

*Storey Drive
Community Development District*

Agenda

March 19, 2026

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 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, March 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. 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 February 19, 2026 Meeting
5. Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Consideration of Series 2022 Requisition #18
7. 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
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

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 March, 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, February 19, 2026, 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
Erin Majeski <i>joined late by phone</i>	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	District Counsel
Robert Petillo	LLEB
Art Erickson <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: Next is the public comment period and we don't have any members of the public other than the Board members and staff here, so we'll move on to organizational matters.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Resignation of Brent Kewley and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027

Mr. Flint: You did have in your agenda the resignation from Brent Kewley. Is there a motion to accept his resignation?

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, Accepting the Resignation of Brent Kewley, was approved.

Mr. Flint: Anytime there is a vacancy during the term of office the remaining Board members appoint the replacement. Are there any nominations at this time to fill that vacancy or do you want to operate with the vacancy at this point?

Mr. Morris: We will operate with the vacancy.

Mr. Flint: Okay, we will defer this item then to the next agenda and we can see if you're ready at that point.

Mr. Morris: Understood.

B. Administration of Oath of Office to Newly Appointed Board Member

C. Consideration of Resolution 2026-03 Electing Assistant Secretary

Mr. Flint: We will defer action on 3B and 3C.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 20, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 20, 2025 Landowners' Meeting

Mr. Flint: Item four is approval of the minutes from your November 20, 2025 meeting and acceptance of the November 20, 2025 Landowner meeting minutes. Did the Board have any changes or comments on either minutes?

Mr. Morris: I do not.

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, the Minutes of the November 20, 2025 Board of Supervisors Meeting and Acceptance of Minutes of the November 20, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Discussion of Landscape Maintenance

Mr. Flint: At the time the agenda went out we had discussion of landscape maintenance. Subsequent to the agenda going out, we did receive a proposal from Floralawn that is in your agenda. That starts on page 30. The District currently is under contract with Cherry Lake. They have a contract with a 30 day termination provision without cause. At any time, if the Board wants to make a change you can do that with a 30-day notice to your current provider.

**Supervisor Erin Majeski joined the meeting by phone at this time.*

Mr. Flint: We reviewed the proposal against the current scope.

Mr. Scheerer: I went through and I compared the services. There were some extra services that were in the Floralawn contract above and beyond what we currently have in Cherry Lake. Probably the biggest number is the bottom line cost using Floralawn as opposed to Cherry Lake. There are some substantial savings of about \$18,000 based on what we're currently paying. We're paying about \$99,000 a year right now with the current Cherry Lake. That includes all the palm tree pruning, it includes a one-time mulch a year, monthly irrigation inspections. If I add up all the services correctly provided by Floralawn, it comes up to \$81,227. I added up the base service plus the pine bark, plus the palm pruning, and we have no annuals. So, there's no annuals for the CDD to expense out of this that I'm aware of. I have a good working relationship with Floralawn. So, whatever direction the Board chooses to do we can handle it.

Mr. Flint: Any discussion or questions from the Board on the proposal? If not, the first action you may want to consider is terminating the existing agreement with Cherry Lake and authorizing us to provide the 30-day notice. I don't know if you had a preferred time frame on when Floralawn would start.

Mr. Morris: They can start really within two weeks. So, if we give a 30 day, they'll be ready to go in 30 days.

Mr. Flint: We'll be doing a mid-month change. We'll just have to prorate for the payments.

Mr. Morris: If you want to wait for billing period.

Mr. Flint: April 1 would be about 40 days. That way they're starting at the beginning of the month.

Mr. Morris: I'm okay with that. And that's Q2 as well.

Mr. Flint: And that makes it cleaner to have them start on the beginning of the month. We can do it either way.

Mr. Morris: April 1 is perfect.

Mr. Flint: Does that work, Alan?

Mr. Scheerer: Yes sir.

Mr. Flint: Okay. Is there a motion then to terminate the existing agreement with Cherry Lake effective March 31st?

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, Terminating Cherry Lake Effective March 31, 2026, was approved.

Mr. Bonin: Just quick question. Alan, what would be the turnover acceptance process? Would Floralawn come in and like identify anything that's distressed or dying?

Mr. Scheerer: Yeah, we would have to do a punch list item with both contractors and make sure Cherry Lake understands that anything that needs to be repaired, that's within the scope of their contract, we could withhold final payment for that month until those things have been resolved.

Mr. Morris: Great question.

Mr. Flint: The next action then would be to make a motion to approve an agreement with Floralawn. The proposal in the agenda would be incorporated into the District standard agreement with the standard provisions, insurance, those sorts of things that are in our standard agreement. Is there a motion to that effect?

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, an Agreement with Floralawn, was approved.

Mr. Flint: District Counsel will prepare the agreement for execution by the Chair, and we'll work on the transition effective April 1, 2026. Anything else on that issue?

Mr. Morris: Should I provide clarity really quick on that?

Mr. Flint: Sure.

Mr. Morris: They did use the adjusted site plan. Effectively, anything that was not under their current scope as HOA landscaping, they took into consideration the entire CDD envelope. And that's what the bid was based on. Inclusive of the interior, which was around the buildings, which is that sliver that CDD covers.

Mr. Scheerer: Yeah. And then we also have the tracts along the backside of all the C2, C3 canal.

Mr. Morris: The north and the east side, which the east was on question last time, or at least provision. It was always being completed by Cherry Lake, but they took all that into consideration.

Mr. Scheerer: Okay.

Mr. Morris: Just to make sure it's clear.

Mr. Flint: We'll have a map attached to the agreement.

Mr. Scheerer: I think I forwarded you the actual map that laid out the CDD.

Mr. Morris: Yes. That's what they used.

Mr. Scheerer: We'll make sure we get that included in the agreement.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports. Attorney report, anything?

Mr. Petillo: We have no updates to the Board today. Thank you.

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: Anybody from Engineer on the phone?

Mr. Saha: Yeah, just filling in for Steve. We have nothing, but he said that if you guys need anything, I can pass it along.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register. That's in your agenda packet from November 1, 2025 through January 31, 2026 for the general fund and Board compensation. The detailed register is behind the summary. Anywhere you see Storey Drive CDD care of U.S. Bank, there's a \$547,000 check in here. That's just moving the debt service assessment revenue that we received from the county to the trustee. It's not a true expense. It's a transfer of funds. We get the money from the county, the O&M and the debt assessment revenue in one check, and then we have to write a check to move those funds to the trustee. That \$547,000 of the \$593,000 is just debt service assessment revenue. Any questions on the check register? If not, is there a motion to approve it?

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

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the unaudited financial statements through January 31st, if there's any questions on those. It looks like we will be transferring more money from the operating account into the State Board of Administration. The SBA is your investment account. We should be earning interest on the operating account as well. But we try to move funds into that investment account on a regular basis. Any questions on the financials? There's no action. Yes, sir.

Mr. Morris: Maybe just for clarity, I'm looking at page six of that financial and there's a \$319,000 assessment, the prior months at \$0, \$0 and \$163. Is that an annualized?

Mr. Flint: That's because we collect our assessments on the tax bill, and the tax bill goes out on November 1. We don't start getting disbursements from the county until December or January time frame. You'll see in the first couple months, there's nothing because the tax bill doesn't go out until November 1. So, there wouldn't be anything until it starts coming in from the county. We do have a special assessment receipt schedule, which is on page eight. It shows you we received \$440 in December and then \$867,000 January 15. We'll get most of the revenue in January, February, and March. You won't see much at the beginning of the year, and then you won't see it toward the end of the year either, because you have to pay your taxes by March 31.

Mr. Morris: Got it. And then clarity on the discount penalty of \$36,000. Is that a penalty or discount?

Mr. Flint: Where is that?

Mr. Morris: On page eight. January 15.

Mr. Scheerer: It's the fourth column over.

Mr. Flint: Okay, it's not really a penalty. It's what they collect for us having it on the tax bill. For us to collect \$100, we have to assess \$106. Four percent of that is allowance for early payment discount. If you pay in November, you get a four percent discount on December 3, January 2, February 1. We have to assume everyone's going pay in November and get the four percent discount, so we have to assess that. Then there's two percent the county collects for having it on the tax bill. It's basically the fee that they charge.

Mr. Morris: Okay.

Mr. Flint: You've got the commissions, and then you've got the discounts. If we did the math, we'd probably see that although we got all the money in January, they were collecting it in November and December. They like to hold on to the money as long as they can to earn the interest and then send it to us. We've fought that battle with the tax collector in the past. They hold on to

the money longer than they should, and they're earning the interest on it while they're holding it. And then they transmit it to us.

Mr. Morris: Understood.

Mr. Flint: We don't have a lot of ability to force them to send it. They're only required under the statutes to disperse the funds once a month and that's all they do.

D. Field Manager's Report

Mr. Scheerer: I have a handful of things for you guys. We've been experiencing this issue at the end of Del Verde. If you go all the way to the very end of Del Verde, on the outside of the community, somebody's been dumping their garbage over in that area behind the C2 pond or C2 canal. So just letting you know Cherry Lake's been cleaning up what they can. I'm not sure what else we can do to.

Mr. Morris: And the connector diverted to I-Drive?

Mr. Scheerer: No, it's the other way where it dead ends in Tangelo Park.

Mr. Morris: Oh, that direction. Okay, so the sidewalk perimeter.

Mr. Scheerer: Where the sidewalk terminates before it goes to some of the houses, there are three nine diamond signs, nine button signs that basically to tells you where the road ends and then the wall heads probably north and behind that C2 canal. And every once in a while, we're finding people's garbage back there. Just FYI. We're dealing with it accordingly. We'll continue to see what we can do to fight that battle.

Mr. Morris: Okay. I don't know if it's a side note or not. Corporal Rogers worked with me on a few times. And she submitted to the city to attempt to illuminate that walkway.

Mr. Scheerer: Okay.

Mr. Morris: Because we've had transients who are hopping the fence and are creating havoc back there. Garbage, grocery carts. If you turn a grocery cart on the side, you can easily pop over the wall.

Mr. Scheerer: Right.

Mr. Morris: And so, to illuminate it would be a nice advantage not only for the pedestrians who are going to and from Tangelo Park to the I-Drive corridor, but it would also be a little bit safer because you shine light on things that otherwise are in the darkness. I don't know if that will play into it in the future. I'm not sure I'm confident that anything will move forward because the city might not have an appetite to illuminate a space that few use.

Mr. Scheerer: Right.

Mr. Morris: But it's relative to what you're saying.

Mr. Scheerer: We'll just continue to monitor it and if there's, you know, any other ideas we can come up with to try to, you know, there's no signs that say don't jump, don't dump, but you never know with homelessness and transients walking around the neighborhood over there and stuff what we're going to experience.

Mr. Morris: We have perimeter cameras coming, like within a week, that are on the interior. That we can always point over.

Mr. Scheerer: Yeah, it's just that right hand corner, that northeast area.

Mr. Morris: If it's an area that we can cover to get a little bit of a better understanding of what's happening.

Mr. Scheerer: Okay.

Mr. Morris: That installation starts next week. Well, we receive them next week. It starts in like two weeks.

Mr. Scheerer: Well, let me know and I can kind of pinpoint the area. If it works out, it works out. If it doesn't, we'll come up with something else.

Mr. Morris: Okay.

Mr. Scheerer: I'll borrow one at George's trail cams. Stick it over there. We talked about this at the last meeting, the fountains have yet to be turned over to the CDD. The pond fountains. We've asked for invoice, and then we can take the invoice, verify it in the field, and then that account for the electricity can be turned over to the CDD.

Mr. Morris: That explains so much.

Mr. Scheerer: Unless there is a change.

Mr. Morris: Because it keeps turning off. Especially pond one.

Mr. Scheerer: Well, pond one is not the one we typically have the issue with. As you come in the main road, the pond four, which is at the far east, it has two fountains, one on the east and one on the west. The one on the east, I was there last week, tried to reset it, it wouldn't reset, the breaker is stripped. And I got an email from Josh Thornton, our account manager for Cherry Lake, yesterday saying he tried resetting it again. It still won't reset. I'm not sure how you guys want me to handle that since they're really not in the name of the CDD yet. Because if I call Angela over at

Lake Fountains, she's going send me a bill. I'm not sure how you guys want to handle that, but the easiest thing to do is turn it over.

Mr. Morris: Lake one, the OUC account, we had to chase down because I think Sharon helped me with this one. We had to chase it down because it was a power issue between the amenity turnover from OMNIA to us. The power bill didn't get transitioned.

Mr. Scheerer: Is that why it was shut off?

Mr. Morris: I thought it was in our name, the OUC connect anyway. So, I don't know if these are in CDD. I didn't even think about the correlation between the two.

Mr. Scheerer: Well, there's a meter can located at each pond. So, you have pond one. You have the pond three, which is in the middle of the high rises, it has its own separate meter can for those fountains. And pond four in the back, it has its own separate meter can. There should be three separate meters. You just need to pull the invoices for those three meters, send them to us, and we'll go ahead and send it to accounting. We'll get those transitioned in the name of the District, and then we can go ahead and start facilitating any troubleshooting calls with that.

Mr. Morris: And then the expense of those would go to the CDD?

Mr. Scheerer: They would go to the CDD. We have a line item in the budget that covers electrical for those fountains.

Mr. Morris: I'm just looking for the motivation here.

Mr. Flint: Yeah, that's usually the motivation.

Mr. Scheerer: Exactly. Get it out of your pocket and put it in.

Mr. Flint: Put it in your other pocket.

Mr. Scheerer: Your other pocket. Yeah. Since you own the pockets right now.

Mr. Morris: One's a direct cost; one's an assumed cost.

Mr. Scheerer: Yeah.

Mr. Flint: Go ahead, Kristin.

Ms. Trucco: Sorry, can I just interject for a moment? This is Kristen.

Mr. Scheerer: Yes.

Ms. Trucco: Alan, are the contracts in the CDD's name yet? Have they been deeded, do you know? Or could you send me just a map with them and I can double check that?

Mr. Scheerer: Yeah, I can send you.

Ms. Trucco: Okay.

Mr. Scheerer: Yes.

Ms. Trucco: Trying to get those ironed out. Anything that might come to the CDD or plan to, we want to get that conveyed by deed. That's the best practice there.

Mr. Scheerer: Well, you've got that and the wall issue as well.

Ms. Trucco: Okay, if you don't mind just sending me an email, Alan, with park I.D. And Robert and I will take a look at the plat. We have to make sure everything's conveyed over to the CDD that needs to be. Then as far as the camera footage, I know you said there is some trash dump in there, if the CDD is going to install the camera, just remember we got to retain that record for, I think it's 30 days.

Mr. Flint: Yeah. They're not our cameras. They won't be on our property.

Ms. Trucco: They're not our cameras. Got it.

Mr. Flint: They may show footage on our property, but they are not ours.

Ms. Trucco: Understood. Thank you.

Mr. Scheerer: I'll get with Cherry Lake. We'll do a punch list on all the landscape stuff prior to the turnover to Floralawn and I'll reach out to Floralawn as well.

Mr. Morris: So back to fountains. If I can go backwards. I think we jumped because we tend to try to take ownership of circumstance. Our dispatch advised them that if we have an issue with the fountain lights, fountain on, power not working, all goes through you.

Mr. Scheerer: Yes sir.

Mr. Morris: So, dispatch call goes directly to you with the details of what it is. We can send you the work order or whatever and okay.

Mr. Scheerer: Yeah.

Mr. Morris: Sweet.

Mr. Scheerer: I've talked to a couple of the guys because I've ran into him. He's going out to check the fountains. He's in his golf cart. And I'll go, hey, I got you, man. I already took care of it and introduced myself to him.

Mr. Morris: And we had them service. We had pond one serviced because the lights, half of them were out.

Mr. Scheerer: Right.

Mr. Morris: And one of them was, I can't remember the grid, but I think it's number two, pond number two was out, not on. So, he addressed the power or the breaker because the breaker

kept tripping. And if I've learned anything in my short period in short term rental is if it keeps tripping, just replace because it's now worn.

Mr. Scheerer: There's a problem.

Mr. Morris: You got to replace the breaker at some point. And.

Mr. Scheerer: Well, those aren't old. I'd be surprised.

Mr. Morris: No, they're not old. Our homes aren't old either, but they keep tripping and

Mr. Scheerer: There's a reason.

Mr. Morris: There's a reason. So, sometimes you just have to replace the breaker because it's not weak.

Mr. Scheerer: That's why we call Lake Fountains and let them resolve any of the issues that come whether it's cleaning the lenses.

Mr. Morris: I'll go through you.

Mr. Scheerer: Yeah, just send everything through me once we get everything verified as requested by the attorney and the account's transferred.

Mr. Morris: If I can get, and its frequency of service, the cleaning schedule as well.

Mr. Scheerer: There is no cleaning schedule unless you entered into a PM with Lake Fountain & Aeration.

Mr. Morris: I'm going to want to.

Mr. Scheerer: If you're going to want to, I'll ask for that.

Mr. Morris: Okay.

Mr. Scheerer: And we'll bring that back to a future Board meeting.

Mr. Morris: And treatment of water.

Mr. Scheerer: That's every month.

Mr. Morris: The treatment's already every month.

Mr. Scheerer: Yeah, we already have an agreement.

Mr. Morris: So, the cleaning schedule would be like the float on top and skimming and things like that, that'd be separate from the treatment.

Mr. Scheerer: They don't skim the top of the pond. So, if you have algae or stuff growing on top of the pond, they come out and they spray it, and it usually dies off and floats into the bottom of the water.

Mr. Morris: That's what I'm looking at. Is that part of the current service?

Mr. Scheerer: That's part of the current service. And the thing about Applied Aquatic is if they can't retreat until after 14 days because depending on the chemical they're using, there's some restrictions on how often they can put that chemical in the water. So, when they come in for their monthly service, you'll see them, they're on airboat, you can't miss them. Little mini airboat. They'll come in, they'll spray from the water out to the edge of the lake, and they'll spray that, and they'll move to the next one and do the same thing. If for some reason I come out there a couple weeks later and it doesn't look like we're getting the results we want, I'll send pictures over to the manager and I'll just say, hey man, this is pond one, this is pond four, whatever it is, and he'll send another crew back out and I'll retreat it in between. But there's typically the contract is once a month, but there's a 14 day delay due to the chemicals being used.

Mr. Flint: They'll retreat at no additional cost.

Mr. Scheerer: Yeah. No additional cost. Doesn't cost you a dime.

Mr. Morris: Okay.

Mr. Scheerer: Because I know we had harvested most of those ponds mechanically before you guys came on Board. They came in, they had a bunch of cattail and stuff that came over and harvested and took it all off property and they've been spraying it that way ever since. Please understand, as plant material dies off, it creates this biomass which usually produces algae. That's just a direct result of one thing happening as a result of that. But if it's ever an issue, whoever you have, they can send me an email and you know, I'll address it as quickly as possible with the aquatic vender. And then speaking about that, I've been very interested in your new security system. As I go in there, apparently you have a license plate reader. And if I'm stuck in some place and I'm not a registered guest, after a couple hours I get some sort of a warning, a ticket or something. Is there a way around that for staff?

Mr. Morris: I just need any license plates.

Mr. Scheerer: Okay.

Mr. Morris: And contact number for that license plate so that we can register you with Metropolis is the provider.

Mr. Scheerer: Okay. Do I send that to you or is there somebody else?

Mr. Morris: Yes.

Mr. Scheerer: Okay, I'll just shoot you a picture of my plate and my cell phone will be attached.

Mr. Morris: Right now, it's on a four hour. Now the construction's done, I'll probably drop it down to one hour without payment.

Mr. Scheerer: Yeah

Mr. Morris: But it's easy to overcome.

Mr. Scheerer: Yeah, they told me. They said if you're in here after that. Because I'm with Cherry Lake, we're doing a site visit. I'm going. Wait a minute. I'm with the landscaper.

Mr. Flint: Wait a minute, we own the ponds.

Mr. Scheerer: Yeah, and we own the ponds, too, by the way. I'm going to give them Rob's information.

Ms. Trucco: Actually, can I. This is Kristen. Sorry, can I just ask a follow up on that question? So, are you saying that there's a portion of the roads that are private or could you explain that?

Mr. Flint: Yes, they're all private except for the entranceway and they're gated. And we've got stormwater facilities behind the gates.

Ms. Trucco: Okay. Okay. We'll have to. I'll take a look at that. We'll have a conversation offline about that.

Mr. Flint: Okay.

Mr. Scheerer: That's all I have unless you have any questions for me.

Mr. Morris: Thank you.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: All right. Anything else? I did the math also on your question. \$36,000 is exactly 4 percent of the \$903. So that's that four percent discount. This \$903 was assessments that were paid in November. They have the four percent discount. The reason it says penalty is at some point it goes from being an early payment discount to being a penalty if you don't pay by March 31. So that's why that column captures both. It captures the four percent, three percent, two percent, one percent based on when the tax bills are paid. And then it captures the penalty after March if you don't pay your bill on that. So anyway, to circle back on that, anything else the Board wanted to discuss wasn't on the agenda.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-04

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

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

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

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

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

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

DATE:	June 18, 2026
HOUR:	11:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 219 E. Livingston Street Orlando, FL 32801

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

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

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

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

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

PASSED AND ADOPTED THIS 19th DAY OF MARCH, 2026.

ATTEST:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Storey Drive
Community Development District

Proposed Budget
FY2027

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Storey Drive
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 313,137	\$ 319,876	\$ -	\$ 319,876	\$ 313,137
Interest	3,600	4,230	5,770	10,000	10,000
Total Revenues	\$ 316,737	\$ 324,106	\$ 5,770	\$ 329,876	\$ 323,137
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 2,400	\$ 4,200	\$ 12,000
FICA Expense	918	138	184	321	918
Engineering Fees	12,000	720	5,280	6,000	12,000
Attorney	25,000	1,280	8,721	10,000	25,000
Arbitrage	450	-	450	450	450
Dissemination	3,785	1,577	2,208	3,785	3,974
Annual Audit	3,600	-	3,800	3,800	3,800
Trustee Fees	4,445	-	4,445	4,445	4,445
Assessment Administration	5,678	5,678	-	5,678	5,962
Management Fees	41,200	17,167	24,033	41,200	43,260
Information Technology	1,947	811	1,136	1,947	2,044
Website Maintenance	1,298	541	757	1,298	1,363
Telephone	75	-	25	25	75
Postage	500	28	147	175	500
Printing & Binding	500	21	79	100	500
Insurance	6,395	6,163	-	6,163	7,088
Legal Advertising	2,500	684	1,816	2,500	2,500
Other Current Charges	600	252	348	600	600
Office Supplies	150	1	24	25	150
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 123,216	\$ 37,036	\$ 55,852	\$ 92,887	\$ 126,804
Operations & Maintenance					
Field Services	\$ 10,302	\$ 4,293	\$ 6,010	\$ 10,302	\$ 10,817
Property Insurance	8,500	7,008	-	7,008	10,000
Electric	21,500	-	-	-	21,500
Water & Sewer	10,000	-	-	-	10,000
Landscape Maintenance	99,696	41,298	38,694	79,992	60,773
Landscape Contingency	2,500	-	30,000	30,000	25,000
Lake Maintenance	8,724	3,635	5,089	8,724	8,988
Irrigation Repairs	2,500	990	1,510	2,500	2,500
Fountain Maintenance	5,000	-	2,500	2,500	5,000
Pressure Washing	2,500	-	2,500	2,500	2,500
Repairs & Maintenance	3,500	-	1,750	1,750	3,500
Contingency	8,799	-	4,250	4,250	8,799
Total Operations & Maintenance:	\$ 183,521	\$ 57,224	\$ 92,302	\$ 149,526	\$ 169,377
Reserves					
Capital Reserve Transfer	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 26,956
Total Reserves	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 26,956
Total Expenditures	\$ 316,737	\$ 104,260	\$ 148,154	\$ 252,414	\$ 323,137
Excess Revenues (Expenditures)	\$ -	\$ 219,846	\$ (142,384)	\$ 77,462	\$ -

Storey Drive

Community Development District

FY 2027 Assessment Charts

Net Annual Assessments (Total)	\$ 313,137
Collection Cost (6%)	\$19,987
Gross Assessments	\$333,125

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$478.63	\$122,528.65
Townhomes	200	0.75	150	\$717.94	\$143,588.27
Single Family	70	1.00	70	\$957.26	\$67,007.86
Total	526		348		\$333,124.78

Fiscal Year 2026

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$478.63	\$122,529.28
Townhomes	200	0.75	150	\$717.94	\$143,588.00
Single Family	70	1.00	70	\$957.25	\$67,007.50
Total	526		348		\$333,124.78

Proposed Increase

Property Type	Units	ERU Factor	ERUs	Gross Per Unit	Total Gross
Condo	256	0.50	128	\$0.00	-\$0.63
Townhomes	200	0.75	150	\$0.00	\$0.27
Single Family	70	1.00	70	\$0.01	\$0.36
Total	526		348		\$0.00

Storey Drive
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on all the assessment property within the District in order to pay for the operating expenditures during the fiscal year.

Interest

The District generates funds from invested funds.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Poulos & Bennett, LLC, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Bonds. The District has contracted with AMTEC Corporation for this service.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on Series 2022 Special Assessment Bonds.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Bonds that are deposited with Trustee at USBank.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Storey Drive
Community Development District
GENERAL FUND BUDGET

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Storey Drive
Community Development District
 GENERAL FUND BUDGET

Operations & Maintenance:

Field Services

The District has contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Electric

Represents estimated cost of electric services for items such as monument lighting, irrigation meters, etc.

Water & Sewer

Represents estimated cost of water services for areas within the district such as main entrance, irrigated turf and landscaping around ponds.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Budgeted amount is based on proposal from Floralawn for Phases 1 and 2.

Description	Monthly	Annual
Landscape Maintenance - Partial Phases 1 & 2	\$5,064	\$60,773
Total		\$60,773

Landscape Contingency

Represents estimated costs for any additional landscape expenses such as mulch, palm pruning, annuals, etc., not covered under the monthly landscape maintenance contract.

Storey Drive
Community Development District
 GENERAL FUND BUDGET

Lake Maintenance

Represents cost to maintain four stormwater retention ponds. Amount is based on proposal from Applied Aquatic Management, Inc. for monthly maintenance and as needed clean-up/treatments.

Description	Monthly	Annual
Pond Maintenance Stormwater Retention Ponds 1 - 4	\$749	\$8,988
Total		\$8,988

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Fountain Maintenance

Represents estimated costs for any repairs & maintenance to fountains maintained by the District.

Pressure Washing

Represents estimated cost to pressure wash areas within the District boundaries.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Contingency

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

Transfer Out – Capital Reserve

Represents excess funds at fiscal year-end transferred to the Capital Reserve fund.

Storey Drive
Community Development District
Proposed Budget
FY2027
Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 26,956
Interest	1,200	15	585	600	2,400
Total Revenues	\$ 11,200	\$ 10,015	\$ 585	\$ 10,600	\$ 29,356
Expenditures:					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,200	\$ 10,015	\$ 585	\$ 10,600	\$ 29,356
Fund Balance - Beginning	\$ 67,003	\$ 66,503	\$ -	\$ 66,503	\$ 77,104
Fund Balance - Ending	\$ 78,203	\$ 76,519	\$ 585	\$ 77,104	\$ 106,460

Storey Drive
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2022

	Adopted Budget FY2026	Actual Thru 2/28/26	Projected Next 7 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 536,213	\$ 547,749	\$ -	\$ 547,749	\$ 536,213
Interest	18,000	6,699	5,500	12,199	12,000
Carry Forward Surplus*	242,486	457,898	-	457,898	260,176
Total Revenues	\$ 796,699	\$ 1,012,346	\$ 5,500	\$ 1,017,846	\$ 808,389
Expenditures:					
Series 2022					
Interest - 12/15	\$ 161,290	\$ 161,290	\$ -	\$ 161,290	\$ 158,549
Principal - 06/15	215,000	-	215,000	215,000	220,000
Interest - 06/15	161,290	-	161,290	161,290	158,549
Total Expenditures	\$ 537,580	\$ 161,290	\$ 376,290	\$ 537,580	\$ 537,098
Other Sources/(Uses)					
Transfer In/(Out)	\$ (10,000)	\$ (218,340)	\$ (1,750)	\$ (220,090)	\$ (2,400)
Total Other Financing Sources (Uses)	\$ (10,000)	\$ (218,340)	\$ (1,750)	\$ (220,090)	\$ (2,400)
Excess Revenues (Expenditures)	\$ 249,119	\$ 632,716	\$ (372,540)	\$ 260,176	\$ 268,891

*Represents carry forward surplus less Reserve amount.

Interest - 12/15/2027	<u>\$155,744</u>
Total	<u>\$155,744</u>
Net Assessment	\$536,213
Collection Cost (6%)	<u>\$34,226</u>
Gross Assessment	<u>\$570,439</u>

Property Type	Units	Gross Per Unit	Gross Total
Condo	256	\$886	\$226,770
Townhome	200	\$1,102	\$220,308
Single Family	70	\$1,762	\$123,359
Total	526		\$570,437

Storey Drive
Series 2022, Special Assessment Bonds
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/26	\$ 9,095,000	\$ 215,000	\$ 161,290.00	\$ -
12/15/26	\$ 8,880,000	\$ -	\$ 158,548.75	\$ 534,838.75
6/15/27	\$ 8,880,000	\$ 220,000	\$ 158,548.75	\$ -
12/15/27	\$ 8,660,000	\$ -	\$ 155,743.75	\$ 534,292.50
6/15/28	\$ 8,660,000	\$ 225,000	\$ 155,743.75	\$ -
12/15/28	\$ 8,435,000	\$ -	\$ 152,368.75	\$ 533,112.50
6/15/29	\$ 8,435,000	\$ 235,000	\$ 152,368.75	\$ -
12/15/29	\$ 8,200,000	\$ -	\$ 148,843.75	\$ 536,212.50
6/15/30	\$ 8,200,000	\$ 240,000	\$ 148,843.75	\$ -
12/15/30	\$ 7,960,000	\$ -	\$ 145,243.75	\$ 534,087.50
6/15/31	\$ 7,960,000	\$ 245,000	\$ 145,243.75	\$ -
12/15/31	\$ 7,715,000	\$ -	\$ 141,568.75	\$ 531,812.50
6/15/32	\$ 7,715,000	\$ 255,000	\$ 141,568.75	\$ -
12/15/32	\$ 7,460,000	\$ -	\$ 137,743.75	\$ 534,312.50
6/15/33	\$ 7,460,000	\$ 265,000	\$ 137,743.75	\$ -
12/15/33	\$ 7,195,000	\$ -	\$ 133,437.50	\$ 536,181.25
6/15/34	\$ 7,195,000	\$ 270,000	\$ 133,437.50	\$ -
12/15/34	\$ 6,925,000	\$ -	\$ 129,050.00	\$ 532,487.50
6/15/35	\$ 6,925,000	\$ 280,000	\$ 129,050.00	\$ -
12/15/35	\$ 6,645,000	\$ -	\$ 124,500.00	\$ 533,550.00
6/15/36	\$ 6,645,000	\$ 290,000	\$ 124,500.00	\$ -
12/15/36	\$ 6,355,000	\$ -	\$ 119,787.50	\$ 534,287.50
6/15/37	\$ 6,355,000	\$ 300,000	\$ 119,787.50	\$ -
12/15/37	\$ 6,055,000	\$ -	\$ 114,912.50	\$ 534,700.00
6/15/38	\$ 6,055,000	\$ 310,000	\$ 114,912.50	\$ -
12/15/38	\$ 5,745,000	\$ -	\$ 109,875.00	\$ 534,787.50
6/15/39	\$ 5,745,000	\$ 320,000	\$ 109,875.00	\$ -
12/15/39	\$ 5,425,000	\$ -	\$ 104,675.00	\$ 534,550.00
6/15/40	\$ 5,425,000	\$ 330,000	\$ 104,675.00	\$ -
12/15/40	\$ 5,095,000	\$ -	\$ 99,312.50	\$ 533,987.50
6/15/41	\$ 5,095,000	\$ 340,000	\$ 99,312.50	\$ -
12/15/41	\$ 4,755,000	\$ -	\$ 93,787.50	\$ 533,100.00
6/15/42	\$ 4,755,000	\$ 350,000	\$ 93,787.50	\$ -
12/15/42	\$ 4,405,000	\$ -	\$ 88,100.00	\$ 531,887.50
6/15/43	\$ 4,405,000	\$ 365,000	\$ 88,100.00	\$ -
12/15/43	\$ 4,040,000	\$ -	\$ 80,800.00	\$ 533,900.00
6/15/44	\$ 4,040,000	\$ 380,000	\$ 80,800.00	\$ -
12/15/44	\$ 3,660,000	\$ -	\$ 73,200.00	\$ 534,000.00
6/15/45	\$ 3,660,000	\$ 395,000	\$ 73,200.00	\$ -
12/15/45	\$ 3,265,000	\$ -	\$ 65,300.00	\$ 533,500.00
6/15/46	\$ 3,265,000	\$ 410,000	\$ 65,300.00	\$ -
12/15/46	\$ 2,855,000	\$ -	\$ 57,100.00	\$ 532,400.00
6/15/47	\$ 2,855,000	\$ 430,000	\$ 57,100.00	\$ -
12/15/47	\$ 2,425,000	\$ -	\$ 48,500.00	\$ 535,600.00
6/15/48	\$ 2,425,000	\$ 445,000	\$ 48,500.00	\$ -
12/15/48	\$ 1,980,000	\$ -	\$ 39,600.00	\$ 533,100.00
6/15/49	\$ 1,980,000	\$ 465,000	\$ 39,600.00	\$ -
12/15/49	\$ 1,515,000	\$ -	\$ 30,300.00	\$ 534,900.00
6/15/50	\$ 1,515,000	\$ 485,000	\$ 30,300.00	\$ -
12/15/50	\$ 1,030,000	\$ -	\$ 20,600.00	\$ 535,900.00
6/15/51	\$ 1,030,000	\$ 505,000	\$ 20,600.00	\$ -
12/15/51	\$ 525,000	\$ -	\$ 10,500.00	\$ 536,100.00
6/15/52	\$ 525,000	\$ 525,000	\$ 10,500.00	\$ 535,500.00
Totals		\$ 9,095,000	\$ 5,328,088	\$ 14,423,087.50

SECTION VI

**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: **18**
 - (B) Identify Acquisition Agreement, if applicable;
 - (C) Name of Payee: **Lennar Homes LLC**
 - (D) Amount Payable: **\$224,082.77 (account balance not to exceed \$254,040.31)**
 - (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):
- Reimbursement for professional services costs for Phase 1 & 2.**
- (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: _____

**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.

Consulting Engineer

TABLE 1
 Storey Drive Community Development District
 Summary of Costs for Requisition
 February 25, 2026

DESCRIPTION	CONTRACT AMOUNT	REQ. QTY	UNIT	UNIT COST	REQUISITION AMOUNT	REQ %
Professional Services						
FEMA LOMR Design & Permitting	\$ 14,000.00	1	LS	\$ 14,000.00	\$ 14,000.00	100.0%
Additional FEMA LOMR-MT-2 Application-.326	\$ 8,500.00	1	LS	\$ 8,500.00	\$ 8,500.00	100.0%
Additional FEMA LOMR-MT-2 Processing HRLY-.327	\$ 12,497.50	1	LS	\$ 12,497.50	\$ 12,497.50	100.0%
Master Utility Plan Update-.131	\$ 6,500.00	1	LS	\$ 6,500.00	\$ 6,500.00	100.0%
FEMA MT-2 Permitting Amendment #16-.36	\$ 8,500.00	1	LS	\$ 8,500.00	\$ 8,500.00	100.0%
Preparation of Final Engineering Plans for Commercial Dwelling Units Ph 1 CO#1-.07	\$ 75,500.00	0.25	LS	\$ 75,500.00	\$ 18,875.00	25.0%
Mass Grading Plans Ph2 CO#1-.08	\$ 17,500.00	0.25	LS	\$ 17,500.00	\$ 4,375.00	25.0%
Preparation of Final Engineering Plans for Offsite Forcemain Extension CO#1-.11	\$ 30,000.00	1	LS	\$ 30,000.00	\$ 30,000.00	100.0%
Lift Station CO#1-.12	\$ 8,650.00	1	LS	\$ 8,650.00	\$ 8,650.00	100.0%
Master Utility Plan Sanitary Sewer CO#1-.13	\$ 7,500.00	1	LS	\$ 7,500.00	\$ 7,500.00	100.0%
SFWMD Dewatering Application CO#1-.14	\$ 2,500.00	1	LS	\$ 2,500.00	\$ 2,500.00	100.0%
Orange County E-permit CO#1-.15	\$ 8,500.00	1	LS	\$ 8,500.00	\$ 8,500.00	100.0%
Intersection Improvements CO#1-.16	\$ 12,500.00	1	LS	\$ 12,500.00	\$ 12,500.00	100.0%
Plat Coordination CO#1-.18	\$ 6,500.00	0.25	LS	\$ 6,500.00	\$ 1,625.00	25.0%
Additional Plat Services HRLY wBE CO#1-.19	\$ 3,498.75	0.25	LS	\$ 3,498.75	\$ 874.69	25.0%
Construction Phase Services Mass Grading HRLY wBE CO#1-.21	\$ 9,998.75	0.25	LS	\$ 9,998.75	\$ 2,499.69	25.0%
Additional Construction Phase Services Ph 1 HRLY wBE CO#1-.23	\$ 39,171.25	0.25	LS	\$ 39,171.25	\$ 9,792.81	25.0%
Preparation of Record Drawings Ph 1 CO#1-.24	\$ 7,250.00	0.25	LS	\$ 7,250.00	\$ 1,812.50	25.0%
Preparation of Final Engineering Plans for Commercial Dwelling Units Ph 2 CO#1-.071	\$ 75,500.00	0.25	LS	\$ 75,500.00	\$ 18,875.00	25.0%
Preparation of Final Engineering Plans for Commercial Dwelling Units Ph 2 CO#1-.071	\$ 5,000.00	0.25	LS	\$ 5,000.00	\$ 1,250.00	25.0%
CDD Engineer's Report HRLY wBE CO#3-.30	\$ 14,972.50	1	LS	\$ 14,972.50	\$ 14,972.50	100.0%
CDD Meetings HRLY wBE CO#3-.31	\$ 4,685.00	1	LS	\$ 4,685.00	\$ 4,685.00	100.0%
Mass Grading Plans CO #6-.337,500.00	\$ 7,500.00	0.25	LS	\$ 7,500.00	\$ 1,875.00	25.0%
City of Orlando and SFWMD Permitting CO #6 HRLY wBE-.34	\$ 4,925.00	0.25	LS	\$ 4,925.00	\$ 1,231.25	25.0%
Additional Plat Services - Phase 1 Hrly-.191	\$ 1,186.25	0.25	LS	\$ 1,186.25	\$ 296.56	25.0%
Miscellaneous Engineering & Construction Srvcs Amend 15 CO #14 HRLY w BE-.35	\$ 2,488.75	0.25	LS	\$ 2,488.75	\$ 622.19	25.0%
Additional Project Meetings Hrly CO#11-.063	\$ 4,993.75	0.25	LS	\$ 4,993.75	\$ 1,248.44	25.0%
Additional Project Meetings Hrly 11121 -13122 CO#11-.064	\$ 5,987.50	0.25	LS	\$ 5,987.50	\$ 1,496.88	25.0%
Plat Coordination Phase 2-.182	\$ 7,000.00	0.25	LS	\$ 7,000.00	\$ 1,750.00	25.0%
Additional Plat Services Phase 2-.192	\$ 2,756.25	0.25	LS	\$ 2,756.25	\$ 689.06	25.0%
Additional Project Meetings Amendment #9-.062	\$ 9,995.00	0.25	LS	\$ 9,995.00	\$ 2,498.75	25.0%
FEMA CLOMR MT-2 Application CO #7-.321	\$ 10,000.00	1	LS	\$ 10,000.00	\$ 10,000.00	100.0%
FEMA CLOMR MT-2 Processing HRLY wBE CO #7-.322	\$ 14,992.50	1	LS	\$ 14,992.50	\$ 14,992.50	100.0%
Final Eng Plan Revisions for Entrance Road CO#8-.072	\$ 12,500.00	1	LS	\$ 12,500.00	\$ 12,500.00	100.0%
Permitting to revised Final Engineering Plans Hrly CO#8-.102	\$ 3,680.00	1	LS	\$ 3,680.00	\$ 3,680.00	100.0%
Preparation of Final Site Plan-.03	\$ 7,500.00	0.25	LS	\$ 7,500.00	\$ 1,875.00	25.0%
Subtotal	\$ 474,728.75			Subtotal	\$ 254,040.31	53.5%

TOTAL	\$ 254,040.31
RETAINAGE ADJUSTMENT	\$ -
GRAND TOTAL	\$ 254,040.31

SECTION VII

SECTION C

SECTION 1

Storey Drive Community Development District

Summary of Invoices

February 01, 2026 - February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/10/26	276	\$ 275,000.00
	2/20/26	277-281	14,532.78
			\$ 289,532.78
Capital Reserve			
	2/10/26	1	\$ 66,500.00
			\$ 66,500.00
Payroll			
	<u>February 2026</u>		
	Daryl Morris	50093	\$ 184.70
	Erin Majeski	50094	184.70
	Patrick Bonin	50095	184.70
	Sunita Kalpee	50096	184.70
			\$ 738.80
TOTAL			\$ 356,771.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00017	2/10/26	02102026	202602	300	15100	10000		TRANSFER TO SBA OPER RES	*	275,000.00		
									STOREY DRIVE CDD C/O			275,000.00	000276
2/20/26	00014	2/15/26	234607	202602	320	53800	47000		AQUATIC PLANT MGMT FEB26	*	727.00		
									APPLIED AQUATIC MANAGEMENT INC			727.00	000277
2/20/26	00011	2/11/26	145524	202602	320	53800	46200		GROUPS MAINTENANCE FEB26	*	8,308.00		
									CHERRYLAKE INC			8,308.00	000278
2/20/26	00001	2/01/26	106	202602	320	53800	12000		FIELD MANAGEMENT FEB26	*	858.50		
		2/01/26	107	202602	310	51300	34000		MANAGEMENT FEES FEB26	*	3,433.33		
		2/01/26	107	202602	310	51300	35200		WEBSITE ADMIN FEES FEB26	*	108.17		
		2/01/26	107	202602	310	51300	35100		INFOMRATION TECH FEB26	*	162.25		
		2/01/26	107	202602	310	51300	31300		DISSEMINATION FEE FEB26	*	315.42		
		2/01/26	107	202602	310	51300	51000		OFFICE SUPPLIES FEB26	*	.15		
		2/01/26	107	202602	310	51300	42000		POSTAGE FEB26	*	3.11		
		2/01/26	107	202602	310	51300	42500		COPIES FEB26	*	8.85		
									GOVERNMENTAL MANAGEMENT SERVICES			4,889.78	000279
2/20/26	00002	2/10/26	150135	202601	310	51300	31500		RVW AGENDA/BOARD MEMBERS	*	363.00		
									LATHAM LUNA EDEN AND BEAUDINE LLP			363.00	000280
2/20/26	00019	2/04/26	20500039	202601	310	51300	31100		WMD TRANSFER/UPLOAD RAI	*	245.00		
									PAPE-DAWSON CONSULTING ENGINEER LLC			245.00	000281
TOTAL FOR BANK A											289,532.78		
TOTAL FOR REGISTER											289,532.78		

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/10/26	00001	2/10/26 02102026	202602 300-15100-10000	OPEN SBA CAP.RESERVE ACCT	*	66,500.00	
-----							66,500.00 000001
TOTAL FOR BANK B						66,500.00	
TOTAL FOR REGISTER						66,500.00	

STCD STOREY DRIVE TVISCARRA

SECTION 2

Storey Drive

Community Development District

Unaudited Financial Reporting

February 28, 2026



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Storey Drive
Community Development District
Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist Bank	\$ 59,936	\$ 10,005	\$ -	\$ -	\$ 69,941
Investments:					
Series 2022					
Reserve	-	-	53,621	-	53,621
Revenue	-	-	632,716	-	632,716
Construction	-	-	-	224,083	224,083
State Board of Administration	411,125	66,514	-	-	477,639
Total Assets	\$ 471,061	\$ 76,519	\$ 686,337	\$ 224,083	\$ 1,458,000
Liabilities:					
Accounts Payable	\$ 637	\$ -	\$ -	\$ -	\$ 637
Total Liabilities	\$ 637	\$ -	\$ -	\$ -	\$ 637
Fund Balances:					
Restricted For Debt Service	\$ -	\$ -	\$ 686,337	\$ -	\$ 686,337
Assigned For CAPITAL Reserves	-	76,519	-	-	76,519
Assigned For Capital Projects	-	-	-	224,083	224,083
Unassigned	470,423	-	-	-	470,423
Total Fund Balances	\$ 470,423	\$ 76,519	\$ 686,337	\$ 224,083	\$ 1,457,363
Total Liabilities & Fund Equity	\$ 471,061	\$ 76,519	\$ 686,337	\$ 224,083	\$ 1,458,000

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 313,137	\$ 313,137	\$ 319,876	\$ 6,739
Interest	3,600	1,500	4,230	2,730
Total Revenues	\$ 316,737	\$ 314,637	\$ 324,106	\$ 9,469
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,800	\$ 3,200
FICA Expense	918	383	138	245
Engineering Fees	12,000	5,000	720	4,280
Attorney	25,000	10,417	1,280	9,137
Arbitrage	450	-	-	-
Dissemination	3,785	1,577	1,577	(0)
Annual Audit	3,600	-	-	-
Trustee Fees	4,445	-	-	-
Assessment Administration	5,678	5,678	5,678	-
Management Fees	41,200	17,167	17,167	0
Information Technology	1,947	811	811	-
Website Maintenance	1,298	541	541	(0)
Telephone	75	31	-	31
Postage	500	208	28	181
Printing & Binding	500	208	21	187
Insurance	6,395	6,395	6,163	232
Legal Advertising	2,500	1,042	684	357
Other Current Charges	600	250	252	(2)
Office Supplies	150	63	1	62
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 123,216	\$ 54,945	\$ 37,036	\$ 17,909
Operations & Maintenance				
Field Operations	\$ 10,302	\$ 4,293	\$ 4,293	\$ -
Property Insurance	8,500	8,500	7,008	1,492
Electric	21,500	8,958	-	8,958
Water & Sewer	10,000	4,167	-	4,167
Landscape Maintenance	99,696	41,540	41,298	242
Landscape Contingency	2,500	1,042	-	1,042
Lake Maintenance	8,724	3,635	3,635	-
Lake Contingency	-	-	-	-
Irrigation Repairs	2,500	1,042	990	51
Fountain Maintenance	5,000	2,083	-	2,083
Pressure Washing	2,500	1,042	-	1,042
Repairs & Maintenance	3,500	1,458	-	1,458
Contingency	8,799	3,666	-	3,666
Total Operations & Maintenance:	\$ 183,521	\$ 81,425	\$ 57,224	\$ 24,202
Reserves				
Capital Reserve Transfer	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Total Reserves	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 316,737	\$ 146,371	\$ 104,260	\$ 42,111
Excess Revenues (Expenditures)	\$ -		\$ 219,846	
Fund Balance - Beginning	\$ -		\$ 250,577	
Fund Balance - Ending	\$ -		\$ 470,423	

Storey Drive

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Transfer In	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Interest	1,200	500	15	(485)
Total Revenues	\$ 11,200	\$ 10,500	\$ 10,015	\$ (485)
Expenditures:				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,200	\$ 10,500	\$ 10,015	
Fund Balance - Beginning	\$ 67,003		\$ 66,503	
Fund Balance - Ending	\$ 78,203		\$ 76,519	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments	\$ 536,213	\$ 536,213	\$ 547,749	\$ 11,536
Interest	18,000	7,500	6,699	(801)
Total Revenues	\$ 554,213	\$ 543,713	\$ 554,448	\$ 10,735
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)	\$ (4,167)	\$ (218,340)	\$ 214,173
Total Other Financing Sources (Uses)	\$ (10,000)	\$ (4,167)	\$ (218,340)	\$ 214,173
Excess Revenues (Expenditures)	\$ 6,633		\$ 174,818	
Fund Balance - Beginning	\$ 242,486		\$ 511,519	
Fund Balance - Ending	\$ 249,119		\$ 686,337	

Storey Drive

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 104	\$ 104
Total Revenues	\$ -	\$ -	\$ 104	\$ 104
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 218,340	\$ (218,340)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 218,340	\$ (218,340)
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 218,444	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,638	
Fund Balance - Ending	\$ -	\$ -	\$ 224,083	

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	1,047	-	-	-	-	-	-	-	4,230
Total Revenues	\$ 685	\$ 609	\$ 770	\$ 320,994	\$ 1,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 324,106
Expenditures:													
Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	-	31	46	-	61	-	-	-	-	-	-	-	138
Engineering Fees	48	333	95	245	-	-	-	-	-	-	-	-	720
Attorney	115	744	58	363	-	-	-	-	-	-	-	-	1,280
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	315	315	315	315	-	-	-	-	-	-	-	1,577
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,678	-	-	-	-	-	-	-	-	-	-	-	5,678
Management Fees	3,433	3,433	3,433	3,433	3,433	-	-	-	-	-	-	-	17,167
Information Technology	162	162	162	162	162	-	-	-	-	-	-	-	811
Website Maintenance	108	108	108	108	108	-	-	-	-	-	-	-	541
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	14	3	3	4	3	-	-	-	-	-	-	-	28
Printing & Binding	-	-	13	-	9	-	-	-	-	-	-	-	21
Insurance	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Legal Advertising	-	684	-	-	-	-	-	-	-	-	-	-	684
Other Current Charges	56	56	41	42	56	-	-	-	-	-	-	-	252
Office Supplies	0	0	0	0	0	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 16,268	\$ 6,270	\$ 4,876	\$ 4,673	\$ 4,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,036
Operations & Maintenance													
Field Operations	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,293
Property Insurance	7,008	-	-	-	-	-	-	-	-	-	-	-	7,008
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	8,308	8,308	8,308	8,308	-	-	-	-	-	-	-	41,298
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	727	727	727	727	727	-	-	-	-	-	-	-	3,635
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	89	265	637	-	-	-	-	-	-	-	-	990
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 16,660	\$ 9,982	\$ 10,158	\$ 10,531	\$ 9,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,224
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Expenditures	\$ 32,928	\$ 16,252	\$ 15,034	\$ 15,203	\$ 24,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,260
Excess Revenues (Expenditures)	\$ (32,242)	\$ (15,643)	\$ (14,264)	\$ 305,791	\$ (23,795)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,846

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	\$53,621	
RESERVE FUND BALANCE	\$53,621	
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
2/2/26		Interest		23.56
2/3/26		Transfer from Reserve		721.74
2/18/26		Transfer from Reserve		214,485.00
TOTAL				\$ 218,444.32
Project (Construction) Fund at 09/30/25				\$ 5,638.45
Interest Earned/Transferred Funds thru 2/28/26				218,444.32
Requisitions Paid thru 2/28/26				-
Remaining Project (Construction) Fund				\$ 224,082.77