Storey Drive
Community Development District

Agenda

February 19, 2026

AGENDA

Storey Drive
Community Development District

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

February 12, 2026

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, February 19, 2026 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. Acceptance of Resignation of Brent Kewley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027
    B. Administration of Oath of Office to Newly Appointed Board Member
    C. Consideration of Resolution 2026-03 Electing an Assistant Secretary
4. Approval of Minutes of the November 20, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 20, 2025 Landowners' Meeting
5. Discussion of Landscape Maintenance
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION A

CDD Resignation Letter Template

Brent Kewley
6675 Westwood Blvd. 5th Floor
Orlando, FL 32821
drago477@gmail.com

January 12, 2026

To: Adam Morgan, Chair of the Board of Supervisors
CC: George Flint, District Manager
Re: Resignation from the CDD Board of Supervisors,

Dear Mr. Morgan and Members of the Board,

Please accept this letter as formal notification that I am resigning from my position as Supervisor on the Ranches at Lake McCleod, Peace Creek, Hunt Club Grove, Shingle Creek at Bronson, Bridgewalk, Wellness Ridge, and Storey Drive Board of Supervisors, effective 1/5/2026.

I am committed to ensuring a smooth transition. Please let me know if there is any specific documentation or information I can provide to assist my successor.

Thank you for your leadership and for the opportunity to serve these communities.
Sincerely,

Brent Kewley
Brent Kewley

SECTION C

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS AN ASSISTANT SECRETARY 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 an Assistant Secretary.

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

Section 1. _____ is elected Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of February, 2026.

ATTEST:	**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman/Vice Chairman

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, November 20, 2025, at 11:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Daryl Morris	Chairman
Sunita Kalpee	Vice Chairman
Brent Kewley	Assistant Secretary
Erin Majeski	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Stephen Saha	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Flint: Next would be public comment period and we just have the Board members and staff here.

THIRD ORDER OF BUSINESS Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Members

Mr. Flint: Just prior to the Board meeting we had a Landowner meeting. There were three seats up for election. We need to administer the oath of office to the new Board members. You all have the oath of office form. As citizens of the State of Florida and of the United States of America,

and as officers of the Storey Drive Community Development District, do you hereby solemnly swear or affirm you'll support the Constitution of the United States and of the State of Florida?

Mr. Morris: I do.

Ms. Kalpee: I do.

Ms. Majeski: Yes.

Mr. Flint: If you could print your name at the top and then sign where it says Board Supervisor, I can notarize those for you.

B. Consideration of Resolution 2026-01 Canvassing and Certifying the Results of the Landowners Election

Mr. Flint: The Board sits as the canvassing Board for purposes of certifying the Landowner Election. This resolution certifies the results of the Landowner Election. In the blanks we would insert Mr. Daryl Morris with 515 votes for a four-year term. Ms. Sunita Kalpee with 500 votes for a four-year term, and Ms. Erin Majeski with 485 votes for a two-year term. Are there any questions on the resolution? If not, is there a motion to approve it?

> On MOTION by Mr. Morris, seconded by Mr. Kewley, with all in favor, Resolution 2026-01 Canvassing and Certifying the Results of the Landowners Election, was approved.

C. Electing Officers

D. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint: Each time there's an election, the statutes require the Board to elect officers. Since we have three new Board members, you've been provided the resolution that does that, Resolution 2026-02. It elects a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurers. The Chair and Vice Chair are required to be Board members. The other officers may or may not be Board members. Typically, the other three Board members that are not Chair or Vice Chair would serve as Assistant Secretaries. The District Manager would be the Secretary. Jill Burns with GMS would be the Treasurer and Katie Costa and Darrin Mossing Sr. with GMS as Assistant Treasurers. You don't have to follow that process. If you want to deviate from that, that's the Board's discretion. That's how it was set up previously. You can change officers at any time by resolution. If you want to change who the officers are at the next meeting, you can do that by resolution, so it doesn't lock you in. We can handle each seat individually or if

a Board member wants to make a motion to elect a slate of officers, you can handle it in one motion.

Mr. Morris: I'd like to make a motion to elect a slate of officers with myself as Chair, Ms. Kalpee as Vice Chair, the other three Board members as Assistant Secretaries. George Flint as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing as Assistant Treasurers.

> On MOTION by Mr. Morris, seconded by Mr. Kewley, with all in favor, Resolution 2026-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 19, 2025, Meeting**

Mr. Flint: Item four is approval of the minutes from the June 19th meeting. I know the three new Board members weren't at that meeting, but you are obligated to take action on the minutes. Are there any comments or questions on the minutes? If not, is there a motion to approve them?

> On MOTION by Mr. Kewley, seconded by Mr. Morris, with all in favor, the Minutes of the June 19, 2025 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS **Ratification of Series 2022 Requisition #17**

Mr. Flint: Item five is ratification of Requisition #17. This is a requisition to pay out of the Series 2022 bond funds. This is for TraceAir Technologies, Inc. I believe we've stopped doing TraceAir at this point.

Mr. Scheerer: This is an April invoice, I believe.

Mr. Flint: Yes, it is from back in April. This is the flyover of the project site. It was being paid out of the construction fund, so these services are no longer being performed. This was signed by the Engineer and by myself as the Secretary and we're asking the Board to ratify it.

> On MOTION by Mr. Kewley, seconded by Mr. Morris, with all in favor, Series 2022 Requisition #17**,** was ratified.

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

Mr. Flint: Item six is review and acceptance of the Fiscal Year 2024 Audit Report. The CDD as a government entity, is required to have an annual independent audit performed. You all

went through a RFQ process required by the statutes. You selected DiBartolomeo, McBee, Hartley & Barnes, P.A. as your independent auditor. This is the audit for Fiscal Year 2024 and if you go to the report to management at the end on page 57 of the PDF, if there are any findings or recommendations, they would be indicated here. You can see there are no current or prior year findings and recommendations. They've determined we've complied with the provisions of the Auditor General that they're required to review. It is a clean audit. If there's any questions, we can discuss those. If not, I would just ask for a motion to accept the audit.

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

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for Fiscal Year 2025**

> On MOTION by Mr. Morris, seconded by Mr. Kewley, with Barnes to Provide Auditing Services for Fiscal Year 2025 was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Extension of Landscape Maintenance Agreement with Cherry Lake – Item Revised**

Mr. Flint: Item eight is consideration of the extension of the Landscape Maintenance Agreement with Cherry Lake. This item was revised. We had a proposal on here and we moved that proposal, and we have an item extending the agreement with the existing provider. This would extend the contract 12 months, effective October 1 through September 30 of next year. We would ask that you approve it subject to District Counsel preparing the extension to the agreement. The letter is dated in March; they submitted this proposal during the budget process. They're honoring these prices. This is the proposed fee for FY 2026, which started on October 1. The agreement has a 30-day termination provision, so in the event you do want to make a change, you can do that without cause with 30-day notice. The exhibit that was in your agenda has been revised. Alan, is there anything you want to hit on the proposal?

Mr. Scheerer: There were some areas that were added. I do have confirmation from Mark Gage, the sales guy for Cherry Lake, that these areas are to be included in the contract. These are areas that are currently being maintained by Cherry Lake. The only thing I would ask is that once

approved by the Board, that this exhibit be put in place of the one that's included in the proposal in your agenda today to be sent out for signature by Cherry Lake as well. Like I said, these are areas that are currently and have been maintained by Cherry Lake.

Mr. Morris: Given there's an increase in scope of service based on the change, is there an increase in cost?

Mr. Scheerer: No. The cost that you see in your agreement coincides with the map that I just handed out with you today. What happened was there was some areas that were not being maintained because of the construction of the high rise. There were some areas in there that they were around $8,000 a month as opposed to what is in here now. This will reflect full build out numbers. There was a 3% increase overall cost of living associated with that. There's no changes financially. What you approved today is included with this map.

Mr. Morris: Great.

Mr. Flint: Any questions on the proposal? Again, we would ask that it be approved subject to incorporation of the revised exhibit. The term would be from October 1, 2025 to September 30, 2026, and it would be the standard provisions that are in the existing agreement, which include a 30-day termination provision without cause.

> On MOTION by Mr. Morris, seconded by Mr. Kewley, with all in favor, the Extension of Landscape Maintenance Agreement with Cherry Lake, was approved subject to incorporation of the revised exhibit.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Staff reports, Jay?

Mr. Lazarovich: No major updates, but just a reminder for our Board members that were previously on the Board of the ethics training requirement. For our new Board members, there was a change in the last legislative session that all Supervisors elected or appointed are required to complete four hours of ethics training annually. Our firm sends out an email reminder with links for free and paid options to complete that requirement. It's due during the calendar year. Since you all were appointed after March 31, you don't have to complete it for this calendar year; however, you will for next year. You'll get an email reminder from us later in the next year. I just wanted to provide that reminder for you all.

Mr. Flint: I talked with each of the candidates at that time and I explained Sunshine Law and Public Records Law, but there's also included in your packet is some information. There is an annual disclosure that's required by the state. The initial filing of that has to be done within 30 days of today with the Commission on Ethics. We'll email you the link to be able to go on their website and fill that out. It's called the Form 1: Statement of Financial Interests. Every year they'll email you a link for an update of that. It gets updated in June of every year. When you leave the Board, you'll file a Form 1F, which would be due within 60 days of leaving the Board. But we'll send you that, either when you resign or at the end of your term. That filing of that Form 1 within 30 days of today is something you want to make sure you comply with. We'll follow up with an email after this meeting on that. The training requirement that Jay mentioned, there's a four-hour annual ethics training requirement. It's done online. There's a couple of free resources. It's an honor system. When you're filling out your financial disclosure, it's asking you if you did it. You check a box that you did. You probably want to keep a record of what you did, when you did it, that sort of thing. They're not asking for a certificate or anything like that, but you should keep it for your records, just in case. Again, it's an annual requirement, but because you were appointed after March of this year, you don't have to do it until December 31 of 2026 and it would be reported on your 2027 Form 1. You've got all of next year to comply with that training requirement. We do some periodic reminders on that as well.

Mr. Lazarovich: Then just for all Board members, our office put together a working packet that has memos and presentations on Sunshine Law, Ethics, and Public Records Law. I'll get your emails after the meeting, and we'll send it out to you all.

Mr. Flint: There is a form with your contact information on the top that comes to my office. That way we've got all your information for the Board directory on contacting you. As a Board member, under Chapter 190, entitled to compensation of $200 a meeting, for a maximum of $4,800 a year. Sometimes developer representatives choose to waive it, sometimes they accept it. You're entitled to it. If you don't waive it, you would be entitled to the $200. I don't know if you thought about whether you're waiving or accepting that $200 or not. If you accept it, the payroll forms are in that packet, the W-4 and the I-9, that we need to be able to process those payments. Are you in a position today to know whether you're waiving or accepting?

Mr. Morris: How many meetings do we have?

Mr. Flint: We advertise monthly, but if there is no business, they're canceled. You can count on probably four at a minimum and maybe eight at a max.

Mr. Morris: This comes out of the developer side?

Mr. Flint: This is on the tax bill that the developer landowner is paying, so ultimately they're paying.

Mr. Morris: Then yes I accept to receive compensation.

Ms. Kalpee: I accept.

Ms. Majeski: I accept.

Mr. Flint: Okay. If you could just fill out those payroll forms that are in there. There's a W-4 and an I-9.

Mr. Kalpee: Do we need to leave them today?

Mr. Flint: Yeah. You can leave them with me today or you can email them, scan them and email them to us. We'll make a note that you all have accepted compensation.

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

Mr. Flint: All right, Engineer. Stephen?

Mr. Saha: I'll just go briefly through the inspection report. I know that's in the agenda. Everyone has a copy of that. That's the annual inspection that we have to do for each CDD. In the report, just like the standard reports, it has a little bit of an overview about the community, but also stating the progress of the completion of the project with the various phases. It also restates the ownership of the infrastructure, including all the roads, ponds, and utilities which are never owned by the CDD. For the roadways, they're generally private roadways except the entrance roadway. Before the gate is CDD.

Mr. Morris: Can I ask a question really quick? Is that where the asphalt stops? Because it turns into cobble and stone. Just so I can delineate as we do projects. Right. Is that my cut line?

Mr. Saha: It's within the tract. It's the right of way tract on the property appraiser website. I'm not sure if it will show up.

Mr. Scheerer: Yes. Del Verde to the guard house.

Mr. Saha: Where that landscape carve out is right?

Mr. Scheerer: Yeah. Because they carved out the guardhouse. It was, I believe, originally CDD, but they carved that out to the HOA.

Mr. Flint: They also moved the guardhouse a little bit east.

Mr. Scheerer: We're doing a landscape basically, except on the guardhouse footprint up to the gate. So, right of way to the gate.

Mr. Saha: Yeah. And I think this is that right of way line here. That's officially where that CDD property stops.

Mr. Morris: Okay.

Mr. Saha: That's the only portion of the roadway that is CDD, the rest is HOA.

Mr. Scheerer: Yes.

Mr. Flint: Or developer.

Mr. Saha: Developer. Yeah. The utilities are mixed. Water is OUC and sanitary is OCU. And then there are portions of the perimeter wall that are CDD, which is the south and the southwest. Those are within the CDD tracts and then some of the other perimeter buffer tracts are HOA or developer tracts.

Mr. Morris: That's actually a really important part. The north and the east wall is HOA. What about the buffered eight foot or six foot or whatever it is.

Mr. Saha: That's the north side, right?

Mr. Morris: Yeah. It's the north side.

Mr. Saha: The north side is not CDD. It's HOA tracts.

Mr. Morris: That makes sense because we haven't seen this being maintained like we did originally.

Mr. Scheerer: We're maintaining everything that's green.

Mr. Morris: Yeah. There's a lot of growth on this east side.

Mr. Scheerer: Well, there's a reason for that, and that's kind of in the manager's report. There's some erosion on some of those canal sides.

Mr. Morris: Okay.

Mr. Scheerer: That are supposed to be repaired by Lennar. We are waiting on that. We have an issue with trying to get our mowers back there because of the erosion.

Mr. Morris: That makes sense.

Mr. Scheerer: I know I spoke with a Lennar representative just a couple of days ago about that. There's a lot of water flowing off the condo buildings that's getting under the retaining wall and creating some erosion. We can't get behind there.

Mr. Morris: That makes total sense.

Mr. Scheerer: Yeah. It's C3 Canal is one of them, which is the bigger side right here. This is your C3 canal. And then the C2 Canal is the other area where we're having issues.

Mr. Bonin: Who were you talking to?

Mr. Scheerer: Adam.

Mr. Bonin: Okay.

Mr. Flint: Adam talked to Mark.

Mr. Scheerer: Supposedly Adam had a conversation with Mr. McDonald about that. But we're doing the best we can to get it cleaned up, but we can't get mowers back there. It's unsafe right now. Anything on the outside of the perimeter wall, we're taking care of that.

Mr. Morris: That's fantastic, but it falls under HOA.

Mr. Scheerer: It's an open tract.

Mr. Morris: Yeah. It's an open tract, so any items that do fall under HOA, who is actually taking care of that or who is that entity?

Mr. Flint: That would be the developer.

Mr. Scheerer: That tract is the C3 canal tract, which the canal is the City of Orlando, but the buffer that goes between the wall and the canal is maintained by the CDD.

Mr. Morris: And the CDD at Cherry Lake had to put trees in.

Mr. Scheerer: That's correct.

Mr. Morris: That's why I understood that the entire perimeter, 360, actually was CDD.

Mr. Scheerer: Well, not quite 360.

Mr. Morris: Okay. So, 270, 290.

Mr. Scheerer: Yeah. We maintain everything outside the wall of Vanguard. And then you go to the C2 canal. And the C2 canal, we're maintaining the bank, the berm behind the wall, and then the C3 canal, which heads towards I-Drive and borders Dezerland. The top of that bank is being maintained by the CDD. And the bridge is CDD.

Mr. Morris: The pedestrian bridge.

Mr. Scheerer: Yeah. Which is kind of crazy. They've got a key fob or something on that now.

Mr. Morris: We restricted it to guest only.

Mr. Scheerer: I can tell you, if you look at the map, the way it's laid out now, I know there's some red marks and I'm sorry, Stephen. Those were dedicated to the HOA quite some time ago. This maps never really been color coded and updated. A little red ink. There you go. And then all the green space, all the blue space, those are all being maintained by CDD.

Mr. Morris: If you don't mind, if it's operational, we can talk later. But the center island. That's obviously CDD.

Mr. Scheerer: Yeah.

Mr. Morris: The lights that were added after the fact, that were done by the developer. How does that work?

Mr. Scheerer: HOA. The street lights are all HOA.

Mr. Morris: No.

Mr. Scheerer: Oh. Those are all HOA because that was one of the questions that we had, and I'd probably have to feed through a bunch of email chains, is that we were informed that you guys, the HOA developer or somebody, was putting in all these up lights. Those are all maintained by the HOA.

Mr. Morris: So, the landscape that now covers those, we would need to coordinate conversation between Cherry Lake and yourself.

Mr. Scheerer: Yeah, just coordinate through me. I'll handle it.

Mr. Morris: Okay.

Mr. Scheerer: So, if we've got some overgrowth. We didn't have a plan for landscape lights in any of those beds, much less the 200 lights around all the palm trees.

Mr. Morris: Okay. Good to know. Does this need to be updated then? This section of the document? It's not HOA, it's CDD.

Mr. Saha: Yeah. I can update that. Any changes, I'll talk to Alan about that. And then, any of those would come through with the next report.

Mr. Morris: Fantastic.

Mr. Saha: And then also, the corner culverts are all three CDD's.

Mr. Scheerer: We're not maintaining any of the culverts. Culverts are owned by the City, I believe. Because we're not maintaining the culverts.

Mr. Morris: Yeah. Who does actually maintain those? That's a great question. Because it's a dumping ground. Even when the landscape comes through, they don't clear the dumps.

Mr. Scheerer: If we can get to it, we can clean it.

Mr. Morris: They are leaving whatever is in there, they just leave it there.

Mr. Scheerer: I haven't seen any. In the swale itself in the water?

Mr. Morris: No. Right on the whatever name of this road is. I've never know what name of that road is. The split road.

Mr. Saha: We call it the north south connector, but I don't know.

Mr. Morris: If you're looking at the photo on 83, it's literally below the word culvert V2. That's where the dump is. And then culvert V1 and V3.

Mr. Scheerer: We don't maintain any of that.

Mr. Morris: Are you talking about the lots or are you talking about the culverts?

Mr. Saha: Where the actual culverts are.

Mr. Morris: Oh. I am speaking of the lots themselves. Those are not under CDD.

Mr. Scheerer: No. Where it says culvert, the word culvert V1, I think baseline owns that one.

Mr. Morris: The lot itself?

Mr. Saha: The V1 is pedestrian.

Mr. Morris: Yeah. We don't own either one of these.

Mr. Scheerer: Okay. I don't know who owns it. We don't maintain and we're not doing anything in that.

Mr. Morris: Okay, very good. That's all I need to know. So, that's on another property owner.

Mr. Scheerer: Somebody else owns that.

Mr. Morris: Okay. Very good. I will get guidance on that.

Mr. Scheerer: I will see if I can pull it up.

Mr. Morris: I can go to land I.D. and find out who it is, I guess.

Mr. Saha: Yeah. During the inspection, we look at the budget and just make sure all the maintenance items are in there. I know that's always good. And what we'll do is we'll just highlight

any deficiencies that we see sometimes. It's not always a thorough check of every single component, but for this one, I think I did kind of look at everything. All the pond banks, all the sidewalks, and typically it's just, you know, there's areas of cracked sidewalk.

Mr. Scheerer: Those have been fixed and the palm trees have been removed. All that's been corrected.

Mr. Saha: Sometimes a tree will fall over or if there's still construction in the area, sometimes you'll see a piece of pipe, which that was a big piece. I don't know how it got there.

Mr. Scheerer: That's been removed.

Mr. Morris: What about the ducks?

Mr. Scheerer: They're there every once in a while.

Mr. Saha: But yeah, pretty standard. Pretty minor maintenance items. And then also some images of the culverts were taken as well just to show the condition.

Mr. Morris: Which from a history perspective, the culvert with the pedestrian walkway was rebuilt last year, 15 months ago or so.

Mr. Flint: Yeah. It was repaired. It was a washout due to dewatering.

Scheerer: Yeah. On the other side of the Dezerland apartments created that.

Mr. Morris: So that's had no issues since.

Mr. Flint: They ended up paying for that, the insurance company, for the subcontractor on that other project. I think it was about $25,000.

Mr. Scheerer: That parcel says it's owned by Del Verde International and Del Verde Way. Altus Apartments.

Mr. Morris: That's the second lot, right?

Mr. Scheerer: Yeah. The one closest to the stormwater area there.

Mr. Saha: Okay. Can you just check the tract on those boundary tracts to see what ownership it's showing on the property appraiser?

Mr. Scheerer: Yeah. That's what I'm looking at.

Mr. Saha: Okay.

Mr. Flint: We can do that after the meeting.

Mr. Scheerer: One is I-Drive Investors.

Mr. Flint: He is talking about the wall tracts.

Mr. Saha: Yeah. We can go over that stuff just to make sure everything is completely accurate.

Mr. Flint: Any other discussion on the inspection report?

Mr. Saha: Nothing else, just the status of the permit transfers. I know there was kind of some caveat where I think one of the permits did not show CDD for some reason and we're clearing that up with the Water Management District so they can complete processing their transfers permits.

Mr. Morris: This is the inspection report which indicated there was work to be done, the sidewalks to be repaired and such. Is there a post work inspection? Which formalizes that it was completed.

Mr. Saha: We did it. Well, that's pretty much deferred to GMS just to take care of those items.

Mr. Scheerer: We took care of the sidewalks and trees and any of those.

Mr. Morris: There's no record that goes into this.

Mr. Scheerer: No. I've got a bill that was paid.

Mr. Flint: There'll be another report next year, but we don't pay the Engineer to go back out.

Mr. Morris: Understood.

Mr. Flint: This annual inspection report is a requirement of the trust indenture for the bond issue. So, it's for protection of the bondholders to give them assurance that the infrastructure is being maintained, we're carrying proper insurance, we're budgeting appropriately for maintenance, that sort of thing. That's the intent of the report, but obviously if you want a follow up report, there would be an expense to having the Engineer go back out and do it. But we take the report, and we go out and we fix whatever is identified.

Mr. Morris: Okay. Understood.

Mr. Flint: If you see anything of concern, obviously Alan is available.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the approval of the check register in your agenda. This is from June 1 through October 31 for the general fund and Board compensation. The detail register is behind

the summary. If you have any questions on the check register, we can discuss those. Individual checks are listed. Are there any questions? There being none,

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials. These are through the end of October. This is the first month of FY 2026. You have the combined balance sheet that shows the District's funds, your general fund, capital reserve, debt service fund and capital project fund. Then you have the statements of revenue and expenditures for each fund that show the budget, prorated budget and actuals by line item. There's no action required on it. If the Board has any questions on the financials, we can discuss those.

D. Field Manager's Report

Mr. Flint: Field manager's report. Alan?

Mr. Scheerer: I think we touched base on a lot of those things today already in the Engineer's report. Like I said, the sidewalks were corrected, the dead tree was removed. If we continue to have any concerns with those, we'll remove those and replace them as soon as possible. The fountains, we're still waiting on those to be transferred to the District. I think the District Manager touched base that we provided fund in the 2026 budget for the maintenance and the electrical bills associated with that.

Mr. Morris: Those electrical bills will also transfer.

Mr. Scheerer: Yes, sir.

Mr. Morris: We've had that conversation and chased down why it didn't work.

Mr. Scheerer: Yeah.

Mr. Morris: Had not paid the bill because they thought it was transferred and then they weren't working.

Mr. Scheerer: Did you and I have a conversation on that?

Mr. Morris: I called everybody I could.

Mr. Scheerer: Yeah. And I think it came down to the bill wasn't paid or something. But that's irrelevant. When those are ready to transfer, we're ready to take them. We'll just go out on site with whoever you want us to go on site with, and we'll take a look at everything. We'll go,

okay, give me an invoice that's already, you know, that's up to date, and then we'll send that to accounting, and they'll change that right over to the Storey Drive CDD. And then we should have mulch, if it's not already going in. It should be going in soon.

Mr. Morris: It looked good today.

Mr. Scheerer: Good. So, we had the mulch going in, and then I've made a note.

Mr. Morris: Is that annual?

Mr. Scheerer: It's annual. It's in part of the contract, so we don't pay extra for the mulch. If you want any replenishment or something like that, then we'd have to.

Mr. Morris: The designated time frame is November.

Mr. Scheerer: That's a preference for me. That's my preference. Because we wanted to try to get everything ready prior to the holidays. Thanksgiving. Christmas. New Years.

Mr. Morris: We did the same timeframe on the HOA. That's why I was asking. It's kind of in alignment.

Mr. Scheerer: We have other properties that like to do it in March, which I don't like to do March, because we're now getting ready to go into rainy season, then hurricane season, then we're stuck with no mulch. I appreciate the Board approving the extension on the agreement. I'll be meeting with Joshua. He's a nice guy. That's my account manager. And the sales guy, Mark Gage. That's who I deal with on a regular basis with Cherry Lake. And we do regular site visits and reviews of the community. If you don't have my number, I'll get you a card. You can call me, email me, text me, cell phone. Don't call the office. I'm not in this office. It's the white GMC out front. And I'll be happy to meet and handle whatever situations you folks might have. So welcome to the Board. Hope you all have a great Thanksgiving. And let me know if you need me.

Mr. Flint: All right. Any questions for Alan?

TENTH ORDER OF BUSINESS Other Business

Mr. Flint: Any other business or Supervisors' requests?

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Flint: Is there a motion to adjourn?

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The Landowners meeting of the Storey Drive Community Development District was held Thursday, November 20, 2025, at 11:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present were:

Daryl Morris
Sunita Kalpee
Brent Kewley
Erin Majeski
Rob Bonin
George Flint
Jay Lazarovich

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Flint: I have a Landowner Proxy from VO T1 LLC Entities naming Mr. Daryl Morris as the proxy holder representing 25.86 acres and 515 authorized votes. There are no other landowners represented.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Flint: We'll go ahead and call the Landowner meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Flint: Mr. Morris, for purposes of conducting the Landowner meeting, would you designate me as the Chair?

Mr. Morris: I will.

Mr. Flint: Thank you.

FOURTH ORDER OF BUSINESS **Nominations for the Position of Supervisor**

Mr. Flint: Next would be nominations for the position of Supervisor. Mr. Morris has provided me with his official ballet nominating himself, Mr. Daryl Morris, Ms. Sunita Kalpee, and Ms. Erin Majeski. Are there any other nominations?

Mr. Morris: No.

Mr. Flint: Hearing none, we'll close the floor to nominations and cast the ballets.

FIFTH ORDER OF BUSINESS Casting of Ballots

Mr. Flint: Mr. Morris has cast 515 votes for himself, 500 votes for Ms. Kalpee, and 485 votes for Ms. Majeski.

SIXTH ORDER OF BUSINESS Ballot Tabulation

Mr. Flint: Mr. Morris and Ms. Kalpee will serve four-year terms and Ms. Majeski will serve a two-year term.

SEVENTH ORDER OF BUSINESS Landowners Questions and Comments

Mr. Flint: Any questions of the Landowner?

Mr. Morris: I do not have any.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Flint: We'll go ahead and adjourn the Landowner meeting.

SECTION V

floralawn

COMPREHENSIVE LANDSCAPING SIMPLIFIED

STOREY DRIVE CDD

January, 2026


Z
SPRAY

TABLE OF CONTENTS

ABOUT US

DESIGN. MAINTAIN. ENHANCE.

At Floralawn, we bring together the expertise of irrigation specialists, horticultural maintenance professionals, and landscape designers to provide an integrated approach to outdoor care. By offering all these services under one roof, we streamline the process for our clients, ensuring seamless communication, efficient project management, and consistent quality across every aspect of your landscape.

MAINTENANCE

Our lawn maintenance division specializes in providing comprehensive maintenance solutions designed for residential communities, homeowners' associations, and shared outdoor spaces. We understand the importance of creating a welcoming, well-maintained environment that reflects the pride and values of the community.

FERTILIZATION

Using the latest techniques and high-quality products, we tailor our approach to the unique needs of each property, considering factors such as soil composition and seasonal requirements. Our team's expertise ensures balanced nutrition for healthy, sustainable landscapes that thrive year-round.

OUR DIFFERENCES

IRRIGATION

Our certified Irrigation professionals specialize in troubleshooting, retrofitting outdated systems, and ensuring compliance with water conservation regulations. Whether maintaining existing systems or implementing new designs, we prioritize efficiency, reliability, and long-term savings for our clients. With a high level of expertise and a commitment to innovation, our irrigation team helps property owners and managers achieve healthier landscapes while conserving valuable resources.

COMMUNICATION

Whether it's through regular updates, meetings, or responsive feedback, we ensure that board members and community members have the information they need to make well-informed choices. Our team is always available to address concerns, offer solutions, and collaborate on initiatives, ensuring that every voice is heard.

MORE THAN A VENDOR—WE'RE A TRUSTED COMMUNITY PARTNER.

We take pride in being more than just a service provider—we actively engage with communities to support local events and fundraising efforts. Whether it's sponsoring neighborhood gatherings, providing landscaping for community events, or partnering on initiatives that benefit local causes, we're committed to contributing to the vibrancy of the communities we serve.

FLORALAWN UNIVERSITY

FloraLawn University is designed to provide consistent, recurring training that ensures our team remains highly skilled and adaptable. This program isn't a one-time event; it's an ongoing process that allows our employees to stay updated on the latest techniques, tools, and industry advancements.

Through regular hands-on sessions, team members continually refine their skills in landscaping, irrigation, fertilization, and customer care. To ensure the training is effectively implemented in the field, we conduct internal follow-ups and evaluations, holding our team accountable for maintaining the highest standards.

This ongoing approach ensures consistent service quality across all aspects of our work, creating a foundation of excellence that clients can rely on. By fostering a culture of continuous learning and improvement, we empower our team to not only meet but consistently exceed client expectations. Our commitment to growth and accountability drives us to deliver exceptional results, reinforcing our dedication to excellence in every service we provide

"HOLDING OUR TEAM ACCOUNTABLE. MAINTAINING THE HIGHEST STANDARDS."

MAINTENANCE DEPARTMENT

Our in-house maintenance crew is equipped with the latest, state-of-the-art tools and machinery to deliver top-tier service. From precision mowing to detailed trimming and expert pruning, our team brings unmatched skill and attention to detail to every project.

With years of experience and a vast knowledge of industry best practices, our crew understands the intricacies of maintaining a healthy, beautiful landscape. Whether it's ensuring the perfect cut, shaping plants to enhance their beauty, or preserving the health of your greenery, our team consistently exceeds expectations with their expertise and commitment to excellence.

By combining the latest equipment with unparalleled knowledge, we ensure your landscape is always in the best hands, providing results that set us apart as industry leaders.

YOUR PROPERTY.
OUR PRIORITY.
EVERYTIME.

CORE SERVICES

MOWING & TURF CARE

- Precision lawn mowing
- Edging along sidewalks and driveways
- String trimming for hard-to-reach areas
- Blowing off debris for a clean finish
- Sod installation and repair

TREE & SHRUB CARE

- Tree trimming and pruning
- Shrub and hedge maintenance
- Removal of dead or hazardous branches
- Shaping for aesthetics and healthy growth
- Seasonal trimming for optimal plant health

SEASONAL & STORM CLEANUPS

- Leaf and debris removal
- Post-storm cleanup and fallen branch removal
- Seasonal flower bed cleanouts
- Mulching and ground cover refresh

LANDSCAPE ENHANCEMENTS

- Mulch and rock installation
- Seasonal flower planting
- Lawn renovation and regrading

FERTILIZATION DEPARTMENT

GREENER.
HEALTHIER.
HAPPIER.

Our fertilization department is the best in the business, delivering unmatched service with an in-house team of experts. We provide precise, high-quality care for every landscape.

By keeping our services in-house, we maintain complete control over quality, consistency, and responsiveness. Our team takes a scientific approach, utilizing water and soil samples to develop tailored solutions that meet the specific needs of your community. This ensures optimal plant health, effective pest management, and superior landscape care.

This combination of in-house expertise, certified specialists, and customized strategies allows us to provide industry-leading results, setting us apart as the trusted partner for exceptional landscape management.

OUR EXPERTISE

TAILORED FERTILIZATION PROGRAMS

- Nutrient plans for each property
- Seasonal fertilization schedules
- Organic and synthetic fertilizer options
- Soil enrichment and health optimization
- Slow-release and liquid application methods

SOIL & TURF HEALTH MANAGEMENT

- Soil testing and analysis
- pH balancing and soil amendments
- Core aeration to improve nutrient absorption
- Overseeding for thicker, healthier turf
- Compost topdressing for natural enrichment

TREE & SHRUB FERTILIZATION

- Deep root fertilization for trees and shrubs
- Micronutrient applications for plant health
- Seasonal feeding for optimal growth
- Protection against disease and environmental stress

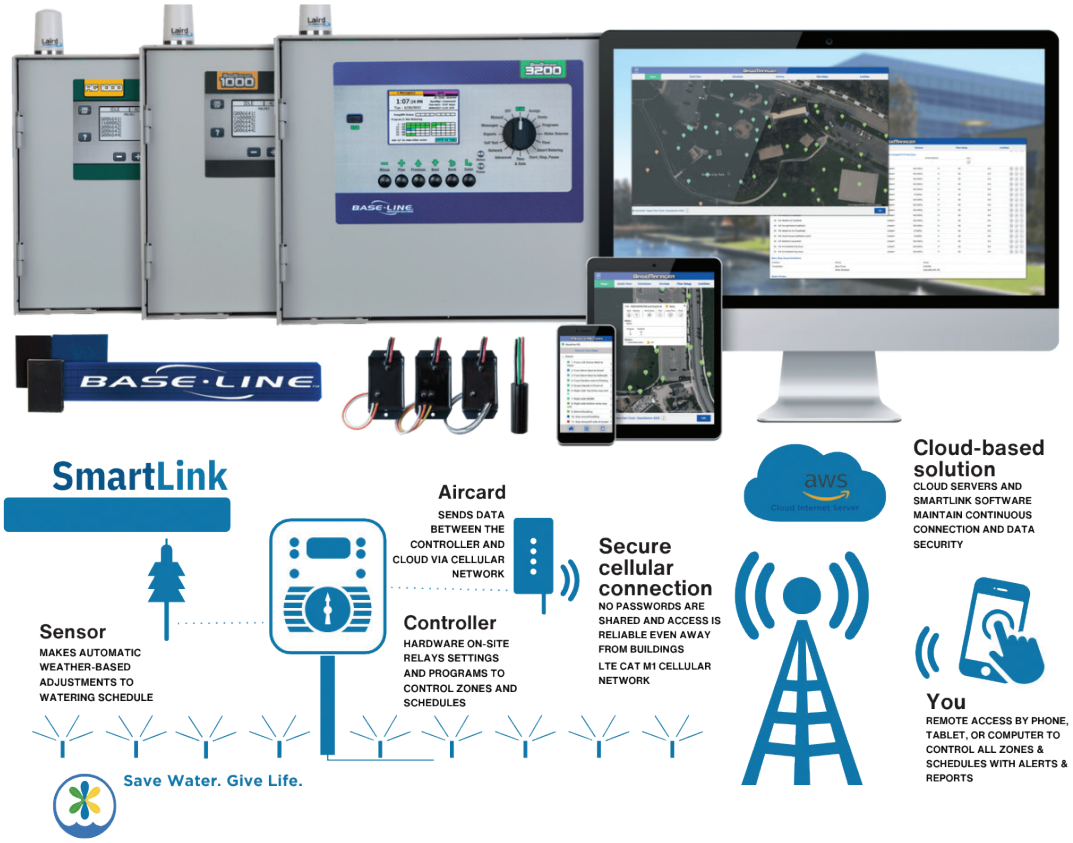
WEED CONTROL & PREVENTION

- Pre-emergent herbicide applications
- Post-emergent weed treatments
- Targeted solutions for broadleaf and grassy weeds
- Organic and eco-friendly weed management options
- Integrated weed control with fertilization plans

PEST & DISEASE MANAGEMENT

- Lawn pest identification and treatment
- Fungicide applications for disease prevention
- Grub and insect control treatments
- Nematode suppression for root protection
- Preventative and curative treatment plans

IRRIGATION DEPARTMENT



SMART.
WATERING.
SOLUTIONS.

Our in-house irrigation team is a recognized leader in the industry, known for its expertise, precision, and commitment to excellence. As a preferred vendor and installer for Baseline systems and Weathermatic Smart Link. We offer advanced, water-efficient irrigation solutions that are tailored to the specific needs of each property.

By managing all irrigation services internally, we maintain complete control over every step—design, installation, and maintenance—ensuring the highest quality results. Our deep knowledge of the irrigation industry enables us to provide efficient, sustainable solutions that maximize water conservation and promote healthy, thriving landscapes.

With our combination of advanced technology, skilled professionals, and attention to detail, we're the trusted choice for reliable irrigation solutions that provide long-term benefits.

PROFESSIONAL SOLUTIONS

HAVE AN OUTDATED IRRGATION SYSTEM?

We modernize outdated irrigation systems with advanced solutions, improving water efficiency, performance, and reliability. Our updates reduce waste, lower costs, and support healthier landscapes. Trust FloraLawn for smarter, sustainable irrigation.

PUMP, WATER SYSTEMS, & ACCESSORIES

Jet pumps, centrifugal pumps, submersible pumps, motors, control boxes, VFD instillation and programming

FILTERS, VALVES, & BACK FLOW PREVENTION

Check valves, foot valves, dual check valves, brass gate valves, brass ball valves, filtration systems, pressure vacuum breakers, filters, chemical feed pumps

IRRIGATION SYSTEM, PARTS, & ACCESSORIES

All irrigation products from every major manufacturer

PIPE, FITTINGS, LANDSCAPE ACCESSORIES

Pipe & fittings, poly tubing, water features, fountains

CULVERT, YARD DRAINAGE SYSTEMS

All sizes of culverts, drainage pipe & accessories

TANKS, POLYETHYLENE, BULK, STORAGE

Vertical, cone bottom, free standing

WELLS

Residential, commercial, agricultural, & industrial

GENERAL HOUSEHOLD PEST

At FloraLawn, we offer comprehensive household pest control services designed to protect your home from a variety of common pests, including ants, spiders, rodents, and termites. Our team is trained to identify potential problem areas and apply safe, effective treatments to eliminate pests while preventing future infestations.

Using eco-friendly products and cutting-edge techniques, we ensure that your home remains a safe, pest-free environment for you and your family. Whether it's a one-time treatment or ongoing maintenance, our tailored pest control plans are designed to meet the specific needs of your home and provide long-lasting results.

Trust FloraLawn to handle your pest problems with professionalism, care, and an unwavering commitment to your home's well-being.

TREE MAINTENANCE

At FloraLawn, our in-house tree maintenance division is dedicated to maintaining the health, safety, and beauty of your trees. Our experienced arborists use the latest tools and techniques to provide precise trimming and pruning that promotes healthy growth and enhances the overall aesthetics of your landscape.

We handle everything from shaping trees for aesthetic appeal to removing dead or dangerous branches that could pose a hazard to your property. Our team understands the unique needs of various tree species and customizes each service to ensure long-term tree health and safety.

By keeping tree trimming in-house, we ensure consistency, high-quality results, and attention to detail, making FloraLawn the trusted choice for all your tree care needs.

734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Storey Drive CDD

January 30th, 2026
Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	$3,724.00	$44,688.00
St Augustine Fertilization Program	$553.25	$6,639.00
Shrub Fertilization Program	$387.13	$4,645.56
Monthly Irrigation Inspection	$400.00	$4,800.00
Total	**$5,064.38**	**$60,772.56**

Additional Services

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Qty	Price	Total
Pine Bark Mulch	142 Yards	$60.00	$8,520.00
Palm Pruning	341 Palms	$35.00	$11,935.00
Annuals	Per 4” plants	$2.50	$2.50

Scope of Services

Turf Care

Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance **42 times** per calendar year (Floratam) and **42 times** per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season **April through October** and every other week during the non-growing season or as needed **November through March**.

Bahia lake and pond banks will be mowed **30 times per year** consistent with **3 times per month May through October** and **2 times per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (**42 times** per year). A soft edge of all bed areas will be performed every other mowing (**21 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Fertilization

St. Augustine/Floratam areas shall be fertilized with a commercial grade fertilizer **6 times per year**. Timing of applications will be adjusted to meet horticultural conditions.

Bahia turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract.

Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to **4 times** per year between April 1st and October 30th. Pre-Emergent herbicides will be used **2 times** per year specifically targeting difficult to control weeds. Weed control applications are conducive to soil and air temperatures. Floralawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass, Tropical Signal & Bermuda grass. Due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds will be treated as they appear, at no additional cost.

Tree, Shrub, and Groundcover Care

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **10 times** per year to ensure the following:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
3. The removal of dead, diseased, or injured branches and palm fronds will be performed as needed up to 12 feet in height.
4. Ground covers and vines can maintain a neat and uniform appearance.

Weeding

Weeds will be removed from all plant, tree, and flower beds **18 times** per year. This incorporates **2 times** per month during the growing season and **1 time** per month during the non-growing season on an as-needed basis. Mechanical or chemical herbicides will be used as control methods. Mechanical weed removal **will only** be used when chemical applications are not applicable.

Fertilization

Palms and hardwood trees will be fertilized **2 times** per year. Shrubs and groundcovers will be fertilized **4 times** per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.

Insect, & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. FloraLawn does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

Irrigation

Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

Inspections

All irrigation zones shall be inspected **1 time** per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being **$80.00 per hour**. Faults and failures of the irrigation system communicated to Floralawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee a specific time response.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

CERTIFICATIONS

DESIGN

- Landscape Design & Planning
- Tree and Shrub Placement for Aesthetic and Health
- Soil & Drainage Solutions
- Native Plant Design & Xeriscaping
- Landscape Renovations &
- Reimagining Existing Spaces Lighting Design

PEST CONTROL

- General Household Pest Control
- Rodent Control & Exclusion
- Termite Control & Prevention
- Mosquito Control
- Flea & Tick Treatment
- Lawn & Garden Pest Control
- Organic & Non-Toxic Pest Treatments
- Emergency Pest Control Services

MAINTENANCE

- Lawn Mowing & Edging
- Tree Trimming & Pruning
- Shrub & Plant Care
- Weeding & Mulching
- Leaf Removal & Debris Management
- Sod Installation & Lawn Repair
- Seasonal Color

WATER MANAGEMENT

- Florida Waterstar Certified
- Baseline Preferred Vendor/Installer
- Maxicom Software
- Certified Irrigation Designer
- Certified Irrigation Contractor
- Certified Landscape Irrigation Auditor
- Landscape Irrigation Design
- Stormwater Managment Practices

CERTIFICATIONS	REFERENCE	QUALIFIER
Stormwater Management Inspector	#16795	FL Dept of Environmental Protection
Maxicom Software		Rain Bird
Best Management Practices	#13188, 9797, 8588	FL Dept of Environmental Protection
Irrigation Contractor License	#CSIR0123	Polk County Building Division
Certified Specialty Contractor	#SCC 131153009	FL Dept of Business & Pro Reg
Landscape Irrigation Design		College of Irrigation Knowledge
Certified Irrigation Designer - Residential	#004041	The Irrigation Association
Certified Irrigation Designer - Commercial	#004041	The Irrigation Association
Certified Irrigation Contractor	#004041	The Irrigation Association
Certified Landscape Irrigation Auditor	#40183	The Irrigation Association
Certified Landscape Water Manager	#004041	The Irrigation Association

INSURANCE

LEASED/RENTED EQUIPMENT

- AGCS Marine Insurance Co
- Policy: #MZ193091427
- Limit: $100,000

COMMERICAL GENERAL LIABILITY

- Twin City Fire Insurance
- Policy: #21UENSR2G35
- Each Occurrence $1,000,000
- Damage to Rented Premises $300,000
- Med Exp $5,000
- Personal & Adv Injury $1,000,000
- General Aggregate $2,000,000
- Product-Comp/Op AGG $2,000,000

GENERAL LICENSURE

- Commercial General Liability
- Automobile Liability
- Umbrella Liability
- Best Management Practices
- Business Tax Receipt
- Polk County
- License: #118675
- Agriculture Product Dealer #699156
- State of Florida Dept of Agriculture
- License: #699156
- Pest Control Operator
- State of Florida Dept of Agriculture
- License: #JB192451

UMBRELLA LIABILITY

- Hartford Casualty Ins Co
- Policy: #21HHUSR2G4R
- Each Occurrence $2,000,000
- Aggregate $2,000,000

AUTOMOBILE LIABILITY

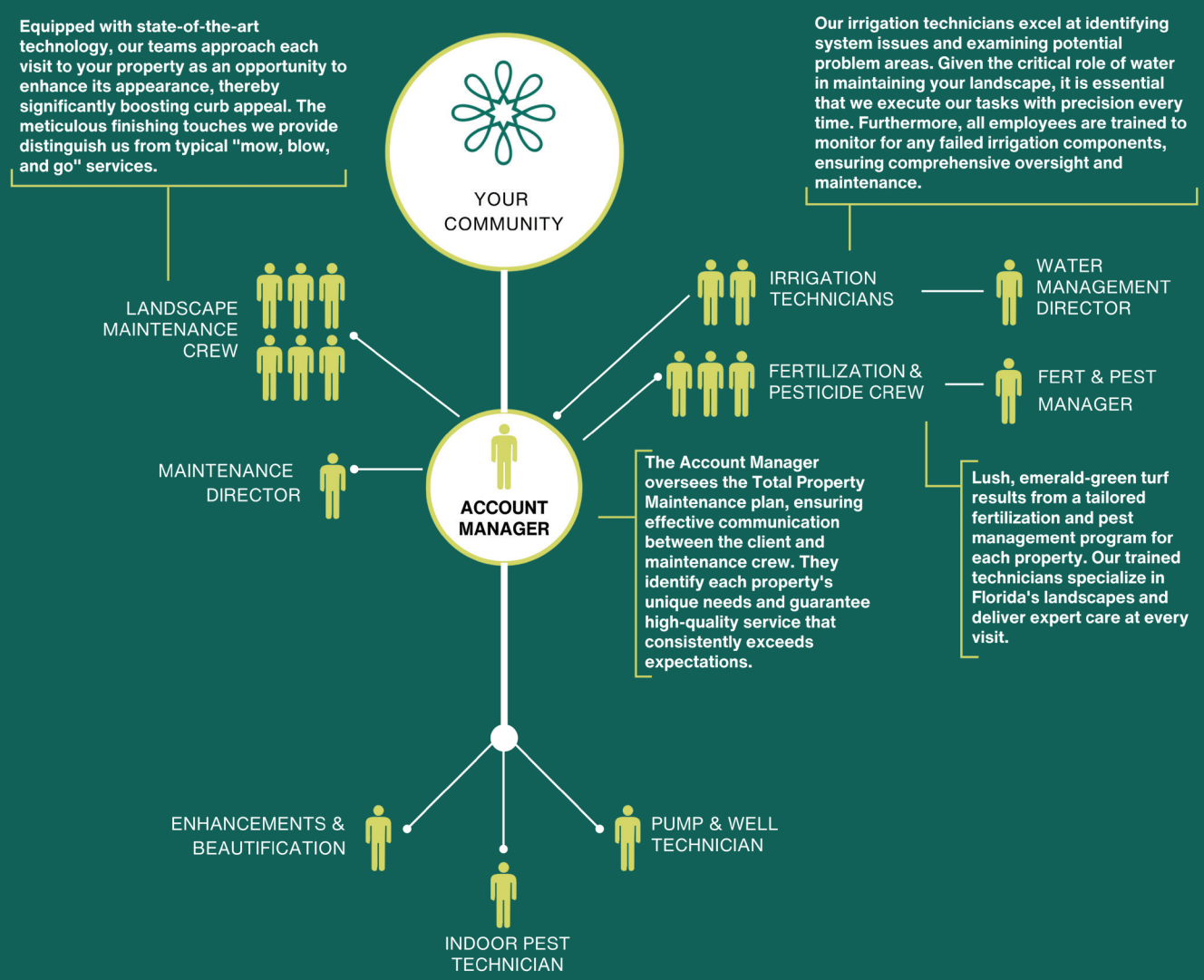
- Hartford Insurance Company #916
- Policy: #21UENOL4791
- Combined Single Limit: $1,000,000
- PIP: $10,000

WORKERS COMPENSATION

- Bridgefield Casualty Insurance Company
- Policy: #0196-62488
- Each Accident $1,000,000
- Disease - EA Empoyee $1,000,000
- Disease - Policy Limit $1,000,000

floralawn

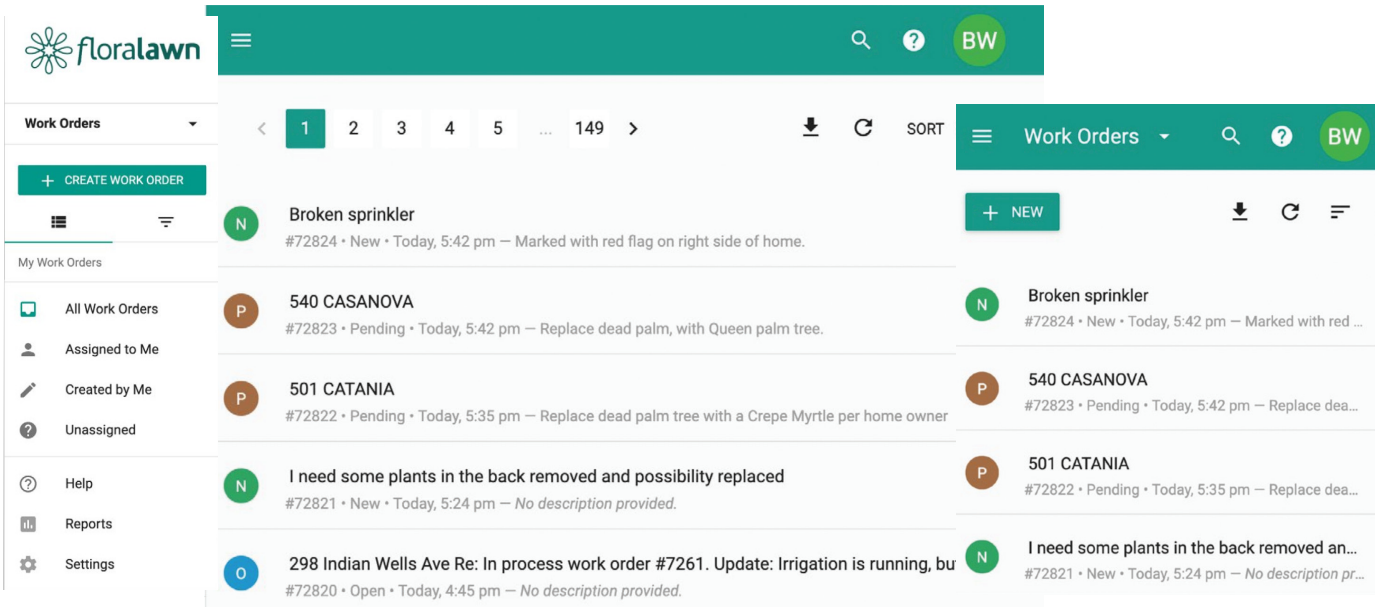
COMMUNICATION



Clear internal communication is essential for promptly addressing concerns, sharing important updates, and ensuring that all members are aligned with community goals and initiatives. It fosters trust, promotes collaboration, and cultivates a sense of unity among all participants.

Total Property Maintenance encompasses numerous components, with your Account Manager acting as the pivotal element in this system, dedicated to ensuring your complete satisfaction. The Account Manager conducts thorough quality assurance checks, guaranteeing that your property is consistently monitored with care. Should you have any questions or concerns, a single phone call is all that is needed to receive assistance.

WORK ORDER SYSTEM



We emphasize the importance of open and responsive communication among our team, community residents, and board members. Our customized work order system is designed to facilitate effective service delivery while ensuring that feedback and requests from residents and board members are clearly communicated and promptly addressed.

RESIDENT ACCOUNTS

Residents have the ability to create an account and manage their work orders from initiation to completion, depending on various factors.

COMMUNICATION

Our team members maintain continuous communication through work order status updates and direct messaging.

TRACKABLE RESULTS

Our portal-based work-order system offers residents a streamlined method to report issues requiring attention from Floralawn. This system ensures trackable progress and delivers comprehensive reporting.

RESIDENT TRAINING

We conduct regular training sessions for residents on the effective use of the work order system.

“YOUR COMMUNITY’S WELL-BEING AND SUCCESS ARE MY TOP PRIORITIES”

MY PROMISE

ROB AVERITT
PRESIDENT

I promise to care for your community with the same dedication and attention I would give to my own home. Every detail, from maintenance to enhancements, will be handled with pride and respect, ensuring your property remains a place of beauty and comfort. Your community's well-being and success are my top priorities, and I am committed to delivering the highest level of service and care every step of the way.

floralawn

P.O. BOX 91597
LAKELAND, FL 33804

863-668-0494
WWW.FLORALAWN.COM

DESIGNED BY: LUXE ART CREATIVE

SECTION VI

SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

November 1, 2025 - January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	11/6/25	255-256	$ 1,126.84
	11/20/25	257-261	14,076.75
	12/18/25	262-267	15,595.76
	1/8/26	268-269	631.45
	1/15/26	270-273	560,718.41
	1/29/26	274-275	917.00
			$ 593,066.21
Payroll			
	November 2025		
	Brent Kewley	50085	$ 164.70
	Patrick Bonin	50086	184.70
	Daryl Morris	50090	184.70
	Erin Majeski	50091	184.70
	Sunita Kalpee	50092	184.70
			$ 903.50
TOTAL			**$ 593,969.71**

*** CHECK DATES 11/01/2025 - 01/31/2026 *** STOREY DRIVE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/06/25	00014	10/31/25	231922	202510	320-53800-47000		*	727.00		
			AQUATIC PLANT MGMT OCT25							
						APPLIED AQUATIC MANAGEMENT INC			727.00	000255
11/06/25	00011	11/03/25	141572	202509	320-53800-47300		*	399.84		
			RPR SCRUB.VAVLE/11 NOZZLE							
						CHERRYLAKE INC			399.84	000256
11/20/25	00014	11/15/25	232562	202511	320-53800-47000		*	727.00		
			AQUATIC PLANT MGMT NOV25							
						APPLIED AQUATIC MANAGEMENT INC			727.00	000257
11/20/25	00011	11/20/25	141879	202511	320-53800-46200		*	8,308.00		
			GROUNDS MAINT NOV25							
						CHERRYLAKE INC			8,308.00	000258
11/20/25	00001	11/01/25	100	202511	320-53800-12000		*	858.50		
			FIELD MANAGEMENT NOV25							
		11/01/25	101	202511	310-51300-34000		*	3,433.33		
			MANAGEMENT FEES NOV25							
		11/01/25	101	202511	310-51300-35200		*	108.17		
			WEBSITE ADMIN NOV25							
		11/01/25	101	202511	310-51300-35100		*	162.25		
			INFORMATION TECH NOV25							
		11/01/25	101	202511	310-51300-31300		*	315.42		
			DISSEMINATION FEE NOV25							
		11/01/25	101	202511	310-51300-51000		*	.09		
			OFFICE SUPPLIES							
		11/01/25	101	202511	310-51300-42000		*	1.99		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			4,879.75	000259
11/20/25	00002	11/12/25	147137	202510	310-51300-31500		*	114.50		
			OPEN CARRY CHANGE/MTG/CSP							
						LATHAM LUNA EDEN AND BEAUDINE LLP			114.50	000260
11/20/25	00007	11/06/25	20500039	202510	310-51300-31100		*	47.50		
			RFI-WMD PERMIT TRANSFER							
						POULOS AND BENNETT LLC			47.50	000261
12/18/25	00014	12/15/25	233089	202512	320-53800-47000		*	727.00		
			AQUATIC PLANT MGMT DEC25							
						APPLIED AQUATIC MANAGEMENT INC			727.00	000262
12/18/25	00011	12/08/25	143096	202512	320-53800-46200		*	8,308.00		
			GROUNDS MAINT DEC25							
						CHERRYLAKE INC			8,308.00	000263

*** CHECK DATES 11/01/2025 - 01/31/2026 *** STOREY DRIVE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/18/25	00001	12/01/25	102	202512	320-53800-12000		*	858.50		
			FIELD MANAGEMENT DEC25							
		12/01/25	103	202512	310-51300-34000		*	3,433.33		
			MANAGEMENT FEES DEC25							
		12/01/25	103	202512	310-51300-35200		*	108.17		
			WEBSITE ADMIN DEC25							
		12/01/25	103	202512	310-51300-35100		*	162.25		
			INFORMATION TECH DEC25							
		12/01/25	103	202512	310-51300-31300		*	315.42		
			DISSEMINATION FEE DEC25							
		12/01/25	103	202512	310-51300-51000		*	.24		
			OFFICE SUPPLIES							
		12/01/25	103	202512	310-51300-42000		*	3.32		
			POSTAGE							
		12/01/25	103	202512	310-51300-42500		*	12.60		
			COPIES							
		12/01/25	103A	202511	310-51300-42000		*	1.07		
			USPS-MAIL 941 FORM-3 QTR							
						GOVERNMENTAL MANAGEMENT SERVICES			4,894.90	000264
12/18/25	00002	12/10/25	148411	202511	310-51300-31500		*	744.00		
			MTG/SALE OF PROPERTY/AGDA							
						LATHAM LUNA EDEN AND BEAUDINE LLP			744.00	000265
12/18/25	00007	11/26/25	20500039	202511	310-51300-31100		*	237.50		
			ATTEND BRD MEETING 11/20							
						POULOS AND BENNETT LLC			237.50	000266
12/18/25	00003	11/05/25	12853409	202511	310-51300-48000		*	684.36		
			NOT.LNDOWNER MTG 11/20/25							
						TRIBUNE PUBLISHING COMPANY LLC DBA			684.36	000267
1/08/26	00011	12/29/25	143529	202512	320-53800-47300		*	264.54		
			RPLC 2" RB PESB SCRUBBER							
		12/31/25	143827	202511	320-53800-47300		*	88.66		
			RPR 2ROTATOR/2 SPRAY/MPR							
						CHERRYLAKE INC			353.20	000268
1/08/26	00010	1/01/26	01012026	202601	300-20700-10000		*	278.25		
			FY26 SPCL ASMNT SER2022							
						STOREY DRIVE CDD C/O USBANK			278.25	000269
1/15/26	00011	1/12/26	144158	202601	320-53800-46200		*	8,308.00		
			GROUNDS MAINT JAN26							
						CHERRYLAKE INC			8,308.00	000270

*** CHECK DATES 11/01/2025 - 01/31/2026 ***
STOREY DRIVE - 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	#
1/15/26	00001	1/01/26	104	202601	320-53800-12000		*	858.50		
			FIELD MANAGEMENT JAN26							
		1/01/26	105	202601	310-51300-34000		*	3,433.33		
			MANAGEMENT FEES JAN26							
		1/01/26	105	202601	310-51300-35200		*	108.17		
			WEBSITE ADMIN JAN26							
		1/01/26	105	202601	310-51300-35100		*	162.25		
			INFORMATION TECH JAN26							
		1/01/26	105	202601	310-51300-31300		*	315.42		
			DISSEMINATION FEE JAN26							
		1/01/26	105	202601	310-51300-51000		*	.15		
			OFFICE SUPPLIES JAN26							
		1/01/26	105	202601	310-51300-42000		*	3.82		
			POSTAGE JAN26							
						GOVERNMENTAL MANAGEMENT SERVICES			4,881.64	000271
1/15/26	00002	1/13/26	149283	202512	310-51300-31500		*	58.00		
			EMAIL REV/RESPONSE W/ GMS							
						LATHAM LUNA EDEN AND BEAUDINE LLP			58.00	000272
1/15/26	00010	1/15/26	01152026	202601	300-20700-10000		*	547,470.77		
			FY26 SPCL ASMNT SER2022							
						STOREY DRIVE CDD C/O USBANK			547,470.77	000273
1/29/26	00014	1/15/26	233833	202601	320-53800-47000		*	727.00		
			AQUATIC PLANT MGMT JAN26							
						APPLIED AQUATIC MANAGEMENT INC			727.00	000274
1/29/26	00019	1/09/26	20500039	202511	310-51300-31100		*	95.00		
			CONTRACT & WMD CORRESPOND							
		1/09/26	20500039	202512	310-51300-31100		*	95.00		
			CDD BOARD MEETING CRRSPD							
						PAPE-DAWSON CONSULTING ENGINEER LLC			190.00	000275

TOTAL FOR BANK A 593,066.21

TOTAL FOR REGISTER 593,066.21

SECTION 2

Storey Drive

Community Development District

Unaudited Financial Reporting

January 31, 2026

TABLE OF CONTENTS

Storey Drive

Community Development District

Balance Sheet

January 31, 2026

	General Fund	*Capital Reserve Fund*	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:					
Cash - Truist Bank	$ 359,998	$ 66,505	$ -	$ -	$ 426,503
Assessment Receivable	-	-	-	-	-
Investments:					
Series 2022					
Reserve	-	-	268,106	-	268,106
Revenue	-	-	84,739	-	84,739
Construction	-	-	-	8,852	8,852
State Board of Administration	135,466	-	-	-	135,466
Due From General Fund	-	-	547,749	-	547,749
Total Assets	**$ 495,464**	**$ 66,505**	**$ 900,594**	**$ 8,852**	**$ 1,471,416**
Liabilities:					
Accounts Payable	$ -	$ -	$ -	$ -	$ -
Total Liabilities	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balances:					
Restricted For Debt Service	$ -	$ -	$ 900,594	$ -	$ 900,594
Assigned For CAPITal Reserves	-	66,505	-	-	66,505
Assigned For Capital Projects	-	-	-	8,852	8,852
Unassigned	495,464	-	-	-	495,464
Total Fund Balances	**$ 495,464**	**$ 66,505**	**$ 900,594**	**$ 8,852**	**$ 1,471,416**
Total Liabilities & Fund Equity	$ 495,464	$ 66,505	$ 900,594	$ 8,852	$ 1,471,416

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments	$ 313,137	$ 313,137	$ 319,876	$ 6,739
Interest	3,600	1,200	3,183	1,983
Total Revenues	**$ 316,737**	**$ 314,337**	**$ 323,059**	**$ 8,722**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 4,000	$ 1,000	$ 3,000
FICA Expense	918	306	77	230
Engineering Fees	12,000	4,000	475	3,525
Attorney	25,000	8,333	917	7,417
Arbitrage	450	-	-	-
Dissemination	3,785	1,262	1,262	(0)
Annual Audit	3,600	-	-	-
Trustee Fees	4,445	-	-	-
Assessment Administration	5,678	5,678	5,678	-
Management Fees	41,200	13,733	13,733	0
Information Technology	1,947	649	649	-
Website Maintenance	1,298	433	433	(0)
Telephone	75	25	-	25
Postage	500	167	25	142
Printing & Binding	500	167	13	154
Insurance	6,395	6,395	6,163	232
Legal Advertising	2,500	833	684	149
Other Current Charges	600	200	196	4
Office Supplies	150	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 123,216**	**$ 46,406**	**$ 31,479**	**$ 14,927**
Operations & Maintenance				
Field Operations	$ 10,302	$ 3,434	$ 3,434	$ -
Property Insurance	8,500	8,500	7,008	1,492
Electric	21,500	7,167	-	7,167
Water & Sewer	10,000	3,333	-	3,333
Landscape Maintenance	99,696	33,232	32,990	242
Landscape Contingency	2,500	833	-	833
Lake Maintenance	8,724	2,908	2,908	-
Lake Contingency	-	-	-	-
Irrigation Repairs	2,500	833	353	480
Fountain Maintenance	5,000	1,667	-	1,667
Pressure Washing	2,500	833	-	833
Repairs & Maintenance	3,500	1,167	-	1,167
Contingency	8,799	2,933	-	2,933
Total Operations & Maintenance:	**$ 183,521**	**$ 66,840**	**$ 46,693**	**$ 20,147**
Reserves				
Capital Reserve Transfer	$ 10,000	$ -	$ -	$ -
Total Reserves	**$ 10,000**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 316,737**	**$ 113,246**	**$ 78,172**	**$ 35,074**
Excess Revenues (Expenditures)	$ -		$ 244,887	
Fund Balance - Beginning	$ -		$ 250,577	
Fund Balance - Ending	$ -		$ 495,464	

Storey Drive

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Transfer In	$ 10,000	$ -	$ -	$ -
Interest	1,200	400	2	(398)
Total Revenues	**$ 11,200**	**$ 400**	**$ 2**	**$ (398)**
Expenditures:				
Bank Fees	$ -	$ -	$ -	$ -
Capital Outlay	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 11,200	$ 400	$ 2	
Fund Balance - Beginning	$ 67,003		$ 66,503	
Fund Balance - Ending	$ 78,203		$ 66,505	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments	$ 536,213	$ 536,213	$ 547,749	$ 11,536
Interest	18,000	6,000	5,750	(251)
Total Revenues	**$ 554,213**	**$ 542,213**	**$ 553,499**	**$ 11,286**
Expenditures:				
Series 2022				
Interest - 12/15	$ 161,290	$ 161,290	$ 161,290	$ -
Principal - 06/15	215,000	-	-	-
Interest - 06/15	161,290	-	-	-
Total Expenditures	**$ 537,580**	**$ 161,290**	**$ 161,290**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (10,000)	$ (3,333)	$ (3,133)	$ (200)
Total Other Financing Sources (Uses)	**$ (10,000)**	**$ (3,333)**	**$ (3,133)**	**$ (200)**
Excess Revenues (Expenditures)	$ 6,633		$ 389,075	
Fund Balance - Beginning	$ 242,486		$ 511,519	
Fund Balance - Ending	$ 249,119		$ 900,594	

Storey Drive

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 81	$ 81
Total Revenues	**$ -**	**$ -**	**$ 81**	**$ 81**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 3,133	$ (3,133)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 3,133**	**$ (3,133)**
Excess Revenues (Expenditures)	$ -		$ 3,214	
Fund Balance - Beginning	$ -		$ 5,638	
Fund Balance - Ending	$ -		$ 8,852	

Storey Drive

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ -	$ 163	$ 319,713	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 319,876
Interest	685	609	607	1,281	-	-	-	-	-	-	-	-	3,183
Total Revenues	**$ 685**	**$ 609**	**$ 770**	**$ 320,994**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 323,059**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ 400	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
FICA Expense	-	31	46	-	-	-	-	-	-	-	-	-	77
Engineering Fees	48	333	95	-	-	-	-	-	-	-	-	-	475
Attorney	115	744	58	-	-	-	-	-	-	-	-	-	917
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	315	315	315	-	-	-	-	-	-	-	-	1,262
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,678	-	-	-	-	-	-	-	-	-	-	-	5,678
Management Fees	3,433	3,433	3,433	3,433	-	-	-	-	-	-	-	-	13,733
Information Technology	162	162	162	162	-	-	-	-	-	-	-	-	649
Website Maintenance	108	108	108	108	-	-	-	-	-	-	-	-	433
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	14	3	3	4	-	-	-	-	-	-	-	-	25
Printing & Binding	-	-	13	-	-	-	-	-	-	-	-	-	13
Insurance	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Legal Advertising	-	684	-	-	-	-	-	-	-	-	-	-	684
Other Current Charges	56	56	41	42	-	-	-	-	-	-	-	-	196
Office Supplies	0	0	0	0	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 16,268**	**$ 6,270**	**$ 4,876**	**$ 4,065**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,479**
Operations & Maintenance													
Field Operations	$ 859	$ 859	$ 859	$ 859	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,434
Property Insurance	7,008	-	-	-	-	-	-	-	-	-	-	-	7,008
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	8,308	8,308	8,308	-	-	-	-	-	-	-	-	32,990
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	727	727	727	727	-	-	-	-	-	-	-	-	2,908
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	89	265	-	-	-	-	-	-	-	-	-	353
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	**$ 16,660**	**$ 9,982**	**$ 10,158**	**$ 9,894**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 46,693**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 32,928**	**$ 16,252**	**$ 15,034**	**$ 13,958**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 78,172**
Excess Revenues (Expenditures)	$ (32,242)	$ (15,643)	$ (14,264)	$ 307,036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 244,887

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%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service Asmt*	*Total*
12/22/25	ACH	$0.00	$0.00	$0.00	$440.75	$440.75	$162.50	$278.25	$440.75
01/15/26	ACH	$903,561.36	$234.88	$36,142.56	$0.00	$867,183.92	$319,713.15	$547,470.77	$867,183.92
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 903,561.36**	**$ 234.88**	**$ 36,142.56**	**$ 440.75**	**$ 867,624.67**	**$ 319,875.65**	**$ 547,749.02**	**$ 867,624.67**

102.15%	**Net Percent Collected**
$ (18,276.99)	**Balance Remaining to Collect**

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description		Requisition
Fiscal Year 2026					
		TOTAL		**$**	**-**
Fiscal Year 2026					
10/2/25		Interest		$	18.32
10/3/25		Transfer from Reserve			814.44
11/3/25		Interest			19.67
11/4/25		Transfer from Reserve			818.15
12/1/25		Interest			20.41
12/2/25		Transfer from Reserve			757.56
1/2/26		Interest			22.34
1/5/26		Transfer from Reserve			743.13
		TOTAL		**$**	**3,214.02**
			Project (Construction) Fund at 09/30/25	**$**	**5,638.45**
			Interest Earned/Transferred Funds thru 1/31/26	**$**	**3,214.02**
			Requisitions Paid thru 1/31/26	**$**	**-**
			Remaining Project (Construction) Fund	**$**	**8,852.47**