

*Storey Drive  
Community Development District*

*Agenda*

*June 18, 2026*

# AGENDA

# *Storey Drive*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

### REVISED AGENDA

June 11, 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, June 18, 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:

### **Board of Supervisors 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 March 19, 2026 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll
6. District Goals and Objectives
  - A. Adoption of Fiscal Year 2027 Goals and Objectives
  - B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
7. **Consideration of Consent to Assignment and Assumption of Agreement for Professional Engineering Services - Added**
8. Appointment of Audit Committee and Chairman
9. Staff Reports
  - A. Attorney
    - i. Discussion of Exterior Wall Ownership
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters – 0
    - iv. Approval of Fiscal Year 2027 Meeting Schedule
    - v. Form 1 Filing Deadline Reminder – Due July 1<sup>st</sup>

- vi. Presentation of Arbitrage Rebate Report for the Series 2022 Bonds
- D. Field Manager's Report
- 10. Other Business
- 11. Supervisor's Requests
- 12. Adjournment

**Audit Committee Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
- 4. 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

**BOARD OF SUPERVISORS  
MEETING**

# 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 18<sup>th</sup> day of June, 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, March 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>by phone</i>	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Robert Petillo	District Counsel
Steve Saha	District Engineer
Alan Scheerer	Field Manager
Karly Chambers	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 and one Board member joining by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is public comment period. We don't have any members of the public other than Board and staff here.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027**

Mr. Flint: You do have a vacancy. I don't know if the Board is in a position to nominate a replacement for that vacant spot at this point or you want to defer action on that.

Ms. Kalpee: Defer.

Mr. Morris: Vacancy for whom?

Mr. Flint: There are five seats on the Board and there are only four Board members.

Mr. Morris: We'll defer.

Mr. Flint: Okay, we'll carry that over to the next agenda. The only qualification is that they're a resident of the State of Florida and a Citizen of the United States.

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

**C. Consideration of Resolution 2026-03 Electing Assistant Secretary**

Mr. Flint: We'll defer the items A, B, and C under item 3.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 19, 2026 Meeting**

Mr. Flint: Then, we'll move on to approval of the minutes from your February 19, 2026 meeting. Did the Board have any comments or corrections to those minutes?

Mr. Morris: I did not have any changes.

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Minutes of the February 19, 2026 Meeting, were approved, as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. Flint: Item five is consideration of Resolution 2026-04, approving a proposed budget and setting a public hearing. The CDD's budget adoption process is a two-step process. In the spring, the CDD approves a proposed budget, which is not binding, and then they set the hearing date for the actual adoption of the budget. What you have in your agenda is a proposed budget. It's subject to change. The only issue would be if you wanted to increase assessments, but I don't foresee the need to do that. If anything, we might be able to trim this budget. You can go with what you have in here and then prior to the public hearing we can refine it. The resolution is recommending your June 18, 2026 meeting for the actual hearing to adopt the budget at 11:00 a.m. in this location and then attached to the resolution is Exhibit A and is the proposed budget. Right now it's drafted, contemplating that the assessments would remain the same, generating \$313,137. The admin budget we are proposing an increase in the management fee and it's really the result of everyone's costs going up. The primary drivers for us are liability insurance and health insurance really impacting our business. We do have our proposed increase in there from \$41,200 to \$43,260.

The insurance has gone up a little bit there you can see from \$6,395 to \$7,088. That's based on an estimate from our insurance provider of what they believe the increase in the liability insurance will be. We may know more before June, but they're projecting a certain increase. We base our proposed budgets on their projections. On the operating side, there are a couple things we should discuss. One is the turnover of the fountains. We're carrying the electric costs in here for the five fountains.

Mr. Morris: I have the photos. I still can't find pond three. So, we're going to reach out to Lake Fountains and see if they know. I don't know if you had a chance to do that.

Mr. Scheerer: I have. What they sent me was the location of the actual fountain timer on the side of the pond with the electric meter.

Mr. Morris: I can't find the meter for pond three.

Ms. Kalpee: So, there are five meters in total?

Mr. Scheerer: Three.

Mr. Morris: I don't know if it's tied in with pond four, which I find that very odd to have that far of a run, but it's literally nowhere to be found.

Mr. Scheerer: Me too.

Mr. Morris: And it wouldn't be within Aqua Bay, because that's a different lot.

Mr. Scheerer: We looked in there. The last time you and I were together we looked.

Mr. Morris: I'm at a loss. So maybe Lake Fountains can tell us, but these are the two we'll pull, and we'll get you the information so we can true up the proposal.

Mr. Flint: Yeah, we'd like to get those switched over. We're budgeting for it and you're paying it, so you don't want to be paying twice. Whatever we can do to help on that, let us know. Alan can take pictures of the meters too, but I think it would be easier if we had your actual builds.

Mr. Morris: We're going to get it.

Mr. Morris: I guess it was the one in the front was the most recent. We just got that turned over to us maybe five or six months ago. Lennar kept it for a long period of time, so that was one of the delayed turnovers. We'll get it to you though.

Mr. Flint: Was the project manager, did you say it was Zach that was working?

Mr. Scheerer: I know that when Teresa left, Zach took over.

Mr. Flint: He might know where that meter is.

Mr. Scheerer: Yeah. On the land side.

Mr. Bonin: What is it we're trying to find?

Mr. Scheerer: The center pond, pond three, in between all the high rises.

Mr. Bonin: Right.

Mr. Scheerer: We cannot find the actual electrical meter that serves power to the controllers which are located on the side of the pond bank. We can get to those. Daryl and I were there and we walked around and looked at several locations trying to find it. We thought maybe it was behind the fence on Aqua Bay for the aquatic amenity, but we couldn't find anything for that.

Mr. Bonin: I'll look into that. I guess we're just on battery right now.

Mr. Scheerer: No. It's direct power to the fountain.

Mr. Bonin: Oh, so you have power, but the actual meter cannot be found.

Mr. Scheerer: We can't find the actual electrical meter.

Mr. Bonin: That's spinning and providing power.

Mr. Scheerer: Yes.

Mr. Bonin: All the apartment buildings we looked across in the parking lot to see if maybe it was possible it's on the bank of one of the buildings? That's a likely spot, but which building is it on?

Mr. Scheerer: We looked where the transformers are.

Mr. Bonin: That's where I'll start. There's a good likelihood it got put on the bank. There is an extra meter that would just blend in with the other ones and you wouldn't know. I'll check there.

Mr. Scheerer: Thank you.

Mr. Morris: All the meters in the buildings, if it is in one of those, it's in the electrical control room across from the elevator control room. It's a decent point. They're all boxed.

Mr. Bonin: Yeah. You wouldn't know unless there's one extra.

Mr. Morris: You would think they wouldn't have done that.

Mr. Bonin: We do that on most of our townhomes and some of our condo buildings. That's the logical place if it's close by to the clock, so we'll just there first.

Mr. Scheerer: We'll double check. We're going out there after the meetings today anyway. We'll double check everything.

Ms. Kalpee: How many lake meters do we have per building?

Mr. Morris: You have 32, plus the emergency, plus the elevator, so there should be 34. Does that sound right? The emergency lights is 1. The elevator is another. Then each unit has one. So, each floor.

Mr. Bonin: The bottom three floors have eight units. That's 24. Then the top one had six units.

Mr. Morris: Yeah, they're all vertically.

Mr. Bonin: So, 32, then plus one, plus one. Is what you're saying?

Mr. Morris: Yeah. 34, unless there's one more.

Ms. Kalpee: So, I could just go through the bill and if there's one building that has 35 units, then that would be it.

Mr. Bonin: If there's one that's got an odd, that's the likely candidate.

Mr. Flint: The other issue from a budgeting perspective is that we've been budgeting for water. Not necessarily sewer, but the line item is called water and sewer for irrigation. But the way that the irrigation system is designed out there, it's all integrated. The CDD portion of the landscaping irrigation is not broken out from the rest of the common area. I know it's not the HOA anymore that's paying it. But we've budgeted for it in the event we're going to have to enter into some cost share agreement where we pay it.

Mr. Morris: I was going to say we should probably just do an allocation and then on our side, the rest from the HOA go direct to unit. Each unit gets billed. So if we do a percentage allocation, do we have to agree upon that?

Mr. Flint: Yeah, we'd have to do an agreement.

Mr. Morris: I think projected would be anywhere between 15% and 20%. 15% and 20% would be the CDD allocation of the billing, and then the rest would go direct to unit.

Ms. Kalpee: For all units?

Mr. Morris: All units. The landscape irrigation.

Ms. Kalpee: For the entire community.

Mr. Morris: It's in one box.

Ms. Kalpee: Got it. So, we just need to take a percentage of the bill.

Mr. Scheerer: Yeah, we have like Del Verde in and then a portion of Vanguard.

Mr. Morris: The CDD landscape is Vanguard all the way, it's a half a mile run and then nothing on the west. There's really no landscape on that side to my recollection. There's no landscape on the back of Hero.

Mr. Flint: What we would do is, if we can get the irrigation plans, look at how many zones and heads we have and actually come up with a calculation that way. Then we would do an agreement between the CDD and whoever the entity is that is currently paying it. Since that entity, the account's in their name, they're paying the bill. It would make sense that you would invoice us monthly when you get your bill. If you want to do that we'll go ahead and continue to carry this expense. If it's coming out of the same pocket, then it probably doesn't make sense because different pockets, that makes sense. Landscape maintenance; we've adjusted this based on the new contract with Floralawn. The other line items are fairly standard. Anything else, Alan, that you want to point out?

Mr. Scheerer: No, not really. I think that was the biggest item right there was reducing the annual cost due to the Floralawn Agreement versus the Cherry Lake Agreement.

Mr. Morris: Fantastic. It goes into effect April 1<sup>st</sup>, right?

Mr. Scheerer: Correct. There is a walk through next week with Floralawn.

Mr. Morris: Perfect. And unless it's the contingency line item, the one charge I'd love to see come in from Floralawn or any landscape providers, the service comes in that's static, but for issues like the irrigation broke and oops, we got to do this. Where is that line item?

Mr. Flint: We have an irrigation repair line, and we also have a landscape contingency.

Mr. Morris: Okay. And the budget is that an annual \$2,500?

Mr. Flint: In the current year, it is.

Mr. Scheerer: For landscape contingency.

Mr. Flint: So, we've got room to cut this based on the reduction in the landscape contract.

Mr. Morris: I'm looking at full year, looking at total projected.

Mr. Flint: We've increased our capital reserve transfer. We've increased the landscape contingency. There is room in here to potentially trim this.

Mr. Morris: Okay.

Mr. Flint: We've just balanced it based on keeping the assessments level for purposes of this. But if upon review between now and June, we can review that and potentially decrease if necessary.

Mr. Morris: This lake maintenance is based on a quarterly service?

Mr. Scheerer: It's a monthly service. It was just a slight increase due to chemical costs between this year and next year. The number of this year is \$8,724 and it went to \$8,988 and that's a monthly service. With Applied Aquatic, if there's ever a reason to have to retreat, they have to do it usually after 14 days. They'll come retreat, whatever the issue is, at no cost.

Mr. Morris: So effectively it's \$750 monthly for all four ponds to be serviced and treated.

Mr. Scheerer: Correct.

Mr. Flint: And an alternative to decreasing assessments may be increasing levels of service for some things.

Mr. Morris: And fountain maintenance?

Mr. Scheerer: That's just as needed.

Mr. Morris: I'll talk to you offline about that, but we can bill it to this. Because we just had one invoice and called them out for the lights to be replaced.

Mr. Scheerer: Yeah. And Angela Wagner with Lake Fountains sent me an email and told me what was going on because I've got a lot of dealings with those folks at other properties, and I just let her know that these will be coming to us. We'll let you know those invoices will start coming to the CDD and whether you call them in, or we call them in, as long as I'm made aware of what the issue is, then I can go ahead and authorize the invoice to be paid.

Ms. Kalpee: Should the invoices come directly to you guys?

Mr. Scheerer: Once we get them transferred, that'll come directly to us. It'll be out of your responsibility.

Ms. Kalpee: We should just send the invoice and have you guys pay it.

Mr. Scheerer: Yes, ma'am.

Mr. Flint: We'll be out there usually there every week. But in the interim, if you see a light out that we don't catch, just call us.

Mr. Scheerer: I know that you have a guy that runs around there periodically flipping breakers.

Mr. Morris: Well, the breakers continue to pop. That's our biggest issue. On lake one, I think you designate in the plat. It's fountain two. It's the one that's on the east side of lake one. It trips all the time. Those breakers I think are maybe have been worn because they pop so much.

Mr. Scheerer: Yeah, I think Angela said that one you and I were looking at in four, which is clear in the back that they actually replaced the breaker.

Mr. Morris: I think they did. The most recent one, they did. But one, I don't think it's been replaced yet. We've called out Strada, our own electrician. When we didn't recognize how it worked, and they said it's still popping. I don't know what we need to do next, is really what it comes down to. When it pops, then timer gets out of whack relative to the other fountain.

Mr. Scheerer: Right.

Mr. Morris: With the lights and the fountain, itself.

Mr. Scheerer: We'll just keep an eye on it. I know you have onsite staff and that's really not their responsibility, but I've caught the porter or somebody out there a couple of different times walking back, and he said, yeah, I was just checking the breakers.

Mr. Morris: That's probably Phil or me.

Mr. Scheerer: Well, it wasn't you because I know you. If it was you, I would know. George is the service tech for Lake Fountain and I can get with George and say look we're having the same issue, is it maybe a wiring issue?

Mr. Morris: It could be at this point.

Mr. Scheerer: Because you're running two fountains off of one meter in that first pond. You have two fountains in that one.

Mr. Morris: Well, one and four.

Mr. Scheerer: One and four correct. Three is the one in the middle and it only has a singular fountain.

Mr. Morris: It's off no meter.

Mr. Scheerer: Off solar.

Mr. Flint: Okay. Someone's paying it.

Mr. Scheerer: Trust me, we looked. We spent an hour in the field looking.

Mr. Morris: And pressure washing. Where do you do that?

Mr. Scheerer: What we would do is probably Del Verde, coming in, if we needed to pressure wash. Because that's ours. Then we have the sidewalk between Del Verde and Vanguard that runs between the canal one and the wall.

Mr. Morris: When you say ours, it's Gatehouse to the gate?

Mr. Scheerer: Gatehouse to International Drive. That strip.

Mr. Morris: I was always under the understanding that was the public side.

Mr. Scheerer: No, that's our side.

Mr. Morris: But the landscape is the CDD. The roadway is city.

Mr. Scheerer: I believe it's CDD.

Mr. Flint: No, the roadway is ours.

Mr. Morris: The roadway on Del Verde from the light?

Mr. Flint: Yes. It is the CDD's.

Mr. Morris: I've been misdirected this whole time. So, if I were wanting to put speed humps in there, could that be a dialogue that we can have?

Mr. Flint: Yeah.

Mr. Morris: People are speeding too fast, and I've always been told that was the city and we can't do anything about it.

Mr. Flint: No.

Mr. Scheerer: So, we would do the sidewalks and curbs is what we typically do, Daryl. And like I said, you have the sidewalk, the path that runs between the wall and the canal to Vanguard.

Mr. Morris: The area of interest in the near term for power washing is going to be Gatehouse Inn along that sidewalk it builds up with, especially when we have a rain like we did this last weekend, and we don't have anything now, it'll have dry landscape and such just sitting in the curving. So, if we can look at it the next time you're out.

Mr. Scheerer: Of course.

Mr. Morris: We can take a look and see if the sidewalks need to be done since they probably, I don't know that they've been done.

Mr. Morris: We can look at them and see if those can get on a schedule, a cadence that makes sense.

Mr. Flint: I don't know if this number \$2,500 may be low.

Mr. Morris: It might be relative to what we want to do to maintain it. So, we'll note that as a flex account too.

Mr. Flint: Right. You've got the capital reserve transfer. You could reduce that and then you've got a contingency line, too.

Mr. Scheerer: We could reduce landscape contingency.

Mr. Scheerer: Let me get with the pressure washer. You and I can meet or however you want to do it. We'll figure out your schedule.

Mr. Morris: Do you have somebody?

Mr. Scheerer: I do. And I can bring him out. We use a company Pressure Wash This, Steve Groom's team, and he always does a great pressure wash and then he does a chlorine bath with about 2% to 3% mixture to water. And he'll come in, he'll spray it afterwards.

Mr. Morris: I need work done on the pool deck, so I may have other work for him.

Mr. Scheerer: Yes, sir. I'll be happy to introduce you.

Mr. Morris: I think it might work out better for both sides of the equation.

Mr. Flint: Yeah, he does a good job.

Mr. Scheerer: In the interim, I'll just get some numbers to do a couple times a year pressure washing. Are you looking quarterly?

Mr. Morris: I'd probably say quarterly and then determine what time frame that is. It's probably not literally quarterly, it's probably four times a year, but during peak season. And I can define those for you.

Mr. Scheerer: Yes, sir. I will get with him and get a meeting with him as soon as possible. Then we can adjust it by the time.

Mr. Morris: Floralawn, what I didn't know, was in April they skipped. They'd only serviced two weeks out of four in March. They do the same at the end of the year. The end of the year didn't bother me much because there wasn't much growth. Now we have spring upon us, and we have significant landscape growth and weeding frankly. And they're coming as well by contract, we're not servicing this week, and so now it looks terrible from a guest perspective. So I'm going to change it on the HOA going forward.

Mr. Flint: How many cuts a year?

Mr. Scheerer: I think it's 42.

Mr. Morris: I can see the dormant side of the winter, but March is not dormant.

Mr. Scheerer: Theirs is a typical landscape contract like all the rest of them. 42 times a year they'll provide weekly mow service April through October and during the non-grow season November through March is as needed. It's usually twice a month. But they have 42 cuts a year so we can manipulate that calendar.

Mr. Flint: And you've got \$25,000.

Mr. Scheerer: Yeah, we have an extra landscape contingency as well on the CDD side.

Mr. Morris: I guess my question would be, what notice do we need to provide them in order to add a cut? That is maybe a question we need to propose to them. Because I brought it up to Ranier, who's my contact on the HOA side.

Mr. Scheerer: It'll be mine on the CDD side too.

Mr. Morris: He's like no, we just aren't here.

Mr. Scheerer: Well, I've got Brian Boyette. As you know, you saw the calendar scheduled for next week. Those are some questions we can talk to Brian about.

Mr. Morris: Good point. We'll do that.

Mr. Flint: Okay, that's all good stuff. Anything else we want to talk about on the budget?

Mr. Morris: Actually, I do. Is there any seal coating typically in a CDD budget?

Mr. Flint: Not usually. You don't usually see the CDD seal coating, maybe parking lots, but not usually roadways. The roadways are designed for a 20-year lifespan. Maybe in year 15 you mill and resurface them. If there's a desire to seal coat the entrance we would have to add that. We could include that. We're putting money aside in the capital reserve. We could define that as one of them.

Mr. Morris: And maybe we build it into like five year plan or something. The reason I asked is interior with an HOA spot asphalt not only do we have significant bird baths, and we're working with Lennar to resolve. But we also, throughout the resort, are going to reseal the entire resort and restripe it. So, knowing that we're only two and a half years at most, I didn't know what the street condition or consideration from a budgeting perspective was. Maybe we'll revisit that in a future conversation.

Mr. Flint: Okay.

Mr. Morris: I don't think it's necessary on that road. The speed humps would be a consideration which we could do in a different line item.

Mr. Flint: Okay.

Mr. Scheerer: Are you looking for asphalt speed humps?

Mr. Morris: I think asphalt speed humps. What they had out in Davenport throughout the community. We have one of our properties at Solterra. I think it's the best deterrent as well as it's not as significant to the vehicle and it's not as disruptive. I think they work. If you have other recommendations and you see communities all the time, I'm very open to them.

Mr. Scheerer: I'm more in favor of permanent speed humps instead of the bolt down.

Mr. Morris: I won't do those. These will be the ones that are about the length of this table. And they are asphalt.

Mr. Flint: That makes sense.

Mr. Scheerer: Yeah. A lot of times, if we had an internal pedestrian crosswalk, that'd be a great place. You could do a dual crosswalk.

Mr. Morris: When you're out there, maybe you can help me identify the interior recommendations. Just give me a consulting.

Mr. Scheerer: Are you going to come on the 26<sup>th</sup>?

Mr. Morris: If you invite me to it, I'll be there.

Mr. Scheerer: Okay. I'll send you an invite.

Mr. Morris: That's all I had on the budget.

Mr. Flint: Okay. All right. Anything else? If not, is there a motion to approve Resolution 2026-04?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Resolution 2026-04 Approving the Proposal Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2022 Requisition #18**

Mr. Flint: Item six is Series 2022 Requisition #18. The District issued tax exempt municipal bonds to fund a portion of the cost of the CDD's infrastructure within the Storey Drive CDD. The Master Trust Indenture associated with the bond issue has the form of the requisition that has to be signed to be able to requisition any of the funds in the construction account. There was a provision in the indenture that when certain factors were met, there was a reduction in the debt service reserve. And the reduction in the debt service reserve, those funds get transferred to the construction account and then they're eligible to fund construction related expenses. The District has met those requirements for the reserve reduction and the funds have been transferred into the construction account. The District Engineer prepared the backup to this requisition. You can see attached as Table 1 are all expenses that were incurred by Lennar that weren't reimbursed previously from the construction account. Now that the debt service reserve release condition has been met and those funds have been transferred to the construction account, those funds are

available to draw down. You can see requisition #18 payable to Lennar Homes in the amount of \$224,082.77 or whatever the balance in the account is up to \$254,000. There are periodically some interest earnings and things like that. The attached table supports \$254,000 in costs. The balance in the account at the time the requisition was prepared is \$224,000. There is 30 days between the date of the release of the reserve funds to actually draw the money down. Otherwise, it moves into the redemption account. I think we're at day 29 on this.

Mr. Morris: So, this is funding that's going to Lennar?

Mr. Flint: Yeah, out of the construction account from the bonds.

Mr. Morris: And there's nothing that was the intended purpose of the funding, there's nothing outstanding? Why is there excess?

Mr. Flint: No. When the bonds were issued, there was a 50% max annual debt reserve that was set aside. 50% of what your annual principal and interest payments are was required to be set aside in a reserve fund to basically protect the trustee in the event there was a default. Then there's a provision in there that once certain factors are met, I believe all units are sold to end users, that 50% reduces down, I think, to 10%. Then those funds from that reduction in the reserve per the indenture get transferred into the construction account and are eligible to fund construction expenses that weren't previously paid from the construction account. There's no other purpose for those funds. The indenture when the bonds were issued actually contemplates the flow of funds and where those monies go. Because Lennar was the one that constructed the infrastructure, they incurred the expenses. They're the likely one that would receive that funding and that this requisition has been prepared.

Mr. Morris: Understood. Thank you.

Mr. Flint: And it only requires a responsible officer of the District and the Engineer to sign this. But I did want to bring it in front of the Board before it was funded just to make sure that everyone was aware of this. Any questions on the requisition? Is there a motion to approve Requisition #18?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Series 2022 Requisition #18, was approved.
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Mr. Flint: We'll get that submitted to the trustee today so we meet the 30-day requirement.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports. Robert, anything for the Board?

Mr. Petillo: Just one thing. I know last month we talked about how some of the tracts noted on the plats were to be owned and conveyed to the CDD and we just went ahead and confirmed that they already have been conveyed. We're all good on that. Aside from that, no other updates.

Mr. Flint: There's an issue with the walls on two sides of the community that are in the HOA's name on the plat.

Mr. Bonin: North and East.

Mr. Flint: Yes. Two sides the plat had the CDD as the owner, and then two sides, the plat had the HOA as the owner and we're maintaining it.

Mr. Morris: But these were the interior islands. I believe that's what they are called.

Mr. Petillo: Yes.

Mr. Flint: But we do have to deal with those walls. I've sent a couple emails because we are maintaining it. I think bond funds were used as well on those two sides.

Mr. Morris: I don't know if this is a time to bring it up or if something I do with Alan on the walk but standing at the back at the rear of the property, there's a tree that is on the other side of, I'm guessing that's the Rosen Chico Creek runoff, if I remember correctly, it's on the other side. It's not on our side, but it's leaning significantly toward our side. If it falls, it's going to come through the wall and if not, the bird cage of the home.

Mr. Scheerer: Right.

Mr. Morris: And maybe we can take a look at it when you're out there. It may never fall, but with our rains and such, I'm concerned that it would.

Mr. Scheerer: Okay. You're saying that's behind pond four?

Mr. Morris: If you're looking at the property, in your northeast corner, it's maybe a hundred yards in.

Mr. Scheerer: Okay. We're going to be there after the meeting today. We've got some stuff to do, so I'll find out and we'll deal with it accordingly.

Mr. Flint: We'll find out who it is. We may need to find out who the owner is and put them on notice. We do need to deal with that. It would probably be a quitclaim deed from the HOA to the CDD or however we transfer that, but that needs to get cleaned up.

**B. Engineer**

Mr. Flint: Stephen, anything for the Board?

Mr. Saha: I did get the Water Management District water modification permit that we submitted, we just got approval this week. It was just to change the name of the operating entity to the CDD. It was just a formality and that way they can close out the transfer to the CDD as the O&M. I believe that should follow soon. They modified the permit, so now they should approve our request to officially transfer the permit to the CDD.

Mr. Flint: Okay, Alan, are you meeting with him out there to look at that erosion?

Mr. Scheerer: With Daryl?

Mr. Flint: No, with Steve.

Mr. Scheerer: No. I sent Steve the pictures. One of the things he asked us to do is get an address. I have to get the actual location of where it's coming under. That's what I'm doing today.

Mr. Flint: Okay. Behind the back wall, Daryl, we have an erosion issue on the backside of the property, along that back wall.

Mr. Morris: On Thesaurus?

Mr. Scheerer: Yeah, it's basically between the wall and the creek. I know Lennar addressed a couple of those areas within the last four to five months, but I just received some pictures from Cherry Lake. It shows quite a bit of erosion in a couple of spots. So, we're going there today. I want to find the address and send it to the Engineer. We need to come up with a solution as to what's creating the problem. A lot of the last time it was drainage coming off the buildings, seeping underneath the retaining wall and creating a path into the creek. So, we can't get back there with a full size mower to mow it. So that's what we're doing this afternoon when we go out there.

Mr. Flint: We're concerned about the runoff from the buildings back there.

Mr. Scheerer: Yeah, because I don't know, the gutters run towards the wall and whether or not anybody that's doing pool work is draining water off the pools and much less the rains.

Mr. Morris: That erosion was from day one, before turnover. I'm surprised you say four to five months, because the last time that anyone touched it was when I required it upon turnover of those buildings, which you can go back to the official turnover from Lennar to us. That's when they actually, it was probably delayed about a month and a half, and they pushed some dirt back there and re-rocked it. But it was about a year ago.

Mr. Scheerer: I may be misspeaking about my timeline, but I know we had the issue before. Mark McDonald and, I don't know if somebody else went out there, regraded all that, and we were able to maintain it up until within these pictures that just came in within the last week.

Mr. Morris: We don't have any reported pool water loss, but we did have another pool on Paradox, which is on the 40s by pond four. That the shell of the pool had a leak, and we were losing water. But that one also had erosion on the exterior of the pool pre-turnover, and nobody recognized that it had a slow leak, over time, which is where we fill it, and then it became problematic and then it was recognized that that was causing the erosion. So, we can take a look at it. But there's multiple erosion spots back there, so it's not one townhome.

Mr. Scheerer: Yeah, they sent me about eight pictures. It looks like it's all similar in the same spot. And that's what I got to go identify.

Mr. Morris: That's where the coyote was getting in about a year and a half ago.

Mr. Scheerer: Well, this is recent. We haven't had any issues.

Mr. Morris: Right. I'm saying it's the same spot.

Mr. Scheerer: Oh, it's the exact same spot?

Mr. Morris: I can guarantee you.

Mr. Scheerer: Okay.

Mr. Morris: In fact, if we walk, I can show you spots on the back on the side of Hero, along the wall that actually have erosion as well.

Mr. Scheerer: Yeah. That's the bigger one right there.

Mr. Morris: That's on the outside, though.

Mr. Scheerer: That's what we're talking about on the inside. We're talking about between the wall and the creek.

Mr. Morris: But it also has erosion on the inside.

Mr. Scheerer: One's a direct contribution to the other. So, whatever's happening between the wall and the home is affecting the wall in the creek, which is where we're maintaining.

Mr. Morris: Let's take a look at it.

Mr. Scheerer: Yes sir.

Mr. Morris: See if we can get going.

Mr. Scheerer: I'll be there as soon as we're done here.

Mr. Morris: I'd love to solve that puzzle.

Mr. Scheerer: Me too. Trust me. Especially with the rainy season and hurricane season coming.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint: Okay. All right. I skipped over the check register, you have that as well, from February 1 through February 28 for \$356,771. \$275,000 of that is just transferring it to your interest bearing account with State Board of Administration. And then \$66,500 is moving money from the general fund to your capital reserve fund. So, most of the \$356,000 is just moving either to an interest bearing account or your capital reserve account. Not true expenses. Any questions?

Mr. Morris: You actually mentioned that last time.

Mr. Flint: Yeah. You also sometimes see it transfer to US bank, which is the trustee. That's where the debt service assessments go, and they hold the funds for the debt service.

Mr. Morris: Okay.

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Check Register was approved.
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**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials through the end of February. If there's any questions, we can discuss those. No action required.

**D. Field Manager’s Report**

Mr. Flint: Anything, field manager?

Mr. Scheerer: No, that's pretty much the bulk of what I had. March 26th at 2:00 p.m., we'll be meeting with Floralawn to do a site visit pre-April 1 start date. I'll send you an invite for that if you're available, great. And I know that you had some desire to maybe relandscape the median out front.

Mr. Morris: They come back on Monday, actually. It's a group called EDSA and they're a consulting group. They're not an installation group. But that's part of their scope of work. I haven't seen any recommendations to date, so I'm looking forward to their updated proposals.

Mr. Scheerer: Okay.

Mr. Morris: Most of what they're doing is amplifying our landscape on the intake interior. That is an interest on the CDD side. So, we'll see how that carries forward. The fence, I know you just said that though, the fence on Del Verde.

Mr. Scheerer: Yep. On the pond.

Mr. Morris: I don't know what you call those.

Mr. Scheerer: The split rail. The four rail fence thing.

Mr. Morris: I think I added a fifth rail.

Mr. Scheerer: Maybe a fifth rail.

Mr. Morris: I added it after you guys did it.

Mr. Scheerer: Okay.

Mr. Morris: Just go with me. But that fence needs to be repainted.

Mr. Scheerer: Okay.

Mr. Morris: Is that an HOA fence?

Mr. Scheerer: I believe that fence is on CDD property. So, that would fall to us.

Mr. Morris: Maybe we can take a peek at that.

Mr. Scheerer: Okay.

Mr. Flint: Sounds like we need to keep the budget where it is.

Mr. Scheerer: Sounds like it. We're missing a few things here.

Mr. Morris: At the end of the day, too, from a budgetary perspective, we're a resort with guests.

Mr. Scheerer: Yeah.

Mr. Morris: We're not a residential community.

Mr. Scheerer: Right.

Mr. Flint: Got it.

Mr. Morris: I appreciate it because not everybody gets that.

Mr. Scheerer: Well, I'll get somebody out there to give me a price to paint it. It's just black, it's not like it's a difficult color.

Mr. Flint: Yeah.

Mr. Scheerer: Clean it up a little bit and then spray it, both sides.

Mr. Morris: Okay.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business or supervisors requests?

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: If not, is there a motion to adjourn?

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V

# SECTION A

## **RESOLUTION 2026-05**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Storey Drive Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set **June 18, 2026**, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Storey Drive Community Development District for the Fiscal Year Ending September 30, 2027”, as adopted by the Board of Supervisors on [June 18, 2026](#).

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Storey Drive Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ 1,171,479 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>323,137</u>
TOTAL DEBT SERVICE FUND – SERIES 2022	\$ <u>818,578</u>
TOTAL CAPITAL RESERVE FUND	\$ <u>29,764</u>
TOTAL ALL FUNDS	\$ <u>1,171,479</u>

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided

such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 18<sup>th</sup> day of June, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
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 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Special Assessments	\$ 313,137	\$ 323,159	\$ -	\$ 323,159	\$ 313,137
Interest	3,600	8,370	4,500	12,870	10,000
<b>Total Revenues</b>	<b>\$ 316,737</b>	<b>\$ 331,529</b>	<b>\$ 4,500</b>	<b>\$ 336,029</b>	<b>\$ 323,137</b>
<b>Expenditures:</b>					
<b>Administrative:</b>					
Supervisor Fees	\$ 12,000	\$ 2,600	\$ 2,000	\$ 4,600	\$ 12,000
FICA Expense	918	199	153	352	918
Engineering Fees	12,000	1,535	3,465	5,000	12,000
Attorney	25,000	6,160	5,840	12,000	25,000
Arbitrage	450	450	-	450	450
Dissemination	3,785	2,523	1,262	3,785	3,974
Annual Audit	3,600	3,800	-	3,800	3,800
Trustee Fees	4,445	4,434	-	4,434	4,445
Assessment Administration	5,678	5,678	-	5,678	5,962
Management Fees	41,200	27,467	13,733	41,200	43,260
Information Technology	1,947	1,298	649	1,947	2,044
Website Maintenance	1,298	865	433	1,298	1,363
Telephone	75	-	25	25	75
Postage	500	62	88	150	500
Printing & Binding	500	28	47	75	500
Insurance	6,395	6,163	-	6,163	6,779
Legal Advertising	2,500	684	1,816	2,500	2,500
Other Current Charges	600	377	180	557	600
Office Supplies	150	2	23	25	150
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 123,216</b>	<b>\$ 64,501</b>	<b>\$ 29,713</b>	<b>\$ 94,214</b>	<b>\$ 126,495</b>
<b>Operations &amp; Maintenance</b>					
Field Services	\$ 10,302	\$ 6,868	\$ 3,434	\$ 10,302	\$ 10,817
Property Insurance	8,500	7,008	-	7,008	7,100
Electric	21,500	-	-	-	21,500
Water & Sewer	10,000	-	-	-	10,000
Landscape Maintenance	99,696	59,937	20,663	80,600	61,988
Landscape Contingency	2,500	-	30,000	30,000	25,000
Lake Maintenance	8,724	5,816	2,908	8,724	8,988
Irrigation Repairs	2,500	2,663	1,350	4,013	5,000
Fountain Maintenance	5,000	678	1,822	2,500	5,000
Pressure Washing	2,500	-	2,500	2,500	2,500
Repairs & Maintenance	3,500	2,659	-	2,659	3,500
Contingency	8,799	-	4,250	4,250	8,293
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 183,521</b>	<b>\$ 85,629</b>	<b>\$ 66,927</b>	<b>\$ 152,556</b>	<b>\$ 169,686</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 26,956
<b>Total Reserves</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 26,956</b>
<b>Total Expenditures</b>	<b>\$ 316,737</b>	<b>\$ 160,130</b>	<b>\$ 96,640</b>	<b>\$ 256,770</b>	<b>\$ 323,137</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ 171,399</b>	<b>\$ (92,140)</b>	<b>\$ 79,259</b>	<b>\$ -</b>

# Storey Drive

## Community Development District

### FY 2027 Assessment Charts

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

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
<b>Total</b>	<b>526</b>		<b>348</b>		<b>\$333,124.78</b>

### 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
<b>Total</b>	<b>526</b>		<b>348</b>		<b>\$333,124.78</b>

### 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
<b>Total</b>	<b>526</b>		<b>348</b>		<b>\$0.00</b>

**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.

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**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	\$5,166	\$61,988
<b>Total</b>		<b>\$61,988</b>

*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
<b>Total</b>		<b>\$8,988</b>

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 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Transfer In	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 26,956
Interest	1,200	659	800	1,459	1,800
<b>Total Revenues</b>	<b>\$ 11,200</b>	<b>\$ 10,659</b>	<b>\$ 800</b>	<b>\$ 11,459</b>	<b>\$ 28,756</b>
<b>Expenditures:</b>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 11,200</b>	<b>\$ 10,659</b>	<b>\$ 800</b>	<b>\$ 11,459</b>	<b>\$ 28,756</b>
<b>Fund Balance - Beginning</b>	<b>\$ 67,003</b>	<b>\$ 66,503</b>	<b>\$ -</b>	<b>\$ 66,503</b>	<b>\$ 77,962</b>
<b>Fund Balance - Ending</b>	<b>\$ 78,203</b>	<b>\$ 77,162</b>	<b>\$ 800</b>	<b>\$ 77,962</b>	<b>\$ 106,718</b>

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

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Special Assessments	\$ 536,213	\$ 553,372	\$ -	\$ 553,372	\$ 536,213
Interest	18,000	12,239	4,125	16,364	12,000
Carry Forward Surplus*	242,486	457,898	-	457,898	270,365
<b>Total Revenues</b>	<b>\$ 796,699</b>	<b>\$ 1,023,509</b>	<b>\$ 4,125</b>	<b>\$ 1,027,634</b>	<b>\$ 818,578</b>
<b>Expenditures:</b>					
<b>Series 2022</b>					
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
<b>Total Expenditures</b>	<b>\$ 537,580</b>	<b>\$ 161,290</b>	<b>\$ 376,290</b>	<b>\$ 537,580</b>	<b>\$ 537,098</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ (10,000)	\$ (219,064)	\$ (625)	\$ (219,689)	\$ (2,400)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (10,000)</b>	<b>\$ (219,064)</b>	<b>\$ (625)</b>	<b>\$ (219,689)</b>	<b>\$ (2,400)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 249,119</b>	<b>\$ 643,155</b>	<b>\$ (372,790)</b>	<b>\$ 270,365</b>	<b>\$ 279,080</b>

\*Represents carry forward surplus less Reserve amount.

Interest - 12/15/2027	<u>\$155,744</u>
<b>Total</b>	<u><u>\$155,744</u></u>
<b>Net Assessment</b>	<u>\$536,213</u>
<b>Collection Cost (6%)</b>	<u>\$34,226</u>
<b>Gross Assessment</b>	<u><u>\$570,439</u></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
<b>Total</b>	<b>526</b>		<b>\$570,437</b>

**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
<b>Totals</b>		<b>\$ 9,095,000</b>	<b>\$ 5,328,088</b>	<b>\$ 14,423,087.50</b>

# SECTION B

## **RESOLUTION 2026-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Storey Drive Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in City of Orlando, Orange County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026-2027; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Storey Drive Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 3. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 4. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands

will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2026, 25% due no later than February 1, 2027 and 25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2027 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District’s discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

**SECTION 5. CERTIFICATION OF ASSESSMENT ROLL.** The District’s Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Storey Drive Community Development District.

**SECTION 6. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 7. 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.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Storey Drive Community Development District.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of June, 2026.

ATTEST:

**STOREY DRIVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# SECTION VI

# SECTION A

# Storey Drive Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15<sup>th</sup> and final budget was adopted by September 30<sup>th</sup> each year.

**Measurement:** Proposed budget was approved by the Board before June 15<sup>th</sup> and final budget was adopted by September 30<sup>th</sup> as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Storey Drive Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Storey Drive Community Development District

# SECTION B

# Storey Drive Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Storey Drive Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Storey Drive Community Development District

# SECTION VII

## CONSENT TO ASSIGNMENT AND ASSUMPTION

This CONSENT TO ASSIGNMENT AND ASSUMPTION is executed and delivered by Storey Drive Community Development District (“Client”).

The undersigned Client hereby consents to the assignment by Poulos & Bennett LLC (the “Company”) to Pape-Dawson Consulting Engineers, LLC (“Purchaser”) of the following contract (the “Agreement”):

The Agreement between the Storey Drive Community Development District and Poulos & Bennett LLC for Professional Engineering Services dated November 29, 2021.

Pursuant to the Agreement, the Purchaser shall assume and agree to perform all obligations and assume all liabilities of the Company under the Agreement from and after the consummation of the transactions described in the Agreement.

The undersigned acknowledges that neither the undersigned nor the Company is currently in breach of its obligations under the Agreement.

Finally, the undersigned Client acknowledges that this Consent to Assignment and Assumption is being relied upon by the Company and Purchaser in connection with the recent purchase or transfer of substantially all of the Company’s assets, including the Agreement from the Company to Purchaser. The parties agrees that the Agreement shall inure to the benefit of the successors and assigns of the Company, Purchaser and their respective affiliates and shall be binding upon Client and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has signed this Consent to Assignment and Assumption as of this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Storey Drive Community Development District

By: \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

**AGREEMENT BETWEEN THE STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT AND POULOS & BENNETT, LLC FOR PROFESSIONAL ENGINEERING SERVICES**

**THIS AGREEMENT** made and entered into this 29<sup>th</sup> day of November, 2021, by and between:

**Storey Drive Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Orlando, Orange County, Florida (the “District”), with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801; and

**Poulos & Bennett, LLC**, a Florida corporation, with a mailing address of 2602 East Livingston Street, Orlando, FL 32803 (the “Engineer”).

**WHEREAS**, the District is a local unit of special-purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Uniform Act”), by ordinance of the City of Orlando, Orange County, Florida; and

**WHEREAS**, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

**WHEREAS**, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

**WHEREAS**, Engineer submitted a proposal to serve in this capacity; and

**WHEREAS**, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

**WHEREAS**, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

**WHEREAS**, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

**NOW, THEREFORE,** for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

**Article 1. Scope of Services**

- A. The Engineer will provide general engineering services, including:
  - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
  - 2. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
  - 3. Any other items requested by the Board of Supervisors.
  
- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
  - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
  - 2. Processing of contractors' pay estimates.
  - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
  - 4. Final inspection and requested certificates for construction including the final certificate of construction.
  - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
  - 6. Any other Activity related to construction as authorized by the Board.
  
- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

**Article 2. Method of Authorization.** Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.

**Article 3. Compensation.** It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

B. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit “A.”** The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

**Article 4. Reimbursable Expenses.** Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

**Article 5. Term of Contract.** It is understood and agreed that the term of this contract will be from the time of execution of this contract by the parties until terminated in accordance with its terms.

**Article 6. Special Consultants.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

**Article 7. Books and Records.** Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by

Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida's public records law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

**Article 8. Ownership of Documents.**

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

**Article 9. Accounting Records.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

**Article 10. Independent Contractor.** Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District. Engineer shall not have authority to hire persons as employees of District.

**Article 11. Reuse of Documents.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

**Article 12. Estimate of Cost.** Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

**Article 13. Insurance.** Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	
Bodily Injury/Property Damage	Combined Single Limits \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**Article 14. Contingent Fee.** The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

**Article 15. Audit.** The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

**Article 16. Indemnification.** The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, *Florida Statutes*.

**Article 17. Public Records.** Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

Engineer acknowledges that the designated public records custodian for the District is George Flint (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, [GFLINT@GMSCFL.COM](mailto:GFLINT@GMSCFL.COM), OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.**

**Article 18. Employment Verification.** The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

**Article 19. Compliance with E-Verify System.**

(a) The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Engineer anticipates entering into agreements with a subcontractor for the work, Engineer will not enter into the subcontractor agreement without first receiving an

affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

**Article 20. Controlling Law; Jurisdiction and Venue.** The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Orange County, Florida

**Article 21. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:** Storey Drive Community Development District  
219 E. Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** Latham, Luna, Eden & Beaudine  
201 S. Orange Avenue, Suite 1400  
Post Office Box 3353; 32802  
Orlando, Florida 32801  
Attn: Jan A. Carpenter

**If to Engineer:** Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, Florida 32803  
Attn: Darin Lockwood

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**Article 22. Assignment.** Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

**Article 23. Termination.** The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

**Article 24. Recovery of Costs and Fees.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

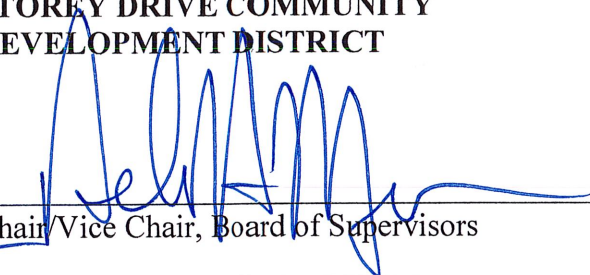
**Article 25. Acceptance.** Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]


IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

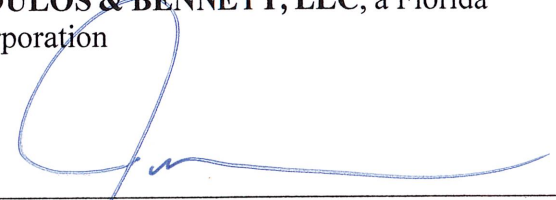
**STOREY DRIVE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**POULOS & BENNETT, LLC**, a Florida  
corporation

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
By: Jamie T. Poulos  
Its: Partner

**Exhibit A: Hourly Rate**

EXHIBIT "A"

POULOS & BENNETT, LLC

2021 HOURLY RATE SCHEDULE

EXPERT WITNESS	\$350
PRINCIPAL	\$235
DIRECTOR OF ENGINEERING	\$225
PLANNING GROUP LEADER	\$225
PRACTICE TEAM LEADER	\$210
DEVELOPMENT MANAGER	\$190
SR. PROJECT MANAGER	\$185
SENIOR PROJECT ENGINEER	\$165
PROJECT MANAGER - DEVELOPMENT SERVICES	\$150
PROJECT MANAGER	\$150
SENIOR PLANNER	\$145
ASSISTANT DEVELOPMENT MANAGER	\$140
GIS MANAGER	\$135
CAD MANAGER	\$130
PROJECT ENGINEER	\$130
SENIOR COMMUNITY DESIGNER	\$125
PROJECT PLANNER	\$125
PLAT MANAGER	\$125
SENIOR CAD DESIGNER	\$125
DEVELOPMENT COORDINATOR	\$125
STAFF ENGINEER	\$110
CAD TECHNICIAN	\$100
STAFF PLANNER	\$95
PROJECT COORDINATOR	\$85
ADMINISTRATIVE ASSISTANT	\$75

**POULOS & BENNETT**

## WORK AUTHORIZATION NUMBER 1

\_\_\_\_\_, 2021

Storey Drive Community Development District  
Orange County, Florida

Subject: **Work Authorization Number 1**  
**Storey Drive Community Development District**

Dear Chairman, Board of Supervisors:

Poulos & Bennett, LLC, is pleased to submit this work authorization to provide engineering services for the Storey Drive Community Development District. We will provide these services pursuant to our current agreement dated \_\_\_\_\_, 2021 (“Engineering Agreement”) as follows:

### **I. Scope of Work**

Storey Drive Community Development District will engage the services of Poulos & Bennett, LLC, as Engineer to prepare any necessary reports and attend and participate in meetings of the District’s Board of Supervisors as requested by the District.

### **II. Fees**

Storey Drive Community Development District will compensate Poulos & Bennett, LLC, pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse Poulos & Bennett, LLC, all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the Storey Drive Community Development District and Poulos & Bennett, LLC, with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Poulos & Bennett, LLC We look forward to working with you.

Sincerely,

---

Darin Lockwood, P.E.  
Poulos & Bennett, LLC

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
Storey Drive Community Development District

Date: \_\_\_\_\_

HOLD

# SECTION IX

# SECTION C

# SECTION 1

# Storey Drive

## Community Development District

### Summary of Invoices

March 01, 2026 - May 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/4/26	282	\$ 637.16
	3/10/26	283	8,308.00
	3/18/26	284	5,622.67
	3/20/26	285-286	5,698.51
	3/27/26	287-288	1,542.00
	3/31/26	289	441.20
	4/2/26	290	4,434.38
	4/16/26	291-293	11,526.51
	4/22/26	294	855.00
	4/28/26	295-296	2,343.99
	5/8/26	297-299	7,498.11
	5/14/26	300-303	6,980.04
	5/27/26	304-305	730.12
			\$ 56,617.69
Payroll			
	<u>March 2026</u>		
	Daryl Morris	50097	\$ 184.70
	Erin Majeski	50098	184.70
	Patrick Bonin	50099	184.70
	Sunita Kalpee	50100	184.70
			\$ 738.80
<b>TOTAL</b>			<b>\$ 57,356.49</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/26	00011	2/26/26	146289	202601 320-53800-47300 2 COUPLING/4 PURPLE PIPES	CHERRYLAKE INC	*	637.16	637.16	000282
3/10/26	00011	3/06/26	146763	202603 320-53800-46200 GROUNDS MAINTENANCE MAR26	CHERRYLAKE INC	*	8,308.00	8,308.00	000283
3/18/26	00010	3/16/26	03162026	202603 300-20700-10000 FY26 DEBT SERVICE SER2022	STOREY DRIVE CDD C/O USBANK	*	5,622.67	5,622.67	000284
3/20/26	00001	3/01/26	108	202603 320-53800-12000 FIELD MANAGEMENT MAR26		*	858.50		
		3/01/26	109	202601 310-51300-42000 USPS-MAIL 941 FORM		*	.74		
		3/01/26	109A	202603 310-51300-34000 MANAGEMENT FEES MAR26		*	3,433.33		
		3/01/26	109A	202603 310-51300-35200 WEBSITE ADMIN FEE MAR26		*	108.17		
		3/01/26	109A	202603 310-51300-35100 INFORMATION TECH MAR26		*	162.25		
		3/01/26	109A	202603 310-51300-31300 DISSEMINATION FEE MAR26		*	315.42		
		3/01/26	109A	202603 310-51300-51000 OFFICE SUPPLIES MAR26		*	.27		
		3/01/26	109A	202603 310-51300-42000 POSTAGE MAR26		*	4.32		
		3/01/26	109A	202603 310-51300-42500 COPIES MAR26		*	4.35		
					GOVERNMENTAL MANAGEMENT SERVICES			4,887.35	000285
3/20/26	00002	3/10/26	150796	202602 310-51300-31500 BOARD MEETING/FL LAWS	LATHAM LUNA EDEN AND BEAUDINE LLP	*	811.16	811.16	000286
3/27/26	00014	3/15/26	235232	202603 320-53800-47000 AQUATIC PLANT MGMT MAR26	APPLIED AQUATIC MANAGEMENT INC	*	727.00	727.00	000287
3/27/26	00019	3/05/26	20500039	202602 310-51300-31100 CDD MTG/WMD TRANSFER RAI	PAPE-DAWSON CONSULTING ENGINEER LLC	*	815.00	815.00	000288
3/31/26	00011	3/25/26	147746	202602 320-53800-47300 2 RB IVM SOL/ 2 SPRAYS	CHERRYLAKE INC	*	441.20	441.20	000289
					STCD STOREY DRIVE TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/02/26	00012	2/25/26	8090530	202602	310	51300	32300		TRUSTEE FEES SER 2022	*	4,125.00		
		2/25/26	8090530	202602	310	51300	32300		INCIDENTAL EXP SER 2022	*	309.38		
US BANK												4,434.38	000290
4/16/26	00020	4/01/26	38378	202604	320	53800	46200		LANDSCAPE MAINT APR26	*	5,165.67		
FLORALAWN 2 LLC												5,165.67	000291
4/16/26	00001	4/01/26	110	202604	320	53800	12000		FIELD MANGEMENT MAR26	*	858.50		
		4/01/26	111	202604	310	51300	34000		MANAGEMENT FEES APR26	*	3,433.33		
		4/01/26	111	202604	310	51300	35200		WEBSITE ADMIN FEE APR26	*	108.17		
		4/01/26	111	202604	310	51300	35100		INFORMATION TECH APR26	*	162.25		
		4/01/26	111	202604	310	51300	31300		DISSEMINATION FEE APR26	*	315.42		
		4/01/26	111	202604	310	51300	51000		OFFICE SUPPLIES APR26	*	.18		
		4/01/26	111	202604	310	51300	42000		POSTAGE APR26	*	1.98		
		4/01/26	111	202604	310	51300	42500		COPIES APR26	*	2.55		
GOVERNMENTAL MANAGEMENT SERVICES												4,882.38	000292
4/16/26	00002	4/13/26	152099	202603	310	51300	31500		CDD MTG/AGRMNT/ENG.REPORT	*	1,478.46		
LATHAM LUNA EDEN AND BEAUDINE LLP												1,478.46	000293
4/22/26	00019	4/13/26	20500039	202603	310	51300	31500		3RD REQ DOC SENT TO CDD	*	332.50		
		4/13/26	20500039	202603	310	51300	31500		ATTENDED CDD MEETING	*	190.00		
		4/13/26	20500039	202603	310	51300	31500		REVIEW/SIGN/LOG CDD REQS	*	332.50		
PAPE-DAWSON CONSULTING ENGINEER LLC												855.00	000294
4/28/26	00013	4/24/26	6836-04-	202604	310	51300	31200		ARBITRAGE SERIES 2022	*	450.00		
AMERICAN MUNICIPAL TAX-EXEMPT												450.00	000295
4/28/26	00021	4/02/26	17789-A	202604	320	53800	47500		REPLACED 3 BULBS F1 & F5	*	1,554.00		

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/02/26 17790	202604 320-53800-47500	30AMP EQUIPMENT BREAKER	*	339.99	
				LAKE FOUNTAIN AND AERATION INC			1,893.99 000296
5/08/26 00014		4/30/26 236044	202604 320-53800-47000	AQUATIC PLANT MGMT APR26	*	727.00	
				APPLIED AQUATIC MANAGEMENT INC			727.00 000297
5/08/26 00018		5/03/26 6085	202605 320-53800-47500	REPAIRED FENCE STRINGER	*	765.00	
				BERRY CONSTRUCTION INC			765.00 000298
5/08/26 00020		4/28/26 39037	202604 320-53800-47300	30COUPLIN/DRIPLINE/NOZZLE	*	840.44	
		5/01/26 38984	202605 320-53800-46200	LANDSCAPE MAINT MAY26	*	5,165.67	
				FLORALAWN 2 LLC			6,006.11 000299
5/14/26 00001		5/01/26 112	202605 320-53800-12000	FIELD MANAGEMENT MAY26	*	858.50	
		5/01/26 113	202604 310-51300-42000	USPS IRS FORM	*	1.05	
		5/01/26 113A	202605 310-51300-34000	MANAGEMENT FEES MAY26	*	3,433.33	
		5/01/26 113A	202605 310-51300-35200	WEBSITE ADMIN FEE MAY26	*	108.17	
		5/01/26 113A	202605 310-51300-35100	INFORMATION TECH MAY26	*	162.25	
		5/01/26 113A	202605 310-51300-31300	DISSEMINATION FEE MAY26	*	315.42	
		5/01/26 113A	202605 310-51300-51000	OFFICE SUPPLIES MAY26	*	.57	
		5/01/26 113A	202605 310-51300-42000	POSTAGE MAY26	*	25.75	
				GOVERNMENTAL MANAGEMENT SERVICES			4,905.04 000300
5/14/26 00002		5/12/26 152804	202604 310-51300-31500	RVW AGENDA/CDD MEETING	*	66.00	
				LATHAM LUNA EDEN AND BEAUDINE LLP			66.00 000301
5/14/26 00021		5/06/26 17829	202605 320-53800-47400	SIEMEN 40AMP GFCI BREAKER	*	339.00	
				LAKE FOUNTAIN AND AERATION INC			339.00 000302
5/14/26 00019		5/12/26 20500039	202604 310-51300-31500	CDD MAP UPDATES	*	1,235.00	

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/12/26	20500039	202604	310-51300-31500	EROSION INSPECTION	*	285.00	
5/12/26	20500039	202604	310-51300-31500	WMD PERMIT TRANSFER	*	150.00	
----- PAPE-DAWSON CONSULTING ENGINEER LLC -----						1,670.00	000303
5/27/26	00020	5/22/26 39393	202605 320-53800-47300	8 NOZZLES & 10 COUPLINGS	*	391.12	
----- FLORALAWN 2 LLC -----						391.12	000304
5/27/26	00021	5/15/26 17858-A	202605 320-53800-47400	POND 4-40AMP GFCI BREAKER	*	339.00	
----- LAKE FOUNTAIN AND AERATION INC -----						339.00	000305
TOTAL FOR BANK A						56,617.69	
TOTAL FOR REGISTER						56,617.69	

STCD STOREY DRIVE TVISCARRA

# SECTION 2

***Storey Drive***

***Community Development District***

***Unaudited Financial Reporting***

***May 31, 2026***



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**Storey Drive**  
**Community Development District**  
**Balance Sheet**  
**May 31, 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>
<b>Assets:</b>					
Cash - Truist Bank	\$ 46,479	\$ 10,005	\$ -	\$ -	\$ 56,484
Investments:					
Series 2022					
Reserve	-	-	53,621	-	53,621
Revenue	-	-	643,155	-	643,155
Construction	-	-	-	648	648
State Board of Administration	380,024	67,157	-	-	447,181
<b>Total Assets</b>	<b>\$ 426,503</b>	<b>\$ 77,162</b>	<b>\$ 696,777</b>	<b>\$ 648</b>	<b>\$ 1,201,090</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 4,527	\$ -	\$ -	\$ -	\$ 4,527
<b>Total Liabilities</b>	<b>\$ 4,527</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,527</b>
<b>Fund Balances:</b>					
Restricted For Debt Service	\$ -	\$ -	\$ 696,777	\$ -	\$ 696,777
Assigned For CAPITAL Reserves	-	77,162	-	-	77,162
Assigned For Capital Projects	-	-	-	648	648
Unassigned	421,976	-	-	-	421,976
<b>Total Fund Balances</b>	<b>\$ 421,976</b>	<b>\$ 77,162</b>	<b>\$ 696,777</b>	<b>\$ 648</b>	<b>\$ 1,196,563</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 426,503</b>	<b>\$ 77,162</b>	<b>\$ 696,777</b>	<b>\$ 648</b>	<b>\$ 1,201,090</b>

# Storey Drive

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 313,137	\$ 313,137	\$ 323,159	\$ 10,022
Interest	3,600	2,400	8,370	5,970
<b>Total Revenues</b>	<b>\$ 316,737</b>	<b>\$ 315,537</b>	<b>\$ 331,529</b>	<b>\$ 15,992</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,600	\$ 5,400
FICA Expense	918	612	199	413
Engineering Fees	12,000	8,000	1,535	6,465
Attorney	25,000	16,667	6,160	10,507
Arbitrage	450	450	450	-
Dissemination	3,785	2,523	2,523	(0)
Annual Audit	3,600	3,600	3,800	(200)
Trustee Fees	4,445	4,434	4,434	-
Assessment Administration	5,678	5,678	5,678	-
Management Fees	41,200	27,467	27,467	0
Information Technology	1,947	1,298	1,298	-
Website Maintenance	1,298	865	865	(0)
Telephone	75	50	-	50
Postage	500	333	62	272
Printing & Binding	500	333	28	305
Insurance	6,395	6,395	6,163	232
Legal Advertising	2,500	1,667	684	982
Other Current Charges	600	400	377	23
Office Supplies	150	100	2	98
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 123,216</b>	<b>\$ 89,048</b>	<b>\$ 64,501</b>	<b>\$ 24,547</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,302	\$ 6,868	\$ 6,868	\$ -
Property Insurance	8,500	8,500	7,008	1,492
Electric	21,500	14,333	-	14,333
Water & Sewer	10,000	6,667	-	6,667
Landscape Maintenance	99,696	66,464	59,937	6,527
Landscape Contingency	2,500	1,667	-	1,667
Lake Maintenance	8,724	5,816	5,816	-
Lake Contingency	-	-	-	-
Irrigation Repairs	2,500	1,667	2,663	(996)
Fountain Maintenance	5,000	3,333	678	2,655
Pressure Washing	2,500	1,667	-	1,667
Repairs & Maintenance	3,500	2,333	2,659	(326)
Contingency	8,799	5,866	-	5,866
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 183,521</b>	<b>\$ 125,181</b>	<b>\$ 85,629</b>	<b>\$ 39,551</b>
<b>Reserves</b>				
Capital Reserve Transfer	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
<b>Total Reserves</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 316,737</b>	<b>\$ 224,228</b>	<b>\$ 160,130</b>	<b>\$ 64,098</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 171,399</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 250,577</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 421,976</b>	

# Storey Drive

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Interest	1,200	800	659	(141)
<b>Total Revenues</b>	<b>\$ 11,200</b>	<b>\$ 10,800</b>	<b>\$ 10,659</b>	<b>\$ (141)</b>
<b>Expenditures:</b>				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 11,200</b>	<b>\$ 10,800</b>	<b>\$ 10,659</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 67,003</b>		<b>\$ 66,503</b>	
<b>Fund Balance - Ending</b>	<b>\$ 78,203</b>		<b>\$ 77,162</b>	

# Storey Drive

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 536,213	\$ 536,213	\$ 553,372	\$ 17,159
Interest	18,000	12,000	12,239	239
<b>Total Revenues</b>	<b>\$ 554,213</b>	<b>\$ 548,213</b>	<b>\$ 565,611</b>	<b>\$ 17,398</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 161,290	\$ 161,290	\$ 161,290	\$ -
Principal - 06/15	215,000	-	-	-
Interest - 06/15	161,290	-	-	-
<b>Total Expenditures</b>	<b>\$ 537,580</b>	<b>\$ 161,290</b>	<b>\$ 161,290</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (10,000)	\$ (6,667)	\$ (219,064)	\$ 212,397
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (10,000)</b>	<b>\$ (6,667)</b>	<b>\$ (219,064)</b>	<b>\$ 212,397</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 6,633</b>		<b>\$ 185,257</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 242,486</b>		<b>\$ 511,519</b>	
<b>Fund Balance - Ending</b>	<b>\$ 249,119</b>		<b>\$ 696,777</b>	

# Storey Drive

## Community Development District Capital Projects Fund - Series 2022

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 05/31/26		Thru 05/31/26		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$ 699	\$	699
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 699</b>	<b>\$</b>	<b>699</b>
<b>Expenditures:</b>							
Capital Outlay	\$	-	\$	-	\$ 224,753	\$	(224,753)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 224,753</b>	<b>\$</b>	<b>(224,753)</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$ 219,064	\$	(219,064)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 219,064</b>	<b>\$</b>	<b>(219,064)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>(4,991)</b>	<b>\$</b>	<b>(4,991)</b>
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>5,638</b>	<b>\$</b>	<b>5,638</b>
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>648</b>	<b>\$</b>	<b>648</b>

**Storey Drive**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ -	\$ 163	\$ 319,713	\$ -	\$ 3,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,159
Interest	685	609	607	1,281	1,047	1,434	1,369	1,337	-	-	-	-	8,370
<b>Total Revenues</b>	<b>\$ 685</b>	<b>\$ 609</b>	<b>\$ 770</b>	<b>\$ 320,994</b>	<b>\$ 1,047</b>	<b>\$ 4,718</b>	<b>\$ 1,369</b>	<b>\$ 1,337</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 331,529</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ -	\$ 400	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	-	31	46	-	61	-	61	-	-	-	-	-	199
Engineering Fees	48	333	95	245	815	-	-	-	-	-	-	-	1,535
Attorney	115	744	58	363	811	2,333	1,736	-	-	-	-	-	6,160
Arbitrage	-	-	-	-	-	-	450	-	-	-	-	-	450
Dissemination	315	315	315	315	315	315	315	315	-	-	-	-	2,523
Annual Audit	-	-	-	-	-	-	-	3,800	-	-	-	-	3,800
Trustee Fees	-	-	-	-	4,434	-	-	-	-	-	-	-	4,434
Assessment Administration	5,678	-	-	-	-	-	-	-	-	-	-	-	5,678
Management Fees	3,433	3,433	3,433	3,433	3,433	3,433	3,433	3,433	-	-	-	-	27,467
Information Technology	162	162	162	162	162	162	162	162	-	-	-	-	1,298
Website Maintenance	108	108	108	108	108	108	108	108	-	-	-	-	865
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	14	3	3	5	3	4	3	26	-	-	-	-	62
Printing & Binding	-	-	13	-	9	4	3	-	-	-	-	-	28
Insurance	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Legal Advertising	-	684	-	-	-	-	-	-	-	-	-	-	684
Other Current Charges	56	56	41	42	56	42	41	42	-	-	-	-	377
Office Supplies	0	0	0	0	0	0	0	1	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 16,268</b>	<b>\$ 6,270</b>	<b>\$ 4,876</b>	<b>\$ 4,673</b>	<b>\$ 11,009</b>	<b>\$ 6,403</b>	<b>\$ 7,114</b>	<b>\$ 7,887</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,501</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ -	\$ -	\$ -	\$ -	\$ 6,868
Property Insurance	7,008	-	-	-	-	-	-	-	-	-	-	-	7,008
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	8,308	8,308	8,308	8,308	8,308	5,166	5,166	-	-	-	-	59,937
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	727	727	727	727	727	727	727	727	-	-	-	-	5,816
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	89	265	637	441	-	840	391	-	-	-	-	2,663
Fountain Maintenance	-	-	-	-	-	-	-	678	-	-	-	-	678
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	1,894	765	-	-	-	-	2,659
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 16,660</b>	<b>\$ 9,982</b>	<b>\$ 10,158</b>	<b>\$ 10,531</b>	<b>\$ 10,335</b>	<b>\$ 9,894</b>	<b>\$ 9,486</b>	<b>\$ 8,585</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,629</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
<b>Total Expenditures</b>	<b>\$ 32,928</b>	<b>\$ 16,252</b>	<b>\$ 15,034</b>	<b>\$ 15,204</b>	<b>\$ 31,344</b>	<b>\$ 16,297</b>	<b>\$ 16,599</b>	<b>\$ 16,472</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 160,130</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (32,242)</b>	<b>\$ (15,643)</b>	<b>\$ (14,264)</b>	<b>\$ 305,790</b>	<b>\$ (30,297)</b>	<b>\$ (11,579)</b>	<b>\$ (15,230)</b>	<b>\$ (15,136)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,399</b>

**Storey Drive**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.550%, 3.000%, 3.250%, 4.000%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	10% 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$9,095,000</b>

**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
03/13/26	ACH	\$0.00	\$0.00	\$0.00	\$8,906.21	\$8,906.21	\$3,283.54	\$5,622.67	\$8,906.21
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 903,561.36</b>	<b>\$ 234.88</b>	<b>\$ 36,142.56</b>	<b>\$ 9,346.96</b>	<b>\$ 876,530.88</b>	<b>\$ 323,159.19</b>	<b>\$ 553,371.69</b>	<b>\$ 876,530.88</b>

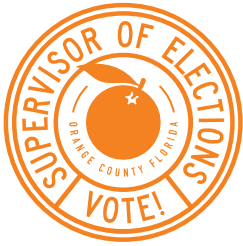
<b>103.20%</b>	<b>Net Percent Collected</b>
<b>\$ (27,183.20)</b>	<b>Balance Remaining to Collect</b>

**Storey Drive  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2022**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2026</b>				
3/20/26	18	Lennar Homes LLC	Reimbursement for Professional Service Costs for Phase 1 & 2.	\$ 224,753.41
<b>TOTAL</b>				<b>\$ 224,753.41</b>
<b>Fiscal Year 2026</b>				
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
3/2/26		Interest		226.88
3/3/26		Transfer from Reserve		443.76
4/1/26		Interest		366.47
4/2/26		Transfer from Reserve		142.54
5/1/26		Interest		1.29
5/4/26		Transfer from Reserve		137.48
<b>TOTAL</b>				<b>\$ 219,762.74</b>
Project (Construction) Fund at 09/30/25				\$ 5,638.45
Interest Earned/Transferred Funds thru 5/31/26				219,762.74
Requisitions Paid thru 5/31/26				(224,753.41)
<b>Remaining Project (Construction) Fund</b>				<b>\$ 647.78</b>

# SECTION 3



**Karen Castor Dentel** Supervisor of Elections Orange County—Florida

**Mapping Department**

[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)

April 15, 2026

Stacie Vanderbilt, Recording Secretary  
Storey Drive CDD  
Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **0** registered voter(s) in the  
**Storey Drive CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department  
Orange County Supervisor of Elections  
Phone: 407-254-6554  
119 W. Kaley Street  
Orlando, FL 32806  
[soemapping@ocfelections.gov](mailto:soemapping@ocfelections.gov)



**119 West Kaley Street, Orlando, Florida 32806**

✉ P.O. Box 562001, Orlando, Florida 32856 ☎ 407.836.2070 📠 407.254.6598 🌐 [ocfelections.gov](http://ocfelections.gov)

# SECTION 4

**BOARD OF SUPERVISORS MEETING DATES  
STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2027**

The Board of Supervisors of the **Storey Drive Community Development District** will hold their regular meetings for Fiscal Year 2027 at 11:00 AM, at the GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801, on the third Thursday of the month, unless otherwise indicated, as follows:

**October 15, 2026**  
**November 19, 2026**  
**December 17, 2026**  
**January 21, 2027**  
**February 18, 2027**  
**March 18, 2027**  
**April 15, 2027**  
**May 20, 2027**  
**June 17, 2027**  
**July 15, 2027**  
**August 19, 2027**  
**September 16, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524, during normal business hours, or via the District's website at <https://storeydrivecdd.com>.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
District Manager  
Governmental Management Services - Central Florida, LLC

# SECTION 5

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Fwd: Official Notification to File Form 1, Statement of Financial Interests  
**Date:** June 5, 2026 at 7:41 PM  
**To:**

---

From: **Ethics FDMS Info** <[EthicsFDMSInfo@mail.disclosure.floridaethics.gov](mailto:EthicsFDMSInfo@mail.disclosure.floridaethics.gov)>  
Date: Mon, Jun 1, 2026 at 11:03  
Subject: Official Notification to File Form 1, Statement of Financial Interests  
To:

Jon M. Philipson  
*Chair*  
Joseph Ogelsby  
*Vice Chair*  
Paul D. Bain  
Nicholas X. Duran  
Michael H. Hellman  
Laird A. Lile  
Jeremy M. Rodgers  
Abbey L. Stewart  
Linda Stewart



State of Florida  
COMMISSION ON ETHICS  
P.O. Drawer 15709  
Tallahassee, Florida 32317-5709

Kerrie J. Stillman  
*Executive Director*  
  
Steven J. Zuilkowski  
*Deputy Executive Director/  
General Counsel*

(850) 488-7864 Phone  
(850) 488-3077 (FAX)  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us)

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[325 John Knox Road](http://www.ethics.state.fl.us)  
[Building E, Suite 200](http://www.ethics.state.fl.us)  
Tallahassee, Florida 32303

*"A Public Office is a Public Trust"*

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According to the records of the Florida Commission on Ethics, you are required to complete a Form 1, Statement of Financial Interests, in order to satisfy your obligation to file financial disclosure. State officers, local officers, and specified state employees serving as of December 31, 2025 (and persons elected in 2025 whose terms began this year) are required to file by July 1. **Even if you left the position during 2026, you are required to file disclosure for the year 2025 using the e-filing system.**

If you believe you were sent this notice in error, you must contact the financial disclosure coordinator for your agency, who provided your name and position as meeting the criteria for filing disclosure. In order to remove your name from the official list, the agency coordinator must submit documentation to our office. To find your agency's coordinator go to our website, [www.ethics.state.fl.us](http://www.ethics.state.fl.us), click on the "Financial Disclosure" tab, then "Coordinator Information" to search for your agency's coordinator.

**WHEN TO FILE:**

On or before July 1, 2026

**» HOW TO FILE ELECTRONICALLY:**

The law requires the Form 1 to be filed electronically with the Florida Commission on Ethics via the Electronic Financial Disclosure Management System (EFDMS). **If you have not previously registered in EFDMS, visit <https://disclosure.floridaethics.gov>. Click the "I am a Filer" button, and then the "Request Registration Email" button. Enter your email address where this official notice was received. Once you register and create a username and password, you can log into EFDMS to electronically complete and file your Form 1.**

**Before you file electronically, visit <https://ethics.state.fl.us/Documents/Ethics/Tips.pdf?cp=202442> for important information and tips about filing electronically this year.**

**FAILURE TO FILE** the annual disclosure form by September 1, 2026, triggers automatic fines of \$25.00 for each late day. In addition, pursuant to law, the Commission on Ethics must initiate investigations of delinquent filers in certain circumstances. This can result in your being removed from your public office or employment. See Section 112.3145(9)(c), Florida Statutes. You may also be subject to a complaint being filed, resulting in penalties as outlined in Section 112.317, Florida Statutes.

**QUALIFYING FOR OFFICE?** Your electronically filed 2025 Form 1 can be used for qualifying purposes by printing the Verification and Receipt of Filing from your EFDMS Filer Dashboard.

**QUESTIONS?** Call the Florida Commission on Ethics, 850-488-7864 or 1-800-262-8824.

Persons with disabilities or handicaps who need assistance or reasonable accommodation to complete this form should contact the Commission on Ethics at (850) 488-7864. If you are hearing or speech impaired, please contact us by using the Florida Relay Service, which can be reached at 1-800-955-8771 (TTY).

***This is an automated email and cannot accept replies.***

*Florida Commission on Ethics*  
[325 John Knox Road, Building E, Suite 200](#)  
[Tallahassee, FL 32303](#)

# SECTION 6

# **REBATE REPORT**

**\$9,710,000**

## **Storey Drive Community Development District**

**(City of Orlando, Florida)**

**Special Assessment Bonds  
Series 2022**

**Dated: January 27, 2022  
Delivered: January 27, 2022**

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**Rebate Report to the Computation Date  
January 27, 2030  
Reflecting Activity To  
January 31, 2026**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

April 24, 2026

Storey Drive Community Development District  
c/o Ms. Teresa Viscarra  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: \$9,710,000 Storey Drive Community Development District, (City of Orlando, Florida),  
Special Assessment Bonds, Series 2022

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of Storey Drive Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended s(the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of January 31, 2027. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the January 27, 2030 Computation Date  
Reflecting Activity from January 27, 2022 through January 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	1.904478%	214,711.91	(196,868.16)
Capitalized Interest Fund	0.060640%	30.14	(2,052.67)
Cost of Issuance Fund	0.000000%	0.00	(3.37)
Debt Service Reserve Fund	3.535540%	38,106.54	3,245.81
<b>Totals</b>	<b>2.035198%</b>	<b>\$252,848.59</b>	<b>\$(195,678.39)</b>
<b>Bond Yield</b>	<b>3.288207%</b>		
Rebate Computation Credits			(9,947.99)
<b>Net Rebatable Arbitrage</b>			<b>\$(205,626.38)</b>

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from January 27, 2022, the date of the closing, to January 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of January 27, 2030.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 1, 2010 and January 31, 2026, the District made periodic payments into the Interest Fund and Sinking Fund (collectively, the "Debt Service Funds"), which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

January 27, 2030.

### **7. Computation Period**

The period beginning on January 27, 2022, the date of the closing, and ending on January 31, 2026.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on January 27<sup>th</sup>, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

**12. Rebtable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	252703000
Interest	252703001
Sinking	252703002
Reserve	252703003
Prepayment	252703004
Acquisition and Construction	252703005
Cost of Issuance	252703006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of January 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to January 27, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on January 27, 2030, is the Rebateable Arbitrage.

**\$9,710,000**  
**Storey Drive Community Development District**  
**(City of Orlando, Florida)**  
**Special Assessment Bonds, Series 2022**  
**Delivered: January 27, 2022**

<b>Sources of Funds</b>	
-------------------------	--

<b>Par Amount</b>	<b>\$9,710,000.00</b>
<b>Net Original Issue Premium</b>	<b>209,766.10</b>
<b>Total</b>	<b>\$9,919,766.10</b>

<b>Uses of Funds</b>	
----------------------	--

<b>Acquisition and Construction Fund</b>	<b>\$9,116,917.56</b>
<b>Capitalized Interest Fund</b>	<b>129,667.29</b>
<b>Cost of Issuance Fund</b>	<b>210,875.00</b>
<b>Debt Service Reserve Fund</b>	<b>268,106.25</b>
<b>Underwriter's Discount</b>	<b>194,200.00</b>
<b>Total</b>	<b>\$9,919,766.10</b>

## PROOF OF ARBITRAGE YIELD

\$9,710,000

Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 01/27/2022 @ 3.2882067646%
06/15/2022	129,667.29	128,056.24
12/15/2022	169,131.25	164,328.16
06/15/2023	369,131.25	352,847.27
12/15/2023	166,581.25	156,657.02
06/15/2024	371,581.25	343,791.68
12/15/2024	163,967.50	149,250.97
06/15/2025	373,967.50	334,896.84
12/15/2025	161,290.00	142,102.74
06/15/2026	376,290.00	326,163.59
12/15/2026	158,548.75	135,205.21
06/15/2027	378,548.75	317,592.51
12/15/2027	155,743.75	128,551.42
06/15/2028	380,743.75	309,183.87
12/15/2028	152,368.75	121,730.04
06/15/2029	387,368.75	304,469.82
12/15/2029	148,843.75	115,098.08
06/15/2030	388,843.75	295,821.96
12/15/2030	145,243.75	108,710.27
06/15/2031	390,243.75	287,360.37
12/15/2031	141,568.75	102,559.55
06/15/2032	4,801,568.75	3,422,233.89
12/15/2032	49,643.75	34,810.39
06/15/2033	314,643.75	217,060.73
12/15/2033	45,337.50	30,770.71
06/15/2034	315,337.50	210,558.80
12/15/2034	40,950.00	26,901.07
06/15/2035	320,950.00	207,429.62
12/15/2035	36,400.00	23,144.76
06/15/2036	326,400.00	204,182.81
12/15/2036	31,687.50	19,501.81
06/15/2037	331,687.50	200,832.39
12/15/2037	26,812.50	15,972.02
06/15/2038	336,812.50	197,391.51
12/15/2038	21,775.00	12,554.99
06/15/2039	341,775.00	193,872.49
12/15/2039	16,575.00	9,250.12
06/15/2040	346,575.00	190,286.83
12/15/2040	11,212.50	6,056.64
06/15/2041	351,212.50	186,645.32
12/15/2041	5,687.50	2,973.63
06/15/2042	355,687.50	182,957.98
	13,538,404.79	9,919,766.10

Proceeds Summary

Delivery date	01/27/2022
Par Value	9,710,000.00
Premium (Discount)	209,766.10
Target for yield calculation	9,919,766.10

## BOND DEBT SERVICE

\$9,710,000

Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
01/27/2022					
06/15/2022			129,667.29	129,667.29	129,667.29
12/15/2022			169,131.25	169,131.25	
06/15/2023	200,000	2.550%	169,131.25	369,131.25	538,262.50
12/15/2023			166,581.25	166,581.25	
06/15/2024	205,000	2.550%	166,581.25	371,581.25	538,162.50
12/15/2024			163,967.50	163,967.50	
06/15/2025	210,000	2.550%	163,967.50	373,967.50	537,935.00
12/15/2025			161,290.00	161,290.00	
06/15/2026	215,000	2.550%	161,290.00	376,290.00	537,580.00
12/15/2026			158,548.75	158,548.75	
06/15/2027	220,000	2.550%	158,548.75	378,548.75	537,097.50
12/15/2027			155,743.75	155,743.75	
06/15/2028	225,000	3.000%	155,743.75	380,743.75	536,487.50
12/15/2028			152,368.75	152,368.75	
06/15/2029	235,000	3.000%	152,368.75	387,368.75	539,737.50
12/15/2029			148,843.75	148,843.75	
06/15/2030	240,000	3.000%	148,843.75	388,843.75	537,687.50
12/15/2030			145,243.75	145,243.75	
06/15/2031	245,000	3.000%	145,243.75	390,243.75	535,487.50
12/15/2031			141,568.75	141,568.75	
06/15/2032	255,000	3.000%	141,568.75	396,568.75	538,137.50
12/15/2032			137,743.75	137,743.75	
06/15/2033	265,000	3.250%	137,743.75	402,743.75	540,487.50
12/15/2033			133,437.50	133,437.50	
06/15/2034	270,000	3.250%	133,437.50	403,437.50	536,875.00
12/15/2034			129,050.00	129,050.00	
06/15/2035	280,000	3.250%	129,050.00	409,050.00	538,100.00
12/15/2035			124,500.00	124,500.00	
06/15/2036	290,000	3.250%	124,500.00	414,500.00	539,000.00
12/15/2036			119,787.50	119,787.50	
06/15/2037	300,000	3.250%	119,787.50	419,787.50	539,575.00
12/15/2037			114,912.50	114,912.50	
06/15/2038	310,000	3.250%	114,912.50	424,912.50	539,825.00
12/15/2038			109,875.00	109,875.00	
06/15/2039	320,000	3.250%	109,875.00	429,875.00	539,750.00
12/15/2039			104,675.00	104,675.00	
06/15/2040	330,000	3.250%	104,675.00	434,675.00	539,350.00
12/15/2040			99,312.50	99,312.50	
06/15/2041	340,000	3.250%	99,312.50	439,312.50	538,625.00
12/15/2041			93,787.50	93,787.50	
06/15/2042	350,000	3.250%	93,787.50	443,787.50	537,575.00
12/15/2042			88,100.00	88,100.00	
06/15/2043	365,000	4.000%	88,100.00	453,100.00	541,200.00
12/15/2043			80,800.00	80,800.00	
06/15/2044	380,000	4.000%	80,800.00	460,800.00	541,600.00
12/15/2044			73,200.00	73,200.00	
06/15/2045	395,000	4.000%	73,200.00	468,200.00	541,400.00
12/15/2045			65,300.00	65,300.00	
06/15/2046	410,000	4.000%	65,300.00	475,300.00	540,600.00
12/15/2046			57,100.00	57,100.00	
06/15/2047	430,000	4.000%	57,100.00	487,100.00	544,200.00
12/15/2047			48,500.00	48,500.00	
06/15/2048	445,000	4.000%	48,500.00	493,500.00	542,000.00
12/15/2048			39,600.00	39,600.00	
06/15/2049	465,000	4.000%	39,600.00	504,600.00	544,200.00
12/15/2049			30,300.00	30,300.00	
06/15/2050	485,000	4.000%	30,300.00	515,300.00	545,600.00

## BOND DEBT SERVICE

\$9,710,000

Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2050			20,600.00	20,600.00	
06/15/2051	505,000	4.000%	20,600.00	525,600.00	546,200.00
12/15/2051			10,500.00	10,500.00	
06/15/2052	525,000	4.000%	10,500.00	535,500.00	546,000.00
	9,710,000		6,618,404.79	16,328,404.79	16,328,404.79

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-9,116,917.56	-11,834,858.11
02/02/22		-0.22	-0.29
03/02/22		-1.25	-1.62
04/04/22		-1.36	-1.75
05/03/22		-1.32	-1.70
05/20/22		4,020.00	5,165.29
06/02/22		-36.26	-46.54
07/05/22		-113.06	-144.68
08/02/22		-217.05	-277.07
09/02/22		-351.14	-447.03
10/04/22		-404.33	-513.25
10/17/22		1,177.50	1,492.95
11/02/22		-548.41	-694.39
11/23/22		165.00	208.52
12/02/22		-684.28	-864.07
12/22/22		-0.33	-0.42
01/04/23		-782.58	-985.34
02/02/23		-832.80	-1,045.91
03/02/23		-798.77	-1,000.45
04/04/23		-911.28	-1,138.06
04/17/23		618.75	771.82
04/17/23		165.00	205.82
04/18/23		9,311,491.35	11,614,029.06
05/02/23		-933.16	-1,162.44
06/02/23		-1,016.89	-1,263.30
07/05/23		-998.01	-1,236.14
08/02/23		-1,045.66	-1,292.00
09/02/23		-1,087.81	-1,340.43
09/14/23		165.00	203.10
09/14/23		1,815.00	2,234.07
10/03/23		-1,055.17	-1,296.56
10/31/23		82.50	101.13
11/02/23		-1,094.30	-1,341.12
11/07/23		742.50	909.56
12/04/23		-1,062.85	-1,298.80
01/03/24		-1,097.72	-1,337.90
02/02/24		-1,093.07	-1,328.73
03/04/24		-1,015.77	-1,231.19
04/02/24		-1,085.90	-1,312.86
05/02/24		-1,049.49	-1,265.40
06/04/24		-1,085.70	-1,305.27
06/21/24		31,426.17	37,723.50
07/02/24		-1,051.24	-1,260.64
08/02/24		-1,085.59	-1,298.29
09/04/24		-1,083.07	-1,291.53
10/01/24		725.00	862.43
10/02/24		-1,011.83	-1,203.52
11/04/24		-985.93	-1,169.32

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
11/07/24		354.20	419.97
11/07/24		87.50	103.75
12/03/24		-915.93	-1,083.45
12/20/24		-1.21	-1.43
01/03/25		-916.33	-1,080.98
01/27/25		6,036.06	7,105.19
01/27/25		15.01	17.67
-----			
01/27/30	TOTALS:	214,711.91	-196,868.16
-----			

ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	-196,868.16
COMP DATE:	01/27/30	NET INCOME:	214,711.91
BOND YIELD:	3.288207%	TAX INV YIELD:	1.904478%

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-129,667.29	-168,323.77
02/02/22		0.11	0.14
03/02/22		0.60	0.78
04/04/22		0.66	0.85
05/03/22		0.64	0.82
06/02/22		17.54	22.51
06/15/22		129,667.29	166,232.44
07/01/22		10.59	13.56
-----			
01/27/30	TOTALS:	30.14	-2,052.67
-----			

ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	-2,052.67
COMP DATE:	01/27/30	NET INCOME:	30.14
BOND YIELD:	3.288207%	TAX INV YIELD:	0.060640%

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-210,875.00	-273,741.17
01/27/22		55,000.00	71,396.63
01/27/22		46,000.00	59,713.55
01/27/22		33,500.00	43,487.04
01/27/22		6,000.00	7,788.72
01/27/22		1,500.00	1,947.18
01/27/22		63,150.00	81,976.31
02/02/22		5,725.00	7,428.37
-----			
01/27/30	TOTALS:	0.00	-3.37
-----			

ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	-3.37
COMP DATE:	01/27/30	NET INCOME:	0.00
BOND YIELD:	3.288207%	TAX INV YIELD:	0.000000%

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/22	Beg Bal	-268,106.25	-348,034.23
02/02/22		0.22	0.29
03/02/22		1.25	1.62
04/04/22		1.36	1.75
05/03/22		1.32	1.70
06/02/22		36.26	46.54
07/05/22		113.06	144.68
08/02/22		217.05	277.07
09/02/22		351.14	447.03
10/04/22		404.33	513.25
11/02/22		548.41	694.39
12/02/22		684.28	864.07
12/22/22		0.33	0.42
01/04/23		782.58	985.34
02/02/23		832.80	1,045.91
03/02/23		798.77	1,000.45
04/04/23		911.28	1,138.06
05/02/23		933.16	1,162.44
06/02/23		1,016.89	1,263.30
07/05/23		998.01	1,236.14
08/02/23		1,045.66	1,292.00
09/02/23		1,087.81	1,340.43
10/03/23		1,055.17	1,296.56
11/02/23		1,094.30	1,341.12
12/04/23		1,062.85	1,298.80
01/03/24		1,097.72	1,337.90
02/02/24		1,093.07	1,328.73
03/04/24		1,015.77	1,231.19
04/02/24		1,085.90	1,312.86
05/02/24		1,049.49	1,265.40
06/04/24		1,085.70	1,305.27
07/02/24		1,051.24	1,260.64
08/02/24		1,085.59	1,298.29
09/04/24		1,083.07	1,291.53
10/02/24		1,011.83	1,203.52
11/04/24		985.93	1,169.32
12/03/24		915.93	1,083.45
12/20/24		1.21	1.43
01/03/25		916.33	1,080.98
02/04/25		879.32	1,034.41
03/04/25		789.01	925.65
04/02/25		867.03	1,014.61
05/02/25		837.46	977.35
06/03/25		857.75	998.22
07/02/25		828.48	961.62
08/04/25		857.07	991.93
09/03/25		856.94	989.18
10/02/25		814.44	937.65

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
11/04/25		818.15	939.20
12/02/25		757.56	867.44
01/05/26		743.13	848.38
01/31/26	Bal	268,106.25	305,384.10
01/31/26	Acc	743.13	846.46
-----			
01/27/30	TOTALS:	38,106.54	3,245.81
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ISSUE DATE:	01/27/22	REBATABLE ARBITRAGE:	3,245.81
COMP DATE:	01/27/30	NET INCOME:	38,106.54
BOND YIELD:	3.288207%	TAX INV YIELD:	3.535540%

\$9,710,000  
 Storey Drive Community Development District  
 (City of Orlando, Florida)  
 Special Assessment Bonds, Series 2022  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.288207%)
01/27/23		-1,960.00	-2,462.67
01/27/24		-2,070.00	-2,517.43
01/27/25		-2,120.00	-2,495.50
01/27/26		-2,170.00	-2,472.39
-----			
01/27/30	TOTALS:	-8,320.00	-9,947.99
-----			

ISSUE DATE: 01/27/22      REBATABL ARBITRAGE: -9,947.99  
 COMP DATE: 01/27/30  
 BOND YIELD: 3.288207%

# AUDIT COMMITTEE MEETING

# SECTION III

# SECTION A

**STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2026**  
Orange County, Florida

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Friday, September 4, 2026, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Storey Drive Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a wavier of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2026, 2027, 2028, 2029 and 2030. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of audit.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## AUDITOR SELECTION EVALUATION CRITERIA

**1. *Ability of Personnel.* (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5. *Price.* (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

# SECTION B

**STOREY DRIVE  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Storey Drive Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Orange County and has a general administrative operating fund and a debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Storey Drive Community Development District.**" Proposals must be received by **Friday, September 4, 2026, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager