive Community Development District
2025 Engineer's Inspection Report**

DEFICIENCY #6
(Map ID: Def-F)

View of erosion
behind perimeter wall
along Vanguard Rd.

Repair eroded area.



DEFICIENCY #7
(Map ID: Def-G)

View of dead tree at
the NE corner of
Pond 2.

Replace dead tree.



DEFICIENCY #8
(Map ID: Def-H)

View of section of
HDPE pipe in Pond
4.

Pipe should be
removed from pond.



Storey Drive Community Development District 2025 Engineer's Inspection Report

An inspection of the large diameter culverts (Culverts V-1, V-2 & V-3) was performed for the sidewalk and roadway crossings of the west and north canals. These culverts were found to be in good conditions. Photos are provided below.

CULVERT V-1 Del Verde Way

View of the south headwall (inlet side) of Culvert V-1 on Del Verde Way.

All components are in good condition.



CULVERT V-1 Del Verde Way

View of the north headwall (outlet side) of Culvert V-1 on Del Verde Way.

All components are in good condition.



**Storey Drive Community Development District
2025 Engineer's Inspection Report**

**CULVERT V-2
Pedestrian Crossing**

View of the east headwall (outlet side) of Culvert V-2.

All components are in good condition. There is some erosion of the bank along the canal owned & maintained by the City.



**CULVERT V-2
Pedestrian Crossing**

View of the west headwall (inlet side).

All components are in good condition.



**CULVERT V-3
Narrative Way**

View of the west headwall (inlet side).

All components are in good condition.



**Storey Drive Community Development District
2025 Engineer's Inspection Report**

CULVERT V-3

Narrative Way

View of the east
headwall (outlet side).

All components are
in good condition.



Appendix

SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

June 1, 2025 - October 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	6/13/25	223-225	\$ 12,193.63
	6/20/25	226-227	5,445.44
	7/11/25	228-230	8,428.10
	7/18/25	231-233	9,447.50
	7/25/25	234-235	2,259.50
	8/8/25	236	8,066.00
	8/15/25	237-238	5,061.38
	8/21/25	239-240	3,581.00
	9/4/25	241	585.00
	9/11/25	242	8,066.00
	9/18/25	243-245	5,473.16
	9/22/25	246	13,171.00
	9/29/25	247	1,638.46
	10/9/25	248-249	5,790.37
	10/16/25	250-254	13,449.31
			<hr/>
			\$ 102,655.85
Payroll			
	<u>June 2025</u>		
	Adam Morgan	50081	\$ 184.70
	Brent Kewley	50082	164.70
	Joshua Jochims	50083	184.70
	Patrick Bonin	50084	184.70
			<hr/>
			\$ 718.80
TOTAL			\$ 103,374.65

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/13/25	00011	6/06/25 135769	202506 320-53800-46200 GROUNDS MAINT JUN25	CHERRYLAK INC	*	8,066.00	8,066.00 000223
6/13/25	00002	6/09/25 140856	202505 310-51300-31500 EMAIL/BOS MTG/REV ITEMS	LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	87.00	87.00 000224
6/13/25	00012	2/25/25 7658714	202502 310-51300-32300 TRUSTEE FEE SER2022	US BANK	*	4,040.63	4,040.63 000225
6/20/25	00014	6/15/25 228979	202506 320-53800-47000 AQUATIC PLANT MGMT JUN25	APPLIED AQUATIC MANAGEMENT INC	*	706.00	706.00 000226
6/20/25	00001	6/01/25 87	202506 320-53800-12000 FIELD MANAGEMENT JUN25		*	833.50	
		6/01/25 88	202506 310-51300-34000 MANAGEMENT FEES JUN25		*	3,333.33	
		6/01/25 88	202506 310-51300-35200 WEBSITE ADMIN JUN25		*	105.00	
		6/01/25 88	202506 310-51300-35100 INFORMATION TECH JUN25		*	157.50	
		6/01/25 88	202506 310-51300-31300 DISSEMINATION SVCS JUN25		*	306.25	
		6/01/25 88	202506 310-51300-51000 OFFICE SUPPLIES JUN25		*	.15	
		6/01/25 88	202506 310-51300-42000 POSTAGE JUN25		*	3.71	
				GOVERNMENTAL MANAGEMENT SERVICES			4,739.44 000227
7/11/25	00011	6/30/25 135960	202506 320-53800-47300 LAT LINE BREAK/RB IVM SOL	CHERRYLAK INC	*	463.23	463.23 000228
7/11/25	00009	7/09/25 90111328	202506 310-51300-32200 FY24 AUDIT SERVICES	DIBARTOLOMEO, MCBEE, HARTLEY &	*	3,200.00	3,200.00 000229
7/11/25	00001	7/01/25 89	202507 320-53800-12000 FIELD MANAGEMENT JUL25		*	833.50	
		7/01/25 89A	202504 310-51300-42000 USPS-MAILING 941 FORMS		*	1.84	
		7/01/25 90	202507 310-51300-34000 MANAGEMENT FEES JUL25		*	3,333.33	

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/01/25 90	202507 310-51300-35200		*	105.00	
		WEBSITE ADMIN JUL25					
		7/01/25 90	202507 310-51300-35100		*	157.50	
		INFORMATION TECH JUL25					
		7/01/25 90	202507 310-51300-31300		*	306.25	
		DISSEMINATION SVCS JUL25					
		7/01/25 90	202507 310-51300-51000		*	.15	
		OFFICE SUPPLIES JUL25					
		7/01/25 90	202507 310-51300-42000		*	3.45	
		POSTAGE JUL25					
		7/01/25 90	202507 310-51300-42500		*	23.85	
		COPIES JUL25					
				GOVERNMENTAL MANAGEMENT SERVICES			4,764.87 000230
7/18/25 00014		7/15/25 229634	202507 320-53800-47000		*	706.00	
		AQUATIC PLANT MGMT JUL25					
				APPLIED AQUATIC MANAGEMENT INC			706.00 000231
7/18/25 00011		7/11/25 137014	202507 320-53800-46200		*	8,066.00	
		GROUND MAINT JUL25					
				CHERRYLAKE INC			8,066.00 000232
7/18/25 00002		7/14/25 142635	202506 310-51300-31500		*	675.50	
		AGENDA/BOS MTG/REV AUDIT					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			675.50 000233
7/25/25 00007		7/15/25 19-060(1	202506 310-51300-31100		*	1,665.00	
		ANNUAL ENG REPORT/BOS MTG					
				POULOS & BENNETT LLC			1,665.00 000234
7/25/25 00003		6/30/25 11947676	202506 310-51300-48000		*	594.50	
		NOT ADOPTING FY26 BUDGET					
				TRIBUNE PUBLISHING COMPANY LLC DBA			594.50 000235
8/08/25 00011		8/05/25 138023	202508 320-53800-46200		*	8,066.00	
		GROUND MAINT AUG25					
				CHERRYLAKE INC			8,066.00 000236
8/15/25 00011		7/31/25 137822	202507 320-53800-47300		*	321.92	
		RPR RB IVM SOL/NOZZLE/DRP					
				CHERRYLAKE INC			321.92 000237
8/15/25 00001		8/01/25 91	202508 320-53800-12000		*	833.50	
		FIELD MANAGEMENT AUG25					
		8/01/25 92	202508 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES AUG25					

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/25 92	202508 310-51300-35200		*	105.00	
		WEBSITE ADMIN AUG25					
		8/01/25 92	202508 310-51300-35100		*	157.50	
		INFORMATION TECH AUG25					
		8/01/25 92	202508 310-51300-31300		*	306.25	
		DISSEMINATION FEE AUG25					
		8/01/25 92	202508 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		8/01/25 92	202508 310-51300-42000		*	3.73	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,739.46 000238
8/21/25 00014		8/15/25 230450	202508 320-53800-47000		*	706.00	
		AQUATIC PLANT MGMT AUG25					
				APPLIED AQUATIC MANAGEMENT INC			706.00 000239
8/21/25 00018		8/17/25 5912	202508 320-53800-47500		*	2,875.00	
		RPLC 6 CONCRETE SIDEWALK					
				BERRY CONSTRUCTION INC			2,875.00 000240
9/04/25 00011		9/02/25 138984	202508 320-53800-47300		*	585.00	
		RPR MNLN BRK/TURN WTR OFF					
				CHERRYLAKE INC			585.00 000241
9/11/25 00011		9/05/25 139188	202509 320-53800-46200		*	8,066.00	
		GROUPS MAINT SEP25					
				CHERRYLAKE INC			8,066.00 000242
9/18/25 00014		9/15/25 231097	202509 320-53800-47000		*	706.00	
		AQUATIC PLANT MGMT SEP25					
				APPLIED AQUATIC MANAGEMENT INC			706.00 000243
9/18/25 00001		9/01/25 95	202509 320-53800-12000		*	833.50	
		FIELD MANAGEMENT SEP25					
		9/01/25 95A	202507 310-51300-42000		*	1.02	
		USPS-MAIL 941 FORM TO IRS					
		9/01/25 96	202509 310-51300-34000		*	3,333.33	
		MANAGEMENT FEES SEP25					
		9/01/25 96	202509 310-51300-35200		*	105.00	
		WEBSITE ADMIN SEP25					
		9/01/25 96	202509 310-51300-35100		*	157.50	
		INFORMATION TECH SEP25					
		9/01/25 96	202509 310-51300-31300		*	306.25	
		DISSEMINATION FEE SEP25					
		9/01/25 96	202509 310-51300-51000		*	.06	
		OFFICE SUPPLIES					

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/01/25 96	202509 310-51300-42000		*	1.50	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,738.16 000244
9/18/25 00002		9/15/25 145024	202509 310-51300-31500		*	29.00	
		RECEIPT OF EMAIL CRRSPND					
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			29.00 000245
9/22/25 00004		9/22/25 29728	202509 300-15500-10000		*	6,163.00	
		FY26 GEN.LIAB/PUBLIC OFFC					
		9/22/25 29728	202509 300-15500-10000		*	7,008.00	
		FY26 PROPERTY INSURANCE					
				EGIS INSURANCE & RISK ADVISORS			13,171.00 000246
9/29/25 00011		9/15/25 139519	202509 320-53800-46300		*	1,638.46	
		RPLC DECLINED TURF-ENTRY					
				CHERRYLAKE INC			1,638.46 000247
10/09/25 00011		10/02/25 140317	202509 320-53800-47300		*	112.37	
		RPR 3BRKN SPRAY/ROTATOR					
				CHERRYLAKE INC			112.37 000248
10/09/25 00001		9/15/25 97	202510 310-51300-31700		*	5,678.00	
		FY26 ASSESSMENT ROLL CERT					
				GOVERNMENTAL MANAGEMENT SERVICES			5,678.00 000249
10/16/25 00011		10/06/25 140459	202510 320-53800-46200		*	8,066.00	
		GROUPS MAINT OCT25					
				CHERRYLAKE INC			8,066.00 000250
10/16/25 00005		10/01/25 93551	202510 310-51300-54000		*	175.00	
		FY26 SPECIAL DISTRICT FEE					
				FLORIDA DEPARTMENT OF COMMERCE			175.00 000251
10/16/25 00001		10/01/25 98	202510 310-51300-34000		*	3,433.33	
		MANAGEMENT FEES OCT25					
		10/01/25 98	202510 310-51300-35200		*	108.17	
		WEBSITE ADMIN OCT25					
		10/01/25 98	202510 310-51300-35100		*	162.25	
		INFORMATION TECH OCT25					
		10/01/25 98	202510 310-51300-31300		*	315.42	
		DISSEMINATION FEE OCT25					
		10/01/25 98	202510 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		10/01/25 98	202510 310-51300-42000		*	14.49	
		POSTAGE					

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/25 99	202510 320-53800-12000		*	858.50	
			FIELD MANAGEMENT OCT25				
				GOVERNMENTAL MANAGEMENT SERVICES			4,892.31 000252
10/16/25 00002		10/15/25 146476	202509 310-51300-31500		*	29.00	
			CORRESPOND W/ GMS-BRD MTG				
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			29.00 000253
10/16/25 00003		9/25/25 12481442	202509 310-51300-48000		*	287.00	
			NOT.OF FY26 MEETING DATES				
				TRIBUNE PUBLISHING COMPANY LLC DBA			287.00 000254
TOTAL FOR BANK A						102,655.85	
TOTAL FOR REGISTER						102,655.85	

STCD STOREY DRIVE TVISCARRA

SECTION 2

Storey Drive
Community Development District

Unaudited Financial Reporting
October 31, 2025



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5	<u>CAPITAL PROJECTS FUND SERIES 2022</u>
6	<u>MONTH TO MONTH</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY26 ASSESSMENT RECEIPT SCHEDULE</u>
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Storey Drive
Community Development District
Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist Bank	\$ 40,853	\$ 66,504	\$ -	\$ -	\$ 107,357
Assessment Receivable	-	-	-	-	-
Investments:					
Series 2022					
Reserve	-	-	268,106	-	268,106
Revenue	-	-	244,152	-	244,152
Construction	-	-	-	6,471	6,471
State Board of Administration	178,771	-	-	-	178,771
Total Assets	\$ 219,624	\$ 66,504	\$ 512,258	\$ 6,471	\$ 804,857
Liabilities:					
Accounts Payable	\$ 1,127	\$ -	\$ -	\$ -	\$ 1,127
Total Liabilities	\$ 1,127	\$ -	\$ -	\$ -	\$ 1,127
Fund Balances:					
Restricted For Debt Service	\$ -	\$ -	\$ 512,258	\$ -	\$ 512,258
Assigned For CAPITAL Reserves	-	66,504	-	-	66,504
Assigned For Capital Projects	-	-	-	6,471	6,471
Unassigned	218,497	-	-	-	218,497
Total Fund Balances	\$ 218,497	\$ 66,504	\$ 512,258	\$ 6,471	\$ 803,731
Total Liabilities & Fund Equity	\$ 219,624	\$ 66,504	\$ 512,258	\$ 6,471	\$ 804,857

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments	\$ 313,137	\$ -	\$ -	\$ -
Interest	3,600	300	685	385
Total Revenues	\$ 316,737	\$ 300	\$ 685	\$ 385
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	12,000	1,000	-	1,000
Attorney	25,000	2,083	-	2,083
Arbitrage	450	-	-	-
Dissemination	3,785	315	315	(0)
Annual Audit	3,600	-	-	-
Trustee Fees	4,445	-	-	-
Assessment Administration	5,678	5,678	5,678	-
Management Fees	41,200	3,433	3,433	0
Information Technology	1,947	162	162	-
Website Maintenance	1,298	108	108	(0)
Telephone	75	6	-	6
Postage	500	42	14	27
Printing & Binding	500	42	-	42
Insurance	6,395	6,395	6,163	232
Legal Advertising	2,500	208	-	208
Other Current Charges	600	50	56	(6)
Office Supplies	150	13	0	12
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 123,216	\$ 20,787	\$ 16,106	\$ 4,681
Operations & Maintenance				
Field Operations	\$ 10,302	\$ 859	\$ 859	\$ -
Property Insurance	8,500	8,500	7,008	1,492
Electric	21,500	1,792	-	1,792
Water & Sewer	10,000	833	-	833
Landscape Maintenance	99,696	8,308	8,066	242
Landscape Contingency	2,500	208	-	208
Lake Maintenance	8,724	727	727	-
Lake Contingency	-	-	-	-
Irrigation Repairs	2,500	208	-	208
Fountain Maintenance	5,000	417	-	417
Pressure Washing	2,500	208	-	208
Repairs & Maintenance	3,500	292	-	292
Contingency	8,799	733	-	733
Total Operations & Maintenance:	\$ 183,521	\$ 23,085	\$ 16,660	\$ 6,426
Reserves				
Capital Reserve Transfer	\$ 10,000	\$ -	\$ -	\$ -
Total Reserves	\$ 10,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 316,737	\$ 43,873	\$ 32,766	\$ 11,107
Excess Revenues (Expenditures)	\$ -		\$ (32,080)	
Fund Balance - Beginning	\$ -		\$ 250,577	
Fund Balance - Ending	\$ -		\$ 218,497	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Transfer In	\$ 10,000	\$ -	\$ -	\$ -
Interest	1,200	100	1	(99)
Total Revenues	\$ 11,200	\$ 100	\$ 1	\$ (99)
<u>Expenditures:</u>				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,200	\$ 100	\$ 1	
Fund Balance - Beginning	\$ 67,003		\$ 66,503	
Fund Balance - Ending	\$ 78,203		\$ 66,504	

Storey Drive

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 18	\$ 18
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 814	\$ (814)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 814	\$ (814)
Excess Revenues (Expenditures)	\$ -		\$ 833	
Fund Balance - Beginning	\$ -		\$ 5,638	
Fund Balance - Ending	\$ -		\$ 6,471	

Storey Drive
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	685	-	-	-	-	-	-	-	-	-	-	-	685
Total Revenues	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	685
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	-	-	-	-	-	-	-	-	-	-	-	315
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,678	-	-	-	-	-	-	-	-	-	-	-	5,678
Management Fees	3,433	-	-	-	-	-	-	-	-	-	-	-	3,433
Information Technology	162	-	-	-	-	-	-	-	-	-	-	-	162
Website Maintenance	108	-	-	-	-	-	-	-	-	-	-	-	108
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	14	-	-	-	-	-	-	-	-	-	-	-	14
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	56	-	-	-	-	-	-	-	-	-	-	-	56
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 16,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,106
<u>Operations & Maintenance</u>													
Field Operations	\$ 859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	859
Property Insurance	7,008	-	-	-	-	-	-	-	-	-	-	-	7,008
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	-	-	-	-	-	-	-	-	-	-	-	8,066
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	727	-	-	-	-	-	-	-	-	-	-	-	727
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 16,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,660
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 32,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,766
Excess Revenues (Expenditures)	\$ (32,080)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,080)

Storey Drive

Community Development District

Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.550%, 3.000%, 3.250%, 4.000%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$268,106	
RESERVE FUND BALANCE	\$268,106	
BONDS OUTSTANDING - 1/27/22		\$9,710,000
LESS: PRINCIPAL PAYMENT - 06/15/23		(\$200,000)
LESS: PRINCIPAL PAYMENT - 06/15/24		(\$205,000)
LESS: PRINCIPAL PAYMENT - 06/15/25		(\$210,000)
CURRENT BONDS OUTSTANDING		\$9,095,000

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments	\$	333,124.78	\$	570,436.58	\$	903,561.36
Net Assessments	\$	313,137.29	\$	536,210.39	\$	849,347.68

ON ROLL ASSESSMENTS

36.87%	63.13%	100.00%
--------	--------	---------

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
12/11/24	5	\$0.00	\$0.00	\$0.00	\$476.56	\$476.56	\$175.70	\$300.86	\$476.56
01/13/25	7	\$903,561.36	\$217.81	\$36,142.52	\$0.00	\$867,201.03	\$319,719.46	\$547,481.57	\$867,201.03
						\$0.00	\$0.00	\$0.00	\$0.00
						\$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							\$ 319,895.16	\$ 547,782.43	\$ 867,677.59

102.16%	Net Percent Collected
\$ (18,329.91)	Balance Remaining to Collect

Storey Drive

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

Gross Assessments	\$	333,124.78	\$	570,436.58	\$	903,561.36
Net Assessments	\$	313,137.29	\$	536,210.39	\$	849,347.68

ON ROLL ASSESSMENTS

36.87% 63.13% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$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
\$ 849,347.68	Balance Remaining to Collect

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
10/1/24	12	Latham, Luna, Eden & Beaudine, LLP	Invoice #131219 - Finalize conveyance documents for Phase 2 plats. - Aug.24	\$ 725.00
11/7/24	13	Latham, Luna, Eden & Beaudine, LLP	Invoice #131753 - Finalize conveyance documents for Phase 2 plats. - Sept.24	354.20
11/7/24	14	Poulos & Bennett, LLC	Invoice #19-060(106) - Review & Sign CDD Tract Conveyances Certificate - Sept.24	87.50
4/15/25	15	TraceAir Technologies, Inc.	Invs #18925 & 19696 - Basic scan services for tracking construction - Dec.24/Jan.25	3,326.70
5/8/25	16	TraceAir Technologies, Inc.	Invs #20425 & 21201 - Basic scan services for tracking construction - Feb./Mar.25	2,661.36
9/11/25	17	TraceAir Technologies, Inc.	Inv #22039 - Basic scan services for tracking construction - Apr.25	1,330.68
TOTAL				\$ 8,485.44

Fiscal Year 2025

10/1/24	Interest	\$ 12.08
10/2/24	Transfer from Reserve	1,011.83
11/1/24	Interest	13.17
11/4/24	Transfer from Reserve	985.93
12/2/24	Interest	14.21
12/3/24	Transfer from Reserve	915.93
12/19/24	Interest	0.02
12/20/24	Transfer from Reserve	1.21
1/2/25	Interest	17.23
1/3/25	Transfer from Reserve	916.33
2/3/25	Interest	19.60
2/4/25	Transfer from Reserve	879.32
3/3/25	Interest	20.12
3/4/25	Transfer from Reserve	789.01
4/1/25	Interest	24.79
4/2/25	Transfer from Reserve	867.03
5/1/25	Interest	21.35
5/2/25	Transfer from Reserve	837.46
6/2/25	Interest	13.06
6/3/25	Transfer from Reserve	857.75
7/1/25	Interest	13.35
7/2/25	Transfer from Reserve	828.48
8/1/25	Interest	16.60
8/4/25	Transfer from Reserve	857.07
9/2/25	Interest	19.20
9/3/25	Transfer from Reserve	856.94

TOTAL	\$ 10,809.07
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Project (Construction) Fund at 09/30/24	\$ 3,314.82
Interest Earned/Transferred Funds thru 9/30/25	\$ 10,809.07
Requisitions Paid thru 9/30/25	\$ (8,485.44)

Remaining Project (Construction) Fund	\$ 5,638.45
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Date	Requisition #	Contractor	Description	Requisition
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Fiscal Year 2026

TOTAL	\$ -
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Fiscal Year 2026

10/2/25	Interest	\$ 18.32
10/3/25	Transfer from Reserve	814.44

TOTAL	\$ 832.76
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Project (Construction) Fund at 09/30/25	\$ 5,638.45
Interest Earned/Transferred Funds thru 10/31/25	\$ 832.76
Requisitions Paid thru 10/31/25	\$ -

Remaining Project (Construction) Fund	\$ 6,471.21
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