

*Storey Drive
Community Development District*

Agenda

August 20, 2026

AGENDA

Storey Drive

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

August 13, 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, August 20, 2026 at 11:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2026-03 Electing an Assistant Secretary
4. Approval of Minutes of the June 18, 2026 Meeting
5. Ratification of Agreement with Home Land Construction, LLC for Wall Repair Services
6. **Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. - Added**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. Discussion of Proposals from Floralawn
 1. Washout Repairs at CDD Wall
 2. CDD Tree Replacements
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT
ELECTING _____ AS AN ASSISTANT
SECRETARY OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect an Assistant Secretary.

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

Section 1. _____ is elected Assistant Secretary.

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

PASSED AND ADOPTED this 20th day of August, 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, June 18, 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
Kristen Trucco <i>by phone</i>	District Counsel
Robert Petillo	LLEB
Steve Saha <i>by phone</i>	District Engineer, Poulos & Bennett
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: There are no members of the public other than Board members and staff to provide comments.

THIRD ORDER OF BUSINESS

Organizational Matters

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

Mr. Flint: We do have a vacant seat. Is the Board in a position to nominate anyone to that seat at this point?

Mr. Morris: No.

Ms. Kalpee: No.

Mr. Flint: Okay, we will continue to keep that vacant then.

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

C. Consideration of Resolution 2026-03 Electing Assistant Secretary

Mr. Flint: We will defer items A, B, and C under item 3.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 19, 2026 Meeting

Mr. Flint: Item four is approval of your March 19, 2026 minutes. 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 March 19, 2026 Meeting, were approved as presented.
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FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next is a public hearing to consider adoption of your Fiscal Year 2027 budget and public hearing to approve the imposition of special assessments related to that. You previously approved a proposed budget, and you set today as the date of the public hearing for its final consideration. The resolution in your agenda includes the attached budget. There are not any significant changes to these. We've updated the actuals for the current year through the end of May. It doesn't contemplate any increases in the per unit assessment amounts. The amounts budgeted are consistent with what you saw when you approved the proposed budget as well.

Mr. Morris: Is there a possibility of postponing this until next Board meeting for the final approval? I want to go over it. I think I have due diligence to do on making sure that the original baseline had some of the lots were under CDD or HOA or vice versa. I'll make sure that they're

consistent in the budget so that the money is funded. Also, there is some programming we want to do for the Del Verde landscape as well as the potential top coating or cell coating for that space that we can control. And I don't believe I added that to this budget.

Mr. Flint: You can always amend the budget. It is a public hearing. There were advertisements that were placed. There are expenses associated with that. There's a legal process. But approving it today, as long as you're not proposing any increases in the assessment level, if we're just talking about adjusting expenditure line items.

Mr. Morris: Yes.

Mr. Flint: You can do that at any time. At a future meeting, you can amend this budget. You would probably be better off as long as the assessments are not changing either up or down. If they were going up, that would be more involved because there's a 30 day notice and it would trigger another process. But if the assessments themselves are not proposed to change, it's just a matter of adjusting the expense line items. You're better off approving it today and then we can amend the budget versus deferring approval.

Mr. Morris: Understood.

Mr. Flint: At any Board meeting, you can consider an amendment to this budget. And also, if an expense line item is exceeded, as long as the total budget is not exceeded, you don't have to do a budget amendment. At the end of the year, if your total expenses exceed your total budget, then you have to amend the budget within 90 days of the fiscal year. You have flexibility in how you handle that. You're not boxing yourself in by approving it today because you have the ability to amend it if you need to.

Mr. Morris: Okay.

Mr. Flint: But if there are issues that we need to address or clarify, we can get together between now and the next meeting and do that. It would be my suggestion, but it's up to the Board how you want to handle that.

Mr. Morris: With that understanding, we can move forward.

Mr. Flint: Okay, we'll start with a motion to open the public hearing. Is there a motion to open the hearing?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint: The public hearing is open. For the record, there are no members of the public here to provide comment or testimony, so we'll close the public comment portion. We'll bring it back to the Board. I did introduce Resolution 2026-05, adopting the budget for FY27. That budget is included as Exhibit A of the resolution. Again, there is no proposed change to the per unit assessment amounts. The individual expense line items can be amended at future meetings with no additional hearing or legal requirements associated with that. As long as the total budget doesn't change. Any questions on the resolution or the exhibit? If not, is there a motion to approve Resolution 2026-05?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.
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B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next item is Resolution 2026-06. This is a public hearing to impose the assessments associated with the budget you just approved. There are two attachments to that resolution. One is the budget you just approved, and the second one is the assessment roll that lists each of the lands within the District to be assessed based on the per unit amounts that are in the budget you adopted. Again, there are no members of the public here to provide comment or testimony. We'll bring it back to the Board. Any questions on the Resolution 2026-06? And this is just imposing the O&M assessments that you just approved in the budget with your prior resolution.

Mr. Morris: I have questions on them on the expense side, but on the assessment side, no.

Mr. Flint: Okay, if there are no questions, is there a motion to approve Resolution 2026-06?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.
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Mr. Flint: Is there a motion to close the hearings?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. Flint: Item six is goals and objectives. There was a legislative change a couple years ago that requires special Districts to adopt goals and objectives annually and report on those annually in December. This needs to be done each year. You did it for the current year, that's the second item, item B, the current goals and objectives, which the Board approved last year. They're broken up into three categories. These are goals and objectives that we recommended to the Board that are fairly standard across special Districts and easily measured and achievable. The first is community communication and engagement, and there are three goals under that dealing with public meetings, noticing requirements, and then public records management. We've achieved each of those, so the yes box would be checked on each. Then the second area is infrastructure and facilities maintenance. There are two areas. One is field management and site inspections, and we've achieved and then the second one is the Engineer's annual inspection of the infrastructure, and that's required by the bonds. That will be done, if it hasn't been done already, by the end of this month because it's required to be completed by the end of June. Then under financial transparency and accountability, you have the annual budget preparation. You have the unaudited financial reports that are prepared and included in your agendas. You have the annual audit, independent audit, statutorily required. All of those have been achieved or will be by the end of the month. Then for next fiscal year, we're recommending you keep the same goals and objectives. We've provided the proposed goals and objectives for FY 2027. Are there any questions on those? If not, on the first item, is there a motion to adopt the FY 2027 goals and objectives?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Adopting the Fiscal Year 2027 Goals and Objectives, was approved.

B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Mr. Flint: Under item B, is there a motion to authorize the Chair to execute the form for the FY 2026 goals which will be posted on the District's website?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Authorizing the Chair to Execute the Fiscal Year 2026 Goals and Objectives, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Consent to Assignment and Assumption of Agreement for Professional Engineering Services – Added

Mr. Flint: We added item seven; this is a consent to assignment and assumption of the agreement for professional engineering services. The District's Engineer was Poulos & Bennett, and they have been acquired or merged with Pape-Dawson. Their name has changed. The same individuals are involved. This is an assignment and assumption of that agreement for engineering services. It has been placed on your agenda. You could consider approving it, subject to review by Counsel. Kristen, I don't know if you've reviewed that assignment and assumption.

Ms. Trucco: Yes. We generally have. I just want to check back to Poulos's original contract for this CDD just to make sure there are no edits that we would recommend on it. Like you mentioned I would recommend today a motion to approve subject to staff sign off by the Board, if the Board's comfortable with that.

Mr. Flint: Poulos & Bennett was also the original design Engineer for the project. They've been the District Engineer since the District was created. The same individuals. Steve Saha and those folks are still involved even though the name has changed.

Mr. Morris: Just one clarity question on the account side, the COI is maintained by whom?

Mr. Flint: We do.

Mr. Morris: Okay. The termination on this one, it appears it's a 30 day.

Mr. Flint: That is fairly typical. This is an ongoing as needed contract that they bill on an hourly basis based on work authorization. If it's just meeting attendance and that sort of thing, they bill based on their time. If there's a specific project, the Board could approve a work authorization with a not to exceed or hourly or a fixed fee. You have that flexibility under the master agreement.

Mr. Morris: Okay.

Mr. Flint: This is not a significant expense to the District at this point. They attend the monthly meetings. If issues come up with water management District permit or there's on site issues that require the Engineer to review it, we would consult them on those. And you have a line item in your budget to fund these expenses. This is just recognizing that their names changed.

Mr. Morris: This would include like storm drain, sewer.

Mr. Flint: Yeah.

Mr. Morris: Any discovery?

Mr. Flint: To the extent an Engineer is needed.

Mr. Morris: I don't think it's in the CDD framework, but within the community there's a storm drain right now we're managing that situation with.

Mr. Flint: Okay.

Mr. Morris: It's within the apartment parking area. I don't think it's CDD. I just want to confirm that.

Mr. Scheerer: Parking lot.

Mr. Morris: Yeah, it's in building three. The drain line for the A/C is backed up and it's the way that the buildings were constructed is the drain lines go underground and even the best plumbers can't find where they go. Because the storm drain or the sewer line in building three area is higher than the drain line, it's backfilling. It's actually affected building three. All eight apartments on the bottom floor are backed up, and it'll go to two if we don't clear it. We're working with a group to clear right now, but I just want to make sure that's not under the CDD's scope and that's under property scope.

Mr. Flint: We'll look at it, but it sounds like it's the apartment. It's the drain line for the A/C system that's the issue and not the stormwater.

Mr. Scheerer: Yeah.

Mr. Morris: Well, the stormwater. That area is backed up, so there's not a relief for the water that's backed up out of the A/C. At least that's the assessment we received.

Mr. Scheerer: Where's the stormwater drain? Behind the building in the grass? Or in the parking lot?

Mr. Morris: To my knowledge, it's in the parking lot, but I can check more. I don't have the detail.

Mr. Scheerer: We'll be out there and we'll go take a look too.

Mr. Morris: I will share with you that buildings four through eight, knowing that this was a concern that buildings one through three, when they had them vertical and they turned them on, Lennar changed the approach to buildings four through eight and they ran the drain line differently. It's like a horseshoe outside.

Mr. Scheerer: It's got a trap on it.

Mr. Flint: We'll look into that. We'll figure out if that's our issue or not. Any other questions or discussion on the consent to assignment and assumption? If not, is there a motion to approve it, subject to Counsel's review?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Consent to Assignment and Assumption of Agreement for Professional Engineering Services Subject to Counsel's Review, was approved.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint: Item eight is appointment of an Audit Committee and Chair. The District is required to have an annual independent audit. I think the District selected an auditor previously that the time has run out. I think it was initially for three years, could have been five. But it's time to go through that selection process again. The statutes require that the Board appoint an Audit Committee. The role of the Audit Committee is just to approve the form of the notice, the selection criteria and then evaluate the responses. Then the Board would make the final decision. In the past, the Board has appointed themselves as the Audit Committee. And our recommendation would be that you consider appointing yourself as the Audit Committee. We have a meeting advertised right after this meeting. It would be a five minute meeting to approve the RFP and selection criteria so we can get it advertised. The motion would just be to appoint the Board as the Audit Committee. Then as part of that motion, designate one of the Board members as the Chair of the Audit Committee. You're not auditing anything; you're just reviewing the audit responses and selecting for the audits.

Mr. Morris: Motion to appoint.

Mr. Flint: And Sunita would be the Chair?

Mr. Morris: Yes, please.

On MOTION by Mr. Morris, seconded by Mr. Bonin, with all in favor, Appointing the Board as the Audit Committee and Sunita Kalpee as the Chairman, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Exterior Wall Ownership

Mr. Flint: I asked that the exterior wall ownership issue be put under the attorney's report because we still need to resolve the fact that two sides of the community still need to be conveyed to the CDD. The plat inadvertently designated them as owned by the HOA. And the CDD, we're ensuring and maintaining the wall all the way around the exterior. But we've got two sides of the community that were not properly designated as the CDD. There needs to be something prepared to convey that to the District.

Ms. Trucco: Yes, we agree. And we have a set of conveyance documents anytime we do conveyances from any entity. In this case, like George mentioned, the original plat states that those tracts will be owned and maintained by the association. We do have a short form declaration of change of the plat designations that we'll have Lennar in this case sign since they were the original declarant on the plat. We'll go through that process. We'll have a resolution for you to formally approve that conveyance at the next Board meeting or ratify it. But you know, right now we're just confirming the specific tracks that need to come over to the CDD and then we'll bring back a formal resolution for you to approve that.

Mr. Flint: Any discussion or objection?

Mr. Morris: I was wanting it to move. We've had it on the agenda a few times and I thought it was done actually.

Mr. Flint: As long as there is no objection, then we'll move forward.

Mr. Morris: Does that also play into the deterioration around that area around those walls? Because the north and east walls were where our concerns were.

Mr. Scheerer: Yeah. I believe it's Tract OS Eight that goes around from Vanguard all the way back to the pedestrian bridge, which is the tract in question. We have identified several times that the cause of the erosion on the backside of that wall is coming from the units because it's getting underneath the wall and it's eroding the tract behind the wall on the C2 and C3 canal. And

we identified a couple of those areas that the problem needs to be fixed on the condo side before it can be fixed on the canal side.

Mr. Flint: It's a sheet flow of the water from the condos toward that wall that's undermining the wall.

Mr. Scheerer: Yeah, when they're draining the pools or the gutters are all facing that way whenever it rains, it ends up getting underneath the rock and it just creates a little channel. Right now, we're string trimming those areas as opposed to, we should be able to just take a 50 inch and go all the way around that thing with no problem, but we've got several voids that we're avoiding right now.

Mr. Flint: But that area is not the area that's subject to the ownership, is it?

Mr. Scheerer: Yeah, it is.

Mr. Flint: Okay.

Mr. Scheerer: Yeah, that's on the pedestrian bridge side. That's where a majority of that erosion is coming from. And that's part of that tract that's currently in the name of the HOA.

Mr. Morris: On the eight foot section?

Mr. Scheerer: Yeah.

Mr. Morris: Outside the gate?

Mr. Scheerer: Yeah. If you're heading to the pedestrian bridge and you go out and you turn right, all that tract is currently in the name of the HOA. And that's where a lot of the erosion is coming from.

Mr. Morris: That's where a lot of the erosion is. Because that area in the past, it wasn't a concern. It was actually the northeast corner of the top on the north side and then on the east side, effectively about halfway down, that was where most erosion occurred. But we had additional erosion that I observed. But the erosion that I saw the first time that Lennar fixed it actually was between units, and they weren't even occupied, so we didn't have any pool activity at that time.

Mr. Scheerer: Rainwater runoff, gutters facing the wall, all that stuff has a direct impact on which way the water goes. I know right now Floralawn is doing their best. They're mowing back behind the entire thing, which is what they were given on their ownership map and they're just having to weed stream trim around the eroded areas.

Mr. Morris: Okay.

Mr. Scheerer: We've got to get on that and get it fixed on the opposite side of the wall, and then we can fix it on the canal side because that's where a lot of those problems are. Doesn't really pose a problem for the condo side as much as it does on the canal side because it's a safety hazard now.

Mr. Morris: Okay.

Mr. Scheerer: We'll look at that. Karly and I will do a walk, and we'll mark up the map. Everybody can see where it's at. But I'm sure I've got some of my old documents that we had originally when we started having this issue when Cherrylake was there, and then Floralawn identified some as well.

Mr. Flint: Anything else under attorney's report?

Mr. Petillo: No further updates from us. We'll make sure to have the resolution approval for the next meeting.

Mr. Morris: It may be a soft line, but it leads me to believe that there's a drainage issue that Lennar should have anticipated based on the slope and the design.

Mr. Scheerer: Yeah.

Mr. Morris: I'm not saying you're wrong at all.

Mr. Scheerer: And I'm not saying I'm right.

Mr. Morris: There are other areas of the resort where they didn't anticipate the drainage or runoff. And there's an example by pond 3. I don't know if you know what I'm talking about it, but we're anticipating putting a French drain in at our expense. And that may be a CDD location that falls under this budget versus our budget, and that's why part of our budget.

Mr. Scheerer: Pond three is in the middle of the high rises, right?

Mr. Morris: Yes.

Mr. Scheerer: It's the only thing we have is the pond.

Mr. Morris: Right along the sidewalk section that floods on both sides on the backside or on the east side of Aqua Bay. The only way to minimize any flooding during heavy downpour is to effectively French drain it or redo the landscape. French drain is probably the least expensive, but it's expensive. I don't know if that would carry into this budget. If Lennar's going to walk away and say, *"that's not on us."*

Mr. Scheerer: They can certainly look at it, and I'll be happy to document it. If I don't feel I have the appropriate answer, I can talk to him.

Mr. Morris: When you're out there, let's walk it. I already got a bid from Floralawn. I can even show that to you.

Mr. Scheerer: I believe there's big box drains in and around that area, which as long as the drains aren't flooded, clogged around that sidewalk, I think there's a, I don't know which building number, it may be where we get our access to go check the timer for the fountain, there's a giant box culvert right there in the grass. That's to probably take a lot of that water off the sidewalk and common areas. It drains into that, shoots it into your pond. But let's meet up next week.

Mr. Morris: On the north side of where I'm speaking, on that sidewalk, it's about 40 feet that floods and on the other side it's about 25 feet that floods. It is a good three or four inches worth of water.

Mr. Bonin: Next week, if you're going to make it out there. Pin drop me the precise location we're talking about, and I'll try to meet you there.

Mr. Scheerer: We'll give you a couple days' notice when we're planning to go out.

B. Engineer

Mr. Flint: Stephen, anything for the Board?

Mr. Saha: Yeah, I have done the inspection. I just need to finalize that report. I know there were some open ended items for the erosion around the wall. I'll just make note of that on the report, but I'll have that wrapped up next week.

Mr. Flint: Okay.

Mr. Saha: Then also we had submitted the ownership and maintenance transfers to the District for all the stormwater permits, transferring those to the CDD. Those are in process. I know there were a few certain things with ownership and who was listed on the permit that were creating some hiccups for the Water Management District accepting those. But we're working through those and working to get that permit officially transferred to the CDD for each of the Water Management District permits.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under District Manager's report, you have approval of the check register. This is from March 1, 2026 through May 31, 2026. For the general fund and Board compensation it totals \$57,356.49. The detail is behind the summary. Wherever you see Storey Drive CDD care of

US bank that is just moving the debt service assessment revenue from the general fund to the trustee. We get one check from the tax collector and then we have to move the debt service assessment revenue to the trustee. There's a couple of those, I think. Any questions on the check register?

Mr. Morris: No.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through the end of May. There's no action required by the Board, but if you have any questions, we can discuss those. We were fully collected on our assessments. Our administrative expenses, our actuals are under our prorated budget, and our O&M actuals are under our prorated. Any questions on the financials?

Mr. Morris: No questions.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint: Presentation of number of registered voters. Each year we have to announce the number of registered voters as of April 15. You can see there are currently zero.

iv. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint: Each year you approve an annual meeting schedule. We have a meeting schedule that shows you continuing to meet monthly on the third Thursday at 11:00 a.m. in this location. We could reduce the frequency if you wanted to, or we can keep it monthly. Right now, we're just canceling if there's no business. You could choose to advertise six meetings a year versus 12.

Mr. Morris: I think six would be sufficient.

Mr. Flint: Okay. If we did six, my recommendation would probably be November. You're going to want to do March and July for budget and then probably September. I'd say November, January, March and July. That's four. November, January, March, July, September.

Mr. Morris: August might be a better month than July.

Mr. Flint: Okay.

Mr. Morris: If that is possible.

Mr. Flint: Then we'll switch April and August because that would be the budget.

Mr. Morris: Okay.

Mr. Flint: We did March, July this year. If we're going to do August, then we would probably do April, August or May. May, August. Let's see, November, January, March, May, August and September.

Mr. Morris: Sounds good.

Mr. Flint: We'll modify the notice then for November, January, March, May, August, and September. I'm sure I butchered that schedule somehow. We'll go back and amend it later if we need to. Is there a motion to approve that?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Fiscal Year 2027 Meeting Schedule with Meetings in November, January, March, May, August, and September, was approved.

v. Form 1 Filing Deadline Reminder – Due July 1st

Mr. Flint: Just a reminder, each year you're required to file your Form 1, Statement of Financial Interest, by July 1. You should have gotten an email.

Mr. Morris: I believe I accomplished both, the ethics and the Form 1.

Ms. Kalpee: I didn't get my reminder.

Mr. Flint: I'll have staff check on that. It is due by July 1. There is a grace period, but after the grace period is over, you would be subject to \$25 a day. The grace period goes through September. But we'll check to make sure the status of yours.

Mr. Bonin: And now when you log on it, it shows you what Boards you're on, right?

Mr. Flint: Yeah, it shows you what Boards you're on. You can add additional Boards. And it also allows you to populate it with the prior year, so you don't have to start over if you filed it in a prior year.

Mr. Bonin: Yeah. It's a little easier now.

vi. Presentation of Arbitrage Rebate Report for the Series 2022 Bonds

Mr. Flint: The IRS requires us to demonstrate we're not earning more interest than we're paying. In order to do that, you've retained AMTEC. They do an annual calculation. It's \$450 a year. And you can see the report shows a negative rebateable arbitrage of \$205,626. There's no

arbitrage issues. If there's any questions on the report, I can try to answer those. Otherwise, I would just ask for a motion to accept the report.

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, Accepting the Arbitrage Rebate Report for the Series 2022 Bonds, was approved.

D. Field Manager's Report

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

Mr. Scheerer: Thank you. We talked briefly about the hole in the wall off of Vanguard. Karly has worked to get a couple of different proposals that we're going to be submitting to insurance. We've handed those out to you folks to take a look at. Karly, if you want to go through them, that'd be great.

Ms. Chambers: Our first proposal is for \$32,662.97. This is by Permacast, which is the original installer of the wall. They are on the second page there. It will show you their breakdown for everything. It's pretty standard for this one. Luckily the columns did not take damage, so it should be a relatively easy one-day repair and then paint. The second proposal is Homeland for \$25,995. They are also an installer of walls. It's the same situation. They're able to just guide that panel in and then it is the aluminum on top that is going to be custom built essentially for it. They have that breakdown for both as well as their profit margins for clarity. I can recommend both. It is up to the Board's discussion on the final decision, of course. And this will be going through insurance.

Mr. Scheerer: There is a deductible on our end going through insurance, but that should be recovered from the driver that hit the wall. It's a \$2,500 deductible that the CDD has on their insurance. Yeah, it looks like it's just about under a 10% profit margin or somewhere in there based on the overall total of the job, both contractors, a couple three grand.

Mr. Morris: I would recommend Homeland versus Permacast.

Mr. Flint: Okay, is there a motion to select Homeland? We'll process it through the insurance. We'll provide the insurer both of the quotes. I'm sure they're going to be comfortable with the low bid because they're ultimately funding it and we'll seek the deductible through the driver's insurance, or our insurer will seek the deductible.

Mr. Morris: As long as the Permacast wall is identical.

Ms. Chambers: Yeah. There it's a standard concrete poured wall. There's even a possibility that Homeland is getting the physical wall from Permacast because Permacast is a provider, but it's pretty standard.

Mr. Flint: Is there a motion to approve that?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Proposal from Homeland to Repair the Wall off of Vanguard was approved.

Mr. Scheerer: I know that we had talked about getting the split rail fence painted out front along Del Verde. Karly reached out to KCK Construction Group, which Daryl, I think I gave you a copy and Rob. Their price was \$4,938 and that does not include any other repairs. We would have to make those repairs. Whereas Modern Painting and Home Improvement provided us a quote for \$5,180. Light pressure wash, scrape the loose paint, light sand, wood replacement where needed, remove loose nails and fix up, spot primer, one coat, finish paint, Sherwin Williams, Tricon Black. I think that's more inclusive as far as the work goes. I think we can absorb it in the general fund and get it done upon approval by this Board, unless the Board has questions or the District manager has any questions.

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Proposal from Modern Painting for Painting of Fence, was approved.

Mr. Scheerer: We do apologize for these not getting into the agenda in advance of the meeting. Thank you for your patience and reviewing these two items today. Thank you.

Mr. Morris: Did they happen to give a timeline?

Mr. Scheerer: I don't think we have a timeline right now. We need an approval and then I can shoot that over to you.

Mr. Morris: And then again, what we would want to do with that is photograph the results in case there's future damage by the landscaping group or guests for that matter.

Mr. Scheerer: We'll do a pre-meeting with the contractor, and we'll photo document the current site conditions prior to. Then, we can photo document everything post. Then we'll have a side audit pro or some type of a document like that that tracks all the photographs.

Mr. Morris: That's fine. I used that one time.

Mr. Scheerer: I do it all the time.

Mr. Morris: We use our own proprietary, not proprietary, but it's called Hopper. We document everything in every unit. We can also go behind and do our own records or upload yours.

Mr. Scheerer: And unless you have any questions for Karly and I, we'll definitely be out there next week. We'd already visited the site prior to the Board meeting. Not today, another day. But we will be out there, and we'll contact Rob and if he can't make it, we'll follow that direction and take some photos and drop some pins so everybody's on the same spot. We'll double check the walls on the outside of C2, C3 canal.

Mr. Morris: Great.

Mr. Scheerer: Okay.

Mr. Morris: The only thing I have relative in that space is the approach we're taking with landscape throughout the resort. We're going to be putting a decent investment around the entire resort. Some of that would also be on Del Verde, the islands.

Mr. Scheerer: Yeah.

Mr. Morris: Those fall under CDD, just for clarity. And even, possibly anything on the sides, trees or otherwise. From a budget perspective, I want to know what, I think we talked about it in the prior meeting, but what funding is available in that or how we need to approach that. Because we'll want to allocate that part of the project to the CDD budget.

Mr. Flint: Okay. Do you have bids for it?

Mr. Morris: I have bids from one provider. They have a group called EDSA has another bid that they're working on. They're working on the master program. It's been dragging, so we're trying to ask them to advance it as quick as possible. But I should have them shortly and I can get the bids and circulate it.

Mr. Flint: Yeah, if you can provide the cost, we can look at the fund balances and see. What's your timeline?

Mr. Morris: It's a great question. I'm anticipating August or September. I don't think we're going to do it during our peak season. I think it's August or September that we're going to perform these. The follow up to that isn't part of the project, but the existing palms around Lake One.

Mr. Scheerer: We've got a handful.

Mr. Morris: That are dead.

Mr. Scheerer: Yeah. I've already got numbers from Floralawn.

Mr. Morris: Okay.

Mr. Scheerer: We're going to review those in the field because when we were out, we have a couple on two, towards the pedestrian bridge there. Some of them have already been cut. Trying to work within the confines of the budget. Most of these are going to end up being a flush cut unless we can replace them because they put about 10,000 palm trees around four ponds out there. It may not be something that we need to replace right away but can replace the in the future. Unless you have a different approach to that. I just think as expensive as they are.

Mr. Morris: It may require a different approach with this project that we're doing. Flush cut temporarily, to resolve the dead tree.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other discussion or Supervisor requests?

Mr. Morris: Irrigation. There's no separate irrigation than the main? Correct.

Mr. Scheerer: Correct.

Mr. Morris: It's all tied into one.

Mr. Scheerer: Correct.

Mr. Morris: So billing is under HOA?

Mr. Scheerer: Yes, HOA.

Mr. Morris: Are there any meters that are CDD that you recall that are under CDD?

Mr. Scheerer: Yes.

Mr. Morris: Okay, because we went through and in the transfer of accounts, many of them were missed. And so, we were going back and finding backflows that we hadn't paid. And actually, the electric bill associated with the gate on the emergency egress gate, that we lost power and we didn't know why. Well, when the account was transferred, we didn't really.

Mr. Scheerer: Oh. I got you.

Mr. Morris: But it wasn't CDD. I'm just confirming none of those are CDD.

Mr. Scheerer: No, the only ones that were transferred are the electric meters that we can find for the fountains.

Mr. Morris: Yeah.

Mr. Scheerer: Yeah. You know the other ones inside the aquatic area, so I have no idea. That meter controls all your aquatic equipment too.

Mr. Flint: And we have been budgeting for irrigation.

Mr. Scheerer: Electrical.

Mr. Flint: Well, yeah, we're budgeting for electrical and irrigation to the extent there's going to be an allocation of those irrigation costs to the CDD. We do have a budgeted amount for that.

Mr. Morris: Is it \$3,500?

Mr. Flint: No, it's \$10,000 for irrigation. And then electric, we've got electric budgeted for the fountains. It's usually about \$500, \$600.

Mr. Scheerer: \$500, \$600 a month.

Mr. Flint: A month per fountain on the electric. We have the funds available for that. If there's a desire to want to allocate a portion of those irrigation costs to the CDD, we would just need to work on that and then probably enter into an agreement between the resort and the CDD. Or I guess the HOA doesn't exist or won't exist, whatever entity, we would have an agreement between that would define how those costs are allocated.

Mr. Morris: Yeah. We'll work on that. The HOA was dissolved.

Mr. Flint: Okay.

Mr. Scheerer: Before you get into your Audit Committee, that brings up an interesting point. The Villatel Orlando sign that's out front. Is that something you all are maintaining?

Mr. Morris: Yeah.

Mr. Scheerer: Because at one time it, I think it actually said, "*Storey Drive*." And there were going to be lights on there or backlit 3D lettering. I'm not sure.

Mr. Morris: There's been a lot of. I don't even know where that sits, to be honest. And I'll have to do some discovery. We're going through as of Tuesday of next week, we're modifying our name to Villatel Resort Orlando. That's actually a good call out versus Villatel Orlando Resort. Our entity is the same. Our branding is shifting; our signage will be shifting over time. That one is not going to be changed right away. Our ideal was not approved by the city, which was more of an overhead, I should come in. It's probably because it's a shared set of plots and those ones on the left would be impacted. It's a good call out. I'll have to see where any signage modifications are being requested for that location. Because as of right now, that's not changing.

Mr. Flint: Probably to try to clean that up, we'll need some sort of license agreement between the CDD and the resort because that's on CDD right of way. I mean this Board will be approving it. But it's one of those boxes that we would want to check. There would just be a license agreement allowing the resort to have the sign there and obligating you to maintain it so that it's clear it's not the CDD that's maintaining it.

Mr. Scheerer: That little right of way tract right there behind the wall and the canal, that's CDD.

Mr. Morris: Okay.

Mr. Scheerer: Yeah. We maintain that.

Ms. Trucco: This is Kristen just interjecting one last time. I think it would be helpful. There's been a number of things that have been raised for working together with the association on. I want to propose maybe a call, a group call with one of the Supervisors, GMS and myself and Robert. We can go through some of those things; make sure they're documented. Make sure we get all of this in writing as far as license agreements, conveyance documents, that kind of thing, cost sharing, etc. Would the Board be up for that?

Mr. Flint: Yeah

Mr. Morris: Yeah. It makes sense.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Anything else on the Board meeting? If not, is there a motion to adjourn the Board meeting and then we'll hold the audit committee.

Mr. Morris: Motion to adjourn.

Ms. Kalpee: Second.

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

AGREEMENT FOR WALL REPAIR SERVICES
(Storey Drive Community Development District)

THIS AGREEMENT FOR WALL REPAIR SERVICES (“Agreement”), effective as of the 5th day of August, 2026 (the “**Effective Date**”), between the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **HOME LAND CONSTRUCTION LLC**, a Florida limited liability company (hereinafter referred to as “**Contractor**”), whose principal address is 289 Seminole Avenue, Lake Mary, Florida 32746.

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of: (i) this Agreement for Wall Repair Services; and (ii) the Contractor’s Estimate No. 1267, dated June 17, 2026 attached hereto as **Exhibit “A”** (the “**Proposal**”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Paragraph 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) **Services.** The term “**Services**” as used in this Agreement shall be construed to include all activities and services set forth in the Proposal and all obligations of Contractor under this Agreement, including any addenda or special conditions.

2. **SCOPE OF WORK.**

(a) A description of the nature, scope, location and schedule of the Services to be performed by Contractor under this Agreement shall be as described in the Proposal. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Services on the Effective Date and shall perform same in accordance with the terms herein, including the Proposal, until completion, and as determined by the sole reasonable satisfaction of the District.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 E. Livingston Street, Orlando, Florida, 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Paragraph from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor \$25,995 for the Services specified in the Proposal. Payment by the District shall not be construed as a waiver of any right, remedy or recourse available to the District. The District shall have the right to withhold payment in the event the Services are not satisfactory to the District (in the District's sole discretion).

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Paragraph 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Paragraph 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Paragraph 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary

equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Paragraph 18.

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

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services

described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

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

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records

custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the "Public Records Custodian"). Contractor shall, to the extent applicable by law:

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

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;

(iii) 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 Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

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

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employers' liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be

paid the Contractor, if any, shall be governed by the provisions of Paragraph 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment

of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordination of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

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

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a

good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Storey Drive Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George Flint, District Manager
Telephone: (407) 841-5524
Email: gflint@gmscfl.com

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter/Kristen Trucco, District
Counsel
Telephone: (407) 481-5800
Email: jcarpenter@lathamluna.com and ktrucco@lathamluna.com

If to Contractor: Home Land Construction LLC
289 Seminole Avenue
Lake Mary, Florida 32746
Email: sales@homelandcon.com

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute

concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

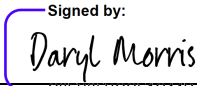
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SIGNATURE PAGE TO
AGREEMENT FOR WALL REPAIR SERVICES**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed effective as of the day and year first above written.

DISTRICT:

**STOREY DRIVE COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

By: _____
Name: Daryl Morris
Chairman/Vice-Chair, Board of Supervisors

CONTRACTOR:

**HOME LAND CONSTRUCTION LLC, a
Florida limited liability company**

Signed by:

By: _____
Print: Jarrod Rouse
Title: President

EXHIBIT “A”

PROPOSAL

[Attached.]



Home Land Construction LLC

289 Seminole Ave
Lake Mary, FL 32746

Estimate

ADDRESS

Storey Drive CDD
219 E. Livingston St
Orlando Florida 32801

SHIP TO

Villatel Orlando Resort
Precast Panel Repair

ESTIMATE
DATE

1267
06/17/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Precast	Precast Panel - material, labor, machinery, aluminum rail, and paint.	1	25,995.00	25,995.00

Note: Landscaping and Grading not included

Pricing valid for 4 weeks from date sent.

TOTAL

\$25,995.00

Soil Testing, Proctoring, and Stakeout to be performed by others unless explicitly stated in estimate.

Exclusions are as follows: dumpster rental & disposal fees, import or export of C&D, trash, debris, topsoil, fill dirt, rock, or any other material unless specified in line item showing pricing. Dewatering of any type, and any additional grading outside of work area are not included.

Accepted By

Accepted Date

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF Florida

COUNTY OF Seminole

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

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

Date: August 5, 2026

HOME LAND CONSTRUCTION LLC, a Florida
limited liability company

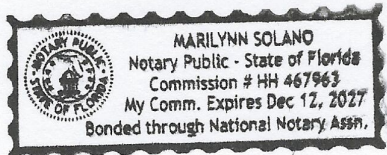
Signed: _____

Name: Jarrod Rouse

Title: President

SUBSCRIBED AND SWORN TO before me by means of ☒ physical presence or ☐ online notarization, this 5
day of August, 2026, by Jarrod Rouse, as President of Home Land Construction LLC. Said
person is (check one) ☒ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]



Signature of person taking acknowledgment _____

Name (typed, printed or stamped): Marilynn Solano

Title or Rank: Operations Manager / notary Public

Serial number (if any): HH 467963

SECTION VI



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **February 6, 2026**

Name **Storey Drive CDD**
Address **219 E. Livingston St.**
City **Orlando, FL 32801**
Phone **407-841-5524**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **Storey Drive CDD** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Four (4) Stormwater Retention Ponds
Associated with Storey Drive CDD**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

1. Submersed vegetation control	Included
2. Emersed vegetation control	Included
3. Floating vegetation control	Included
4. Filamentous algae control	Included
5. Shoreline grass & brush control	Included

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2026 thru 09/30/2027.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$749.00	Due	monthly as billed x 12.
Total Annual Cost	\$8,988.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly B. Smith**

Date: **2/6/2026**

Accepted

Date:

AAM

Customer

SECTION VII

SECTION B

SECTION 1

Storey Drive Community Development District

YEAR 2026 ENGINEER'S INSPECTION REPORT

Prepared For

Storey Drive Community Development District

Date

June 24, 2026

TABLE OF CONTENTS

NARRATIVE AND PHOTOGRAPHS

<i>Section 1</i>	<i>Location & General Description</i>
<i>Section 2</i>	<i>Infrastructure Ownership & Maintenance</i>
<i>Section 3</i>	<i>District's Operation and Maintenance Budget</i>
<i>Section 4</i>	<i>Infrastructure Conditions</i>
<i>Section 5</i>	<i>District Engineer's Letter Report</i>

APPENDIX

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

Storey Drive Community Development District 2026 Engineer's Inspection Report

1. Location and General Description

Storey Drive Community Development District (the "District") is located within the City of Orlando in Orange County, Florida, Section 30, Township 23 South, Range 29 East. The District is located east of International Drive near I-4 and the Florida Turnpike and is approximately 67.8 acres +/- . A location map is provided as Exhibit 1. This report is being prepared per the requirement in Section 9.21 Employment of Consulting Engineer: Consulting Engineer's Report of the Master Trust Indenture for the inspection of the CDD owned properties & infrastructure on an annual basis.

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

Construction Plans Phase	Construction Certified Complete
Storey Drive Phase 1	May 2023
Storey Drive Phase 2	June 20, 2023
Storey Drive Amenity	May 2, 2025

2. Infrastructure Ownership & Maintenance

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

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

**Storey Drive Community Development District
2026 Engineer's Inspection Report**

The following South Florida Water Management District (SFWMD) permits have been processed as shown.

Project Name	Permit #	As-Built Cert	O&M Transfer
International Drive Resort Community Phase 1 & Phase 2	48-103664-P	WMD Accepted on November 8, 2023	Submitted to WMD on April 15, 2026
International Drive Resort Community Phase 2	48-104986-P	WMD Accepted on July 6, 2023	Submitted to WMD on January 15, 2026
International Drive Resort Community Amenity Center	48-109437-P	WMD Accepted on May 16, 2025	Submitted to WMD on April 15, 2026

3. District's Operation & Maintenance Budget

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2027 and find it sufficient for the proper maintenance of the current infrastructure improvements for which the District is responsible.

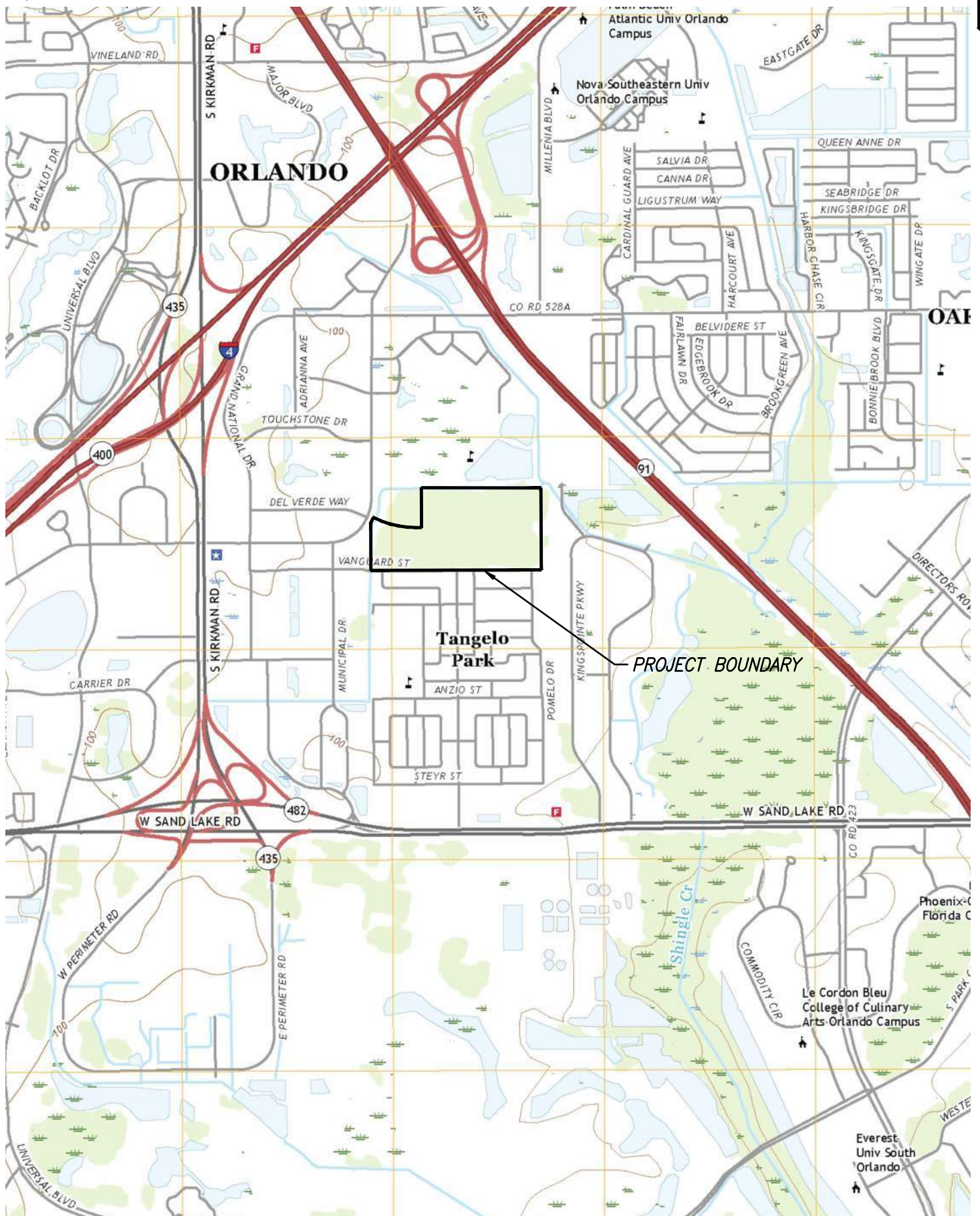
4. Infrastructure Conditions

A site visit was completed on June 17, 2026 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. The infrastructure was found to be in good condition. Vertical building construction is ongoing throughout the development. Any damage & repairs for areas under construction that are not under the responsibility of the CDD are the responsibility of the contractors. The following maintenance & repairs are recommended to be completed under the FY2027 Budget:

- Repair cracked concrete sidewalk panels.
- Repair erosion at the perimeter walls.
- Clean trash.

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

Appendix



Location Map

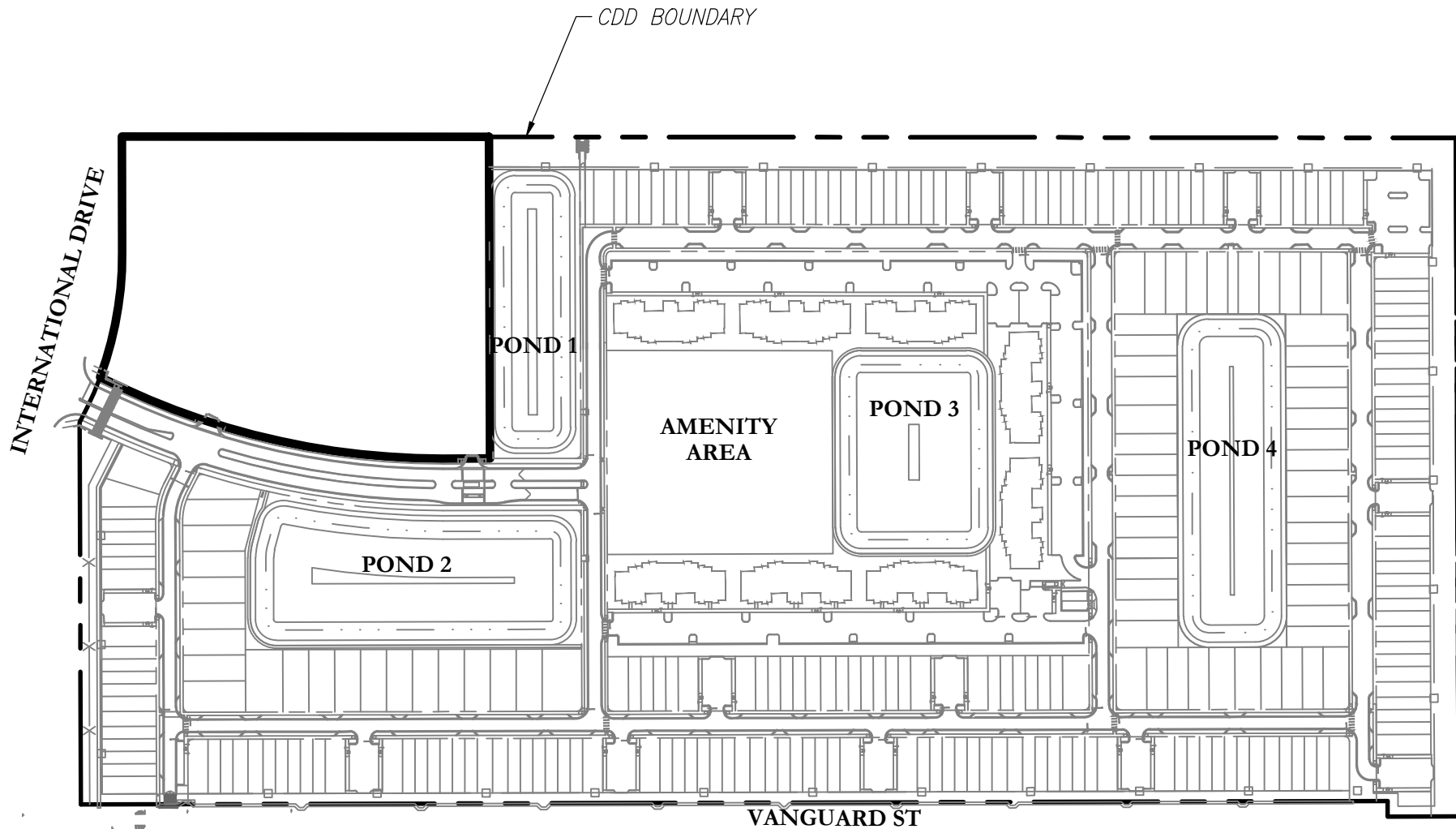
Storey Drive CDD

POULOS & BENNETT

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

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

www.poulosandbennett.com
Certificate of Authorization No. 28567



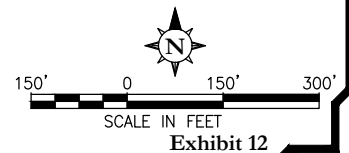
Conceptual Site Plan
Storey Drive CDD

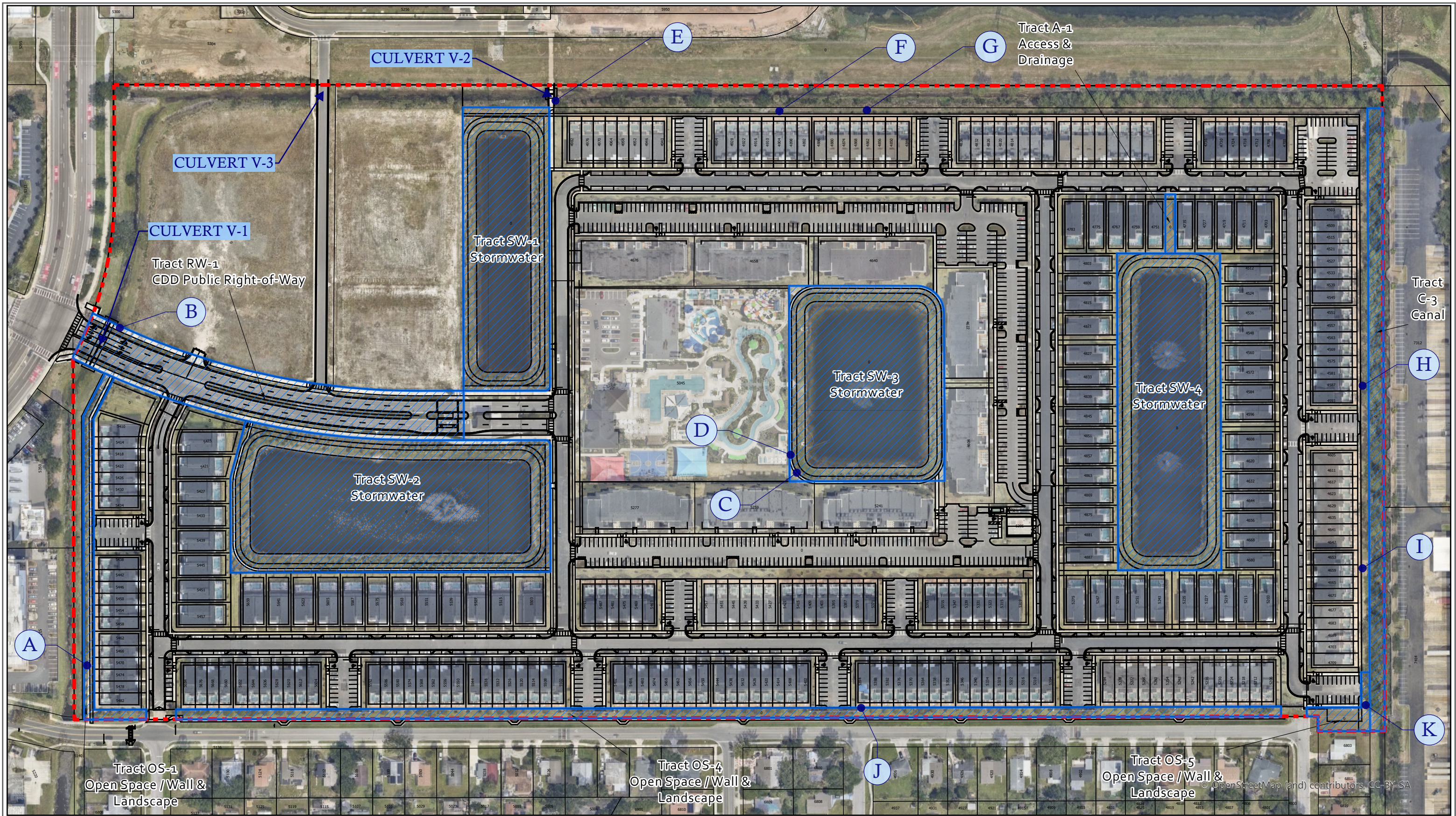
POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

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

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





Map Sources: Esri,
 Feature Type
 CDD Owned & Maintained

Exhibit A - CDD Infrastructure Map

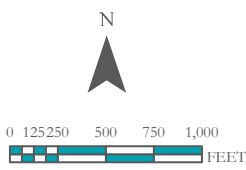
Storey Drive CDD

PAPE-DAWSON

2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594

FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

June 11, 2026
 Job No.: 19-060



**Storey Drive Community Development District
2026 Engineer's Inspection Report**

**EXHIBIT B
PHOTOS & REPAIR RECOMMENDATIONS**

The table below is a list of the deficiencies observed during a site inspection of CDD owned infrastructure. Recommended repairs are provided. Deficiencies 6-9 depict erosion occurring behind the masonry perimeter wall which is caused by drainage runoff from the lots and roof areas. The drainage issues should be investigated & addressed in conjunction with the filling & regrading of the erosion behind the walls.

DEFICIENCY #1 (Map ID: Def-A) View of cracked sidewalk panel behind 5474 Cursive Dr. Remove & replaced 5'x5' cracked sidewalk panel.	
DEFICIENCY #2 (Map ID: Def-B) View of electrical wire crossing the sidewalk along Del Verde Way. The line should be removed or routed underneath or away from the sidewalk.	

**Storey Drive Community Development District
2026 Engineer's Inspection Report**

DEFICIENCY #3
(Map ID: Def-C)

View of cracked sidewalk panel at the SW corner of pond SW-3.

Remove & replaced 5'x5' cracked sidewalk panel.



DEFICIENCY #4
(Map ID: Def-D)

View of cracked sidewalk panel at the SW corner of pond SW-3.

Remove & replaced 5'x5' cracked sidewalk panel.



DEFICIENCY #5
(Map ID: Def-E)

View of erosion at the east downstream end of Culvert V-2.

Repair erosion & resod area.



**Storey Drive Community Development District
2026 Engineer's Inspection Report**

DEFICIENCY #6
(Map ID: Def-F)

View of erosion at the wall behind 4904 Hero Way.

Fill & resod eroded area.



DEFICIENCY #7
(Map ID: Def-G)

View of erosion at the wall behind 4862 Hero Way.

Fill & resod eroded area.



DEFICIENCY #8
(Map ID: Def-H)

View of erosion at the wall behind 4587 Thesaurus Dr.

Fill & resod eroded area.



**Storey Drive Community Development District
2026 Engineer's Inspection Report**

DEFICIENCY #9
(Map ID: Def-I)

View of erosion at the
wall behind 4659
Thesaurus Dr.

Fill & resod eroded
area.



DEFICIENCY #10
(Map ID: Def-J)

View of missing wall
panel behind 5394
Asterisk Ave.

Replace missing panel.



DEFICIENCY #11
(Map ID: Def-K)

View of trash at the
southeast corner of the
property.

Remove accumulated
trash.



**Storey Drive Community Development District
2026 Engineer's Inspection Report**

NO DEFICIENCY

Typical view of pond banks throughout the community.

Ponds 1-4 are in good condition and properly functioning.



NO DEFICIENCY

View of hairline fractures in the sidewalk adjacent to the west canal.

This is minimal cracking and does not pose a trip hazard.



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

**Storey Drive Community Development District
2026 Engineer's Inspection Report**

**CULVERT V-1
Del Verde Way**

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

All components are in
good condition.



**CULVERT V-1
Del Verde Way**

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

All components are in
good condition.



**CULVERT V-2
Pedestrian Crossing**

View of the west
headwall (inlet side) of
Culvert V-2.

All components are in
good condition.



**Storey Drive Community Development District
2026 Engineer's Inspection Report**

**CULVERT V-2
Pedestrian Crossing**

View of the east
headwall (outlet side).

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



**CULVERT V-3
Narrative Way**

View of the west
headwall (inlet side).

All components are in
good condition.



**CULVERT V-3
Narrative Way**

View of the east
headwall (outlet side).

All components are in
good condition.



Storey Drive Community Development District
2026 Engineer's Inspection Report

CULVERT V-3 Narrative Way Internal view of the north corrugated metal pipe. All components are in good condition.	 A photograph taken from inside a corrugated metal culvert pipe. The view is looking down the length of the pipe towards a bright circular opening at the far end. The interior of the pipe is dark, with the corrugated metal walls visible on both sides. A small amount of water is visible on the bottom of the pipe, reflecting the light from the exit. The exit opening shows a glimpse of the outside world, including some greenery and a building.
--	--

SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

June 01, 2026 - July 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	6/2/26	306-307	\$ 4,527.00
	6/11/26	308-309	5,801.80
	6/18/26	310-313	6,626.81
	6/26/26	314	282.16
	7/8/26	315	5,064.38
	7/14/26	316-317	4,910.93
	7/22/26	318	728.28
			\$ 27,941.36
Payroll			
	<u>June 2026</u>		
	Daryl Morris	50101	\$ 184.70
	Erin Majeski	50102	184.70
	Patrick Bonin	50103	184.70
	Sunita Kalpee	50104	184.70
			\$ 738.80
TOTAL			\$ 28,680.16

CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/02/26	00014	5/31/26	236819	202605	320	53800	-47000			*	727.00		
			AQUATIC PLANT MGMT MAY26						APPLIED AQUATIC MANAGEMENT INC			727.00	000306
6/02/26	00009	5/28/26	90118923	202605	310	51300	-32200			*	3,800.00		
			FY25 AUDIT SERVICES						DIBARTOLOMEO, MCBEE, HARTLEY &			3,800.00	000307
6/11/26	00020	6/01/26	39309	202604	320	53800	-46200			*	101.29		
			LANDSCAPE MAINT APR26										
		6/01/26	39309A	202605	320	53800	-46200			*	101.29		
			LANDSCAPE MAINT MAY26										
		6/01/26	39309B	202606	320	53800	-46200			*	5,064.38		
			LANDSCAPE MAINT JUN26						FLORALAWN 2 LLC			4,861.80	000308
6/11/26	00019	6/04/26	20500039	202606	310	51300	-31500			*	285.00		
			WMD PERMIT COORDINATION										
		6/04/26	20500039	202606	310	51300	-31500			*	380.00		
			PREP CDD MAPS & REPORTS										
		6/04/26	20500039	202606	310	51300	-31500			*	275.00		
			SFWMD TRANSFER FOLLOW-UP						PAPE-DAWSON CONSULTING ENGINEER LLC			940.00	000309
6/18/26	00014	6/15/26	237197	202606	320	53800	-47000			*	727.00		
			AQUATIC PLANT MGMT JUN26						APPLIED AQUATIC MANAGEMENT INC			727.00	000310
6/18/26	00020	6/16/26	39820	202606	320	53800	-47300			*	772.43		
			RPLC VALVE ON BUILDING						FLORALAWN 2 LLC			772.43	000311
6/18/26	00001	6/01/26	114	202606	320	53800	-12000			*	858.50		
			FIELD MANAGEMENT JUN26										
		6/01/26	115	202606	310	51300	-34000			*	3,433.33		
			MANAGEMENT FEES JUN26										
		6/01/26	115	202606	310	51300	-35200			*	108.17		
			WEBSITE ADMIN FEE JUN26										
		6/01/26	115	202606	310	51300	-35100			*	162.25		
			INFORMATION TECH JUN26										
		6/01/26	115	202606	310	51300	-31300			*	315.42		
			DISSEMINATION FEE JUN26										
		6/01/26	115	202606	310	51300	-51000			*	.21		
			OFFICE SUPPLIES JUN26										
		6/01/26	115	202606	310	51300	-42000			*	3.50		
			POSTAGE JUN26						GOVERNMENTAL MANAGEMENT SERVICES			4,881.38	000312
									STCD STOREY DRIVE TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/18/26	00002	6/11/26	153510	202605	310	51300	31500			*	192.00		
			AUDIT REPORT UPDATES										
		6/11/26	153510	202605	310	51300	31500			*	54.00		
			NOTICE TO OWNER RESPONSE										
									LATHAM LUNA EDEN AND BEAUDINE LLP			246.00	000313
6/26/26	00020	6/23/26	39967	202606	320	53800	47300			*	282.16		
			5 NOZZLES AND 2 SPRAYS										
									FLORALAWN 2 LLC			282.16	000314
7/08/26	00020	7/01/26	40011	202607	320	53800	46200			*	5,064.38		
			LANDSCAPE MAINT JUL26										
									FLORALAWN 2 LLC			5,064.38	000315
7/14/26	00001	7/01/26	116	202607	320	53800	12000			*	858.50		
			FIELD MANAGEMENT JUL26										
		7/01/26	117	202607	310	51300	34000			*	3,433.33		
			MANAGEMENT FEES JUL26										
		7/01/26	117	202607	310	51300	35200			*	108.17		
			WEBSITE ADMIN FEE JUL26										
		7/01/26	117	202607	310	51300	35100			*	162.25		
			INFORMATION TECH JUL26										
		7/01/26	117	202607	310	51300	31300			*	315.42		
			DISSEMINATION FEE JUL26										
		7/01/26	117	202607	310	51300	51000			*	.21		
			OFFICE SUPPLIES JUL26										
		7/01/26	117	202607	310	51300	42000			*	9.95		
			POSTAGE JUL26										
		7/01/26	117	202607	310	51300	42500			*	23.10		
			COPIES JUL26										
									GOVERNMENTAL MANAGEMENT SERVICES			4,910.93	000316
7/14/26	00002	7/13/26	154537	202606	310	51300	31500			*	764.66		
			CDD MTG/TRACT OWNERSHIP										
		7/13/26	154537	202606	310	51300	31500			*	112.50		
			REV ENGINEERING SRVC DOC										
		7/13/26	154537	202606	310	51300	31500			*	396.00		
			CONFERENCE W/ SUPERVISOR										
		7/13/26	154537	202606	310	51300	31500			V	764.66-		
			CDD MTG/TRACT OWNERSHIP										
		7/13/26	154537	202606	310	51300	31500			V	112.50-		
			REV ENGINEERING SRVC DOC										
		7/13/26	154537	202606	310	51300	31500			V	396.00-		
			CONFERENCE W/ SUPERVISOR										
									LATHAM LUNA EDEN AND BEAUDINE LLP			.00	000317
									STCD STOREY DRIVE TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/22/26	00003	6/15/26	0SA78406 202606 310-51300-48000 NOT.OF CDD BUDGET/MTG	TRIBUNE PUBLISHING COMPANY LLC DBA	*	728.28	728.28 000318

TOTAL FOR BANK A						27,941.36	
TOTAL FOR REGISTER						27,941.36	

STCD STOREY DRIVE TVISCARRA

SECTION 2

Storey Drive
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Storey Drive
Community Development District
Balance Sheet
July 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>
Assets:					
Cash - Truist Bank	\$ 16,416	\$ 10,005	\$ -	\$ -	\$ 26,421
Investments:					
Series 2022					
Reserve	-	-	53,621	-	53,621
Revenue	-	-	269,684	-	269,684
Construction	-	-	-	929	929
State Board of Administration	382,463	67,588	-	-	450,051
Total Assets	\$ 398,879	\$ 77,593	\$ 323,306	\$ 929	\$ 800,707
Liabilities:					
Accounts Payable	\$ 893	\$ -	\$ -	\$ -	\$ 893
Total Liabilities	\$ 893	\$ -	\$ -	\$ -	\$ 893
Fund Balances:					
Restricted For Debt Service	\$ -	\$ -	\$ 323,306	\$ -	\$ 323,306
Assigned For CAPITAL Reserves	-	77,593	-	-	77,593
Assigned For Capital Projects	-	-	-	929	929
Unassigned	397,986	-	-	-	397,986
Total Fund Balances	\$ 397,986	\$ 77,593	\$ 323,306	\$ 929	\$ 799,813
Total Liabilities & Fund Equity	\$ 398,879	\$ 77,593	\$ 323,306	\$ 929	\$ 800,707

Storey Drive

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Special Assessments	\$ 313,137	\$ 313,137	\$ 323,159	\$ 10,022
Interest	3,600	3,000	10,920	7,920
Total Revenues	\$ 316,737	\$ 316,137	\$ 334,079	\$ 17,942
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 3,400	\$ 6,600
FICA Expense	918	765	260	505
Engineering Fees	12,000	10,000	2,475	7,525
Attorney	25,000	20,833	7,679	13,154
Arbitrage	450	450	450	-
Dissemination	3,785	3,154	3,154	(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	34,333	34,333	0
Information Technology	1,947	1,623	1,623	-
Website Maintenance	1,298	1,082	1,082	(0)
Telephone	75	63	-	63
Postage	500	417	75	342
Printing & Binding	500	417	51	365
Insurance	6,395	6,395	6,163	232
Legal Advertising	2,500	2,083	1,413	671
Other Current Charges	600	500	475	25
Office Supplies	150	125	2	123
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 123,216	\$ 106,127	\$ 76,723	\$ 29,403
Operations & Maintenance				
Field Operations	\$ 10,302	\$ 8,585	\$ 8,585	\$ -
Property Insurance	8,500	8,500	7,008	1,492
Electric	21,500	17,917	-	17,917
Water & Sewer	10,000	8,333	-	8,333
Landscape Maintenance	99,696	83,080	69,864	13,216
Landscape Contingency	2,500	2,083	-	2,083
Lake Maintenance	8,724	7,270	7,270	-
Lake Contingency	-	-	-	-
Irrigation Repairs	2,500	2,083	3,884	(1,801)
Fountain Maintenance	5,000	4,167	678	3,489
Pressure Washing	2,500	2,083	-	2,083
Repairs & Maintenance	3,500	2,917	2,659	258
Contingency	8,799	7,333	-	7,333
Total Operations & Maintenance:	\$ 183,521	\$ 154,351	\$ 99,948	\$ 54,403
Reserves				
Capital Reserve Transfer	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Total Reserves	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 316,737	\$ 270,477	\$ 186,671	\$ 83,807
Excess Revenues (Expenditures)	\$ -		\$ 147,408	
Fund Balance - Beginning	\$ -		\$ 250,577	
Fund Balance - Ending	\$ -		\$ 397,986	

Storey Drive
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Transfer In	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Interest	1,200	1,000	1,090	90
Total Revenues	\$ 11,200	\$ 11,000	\$ 11,090	\$ 90
<u>Expenditures:</u>				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 11,200	\$ 11,000	\$ 11,090	
Fund Balance - Beginning	\$ 67,003		\$ 66,503	
Fund Balance - Ending	\$ 78,203		\$ 77,593	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 536,213	\$ 536,213	\$ 553,372	\$ 17,159
Interest	18,000	15,000	15,336	336
Total Revenues	\$ 554,213	\$ 551,213	\$ 568,708	\$ 17,495
<u>Expenditures:</u>				
Series 2022				
Interest - 12/15	\$ 161,290	\$ 161,290	\$ 161,290	\$ -
Principal - 06/15	215,000	215,000	215,000	-
Interest - 06/15	161,290	161,290	161,290	-
Total Expenditures	\$ 537,580	\$ 537,580	\$ 537,580	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ (10,000)	\$ (8,333)	\$ (219,341)	\$ 211,008
Total Other Financing Sources (Uses)	\$ (10,000)	\$ (8,333)	\$ (219,341)	\$ 211,008
Excess Revenues (Expenditures)	\$ 6,633		\$ (188,214)	
Fund Balance - Beginning	\$ 242,486		\$ 511,519	
Fund Balance - Ending	\$ 249,119		\$ 323,306	

Storey Drive

Community Development District Capital Projects Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 703	\$ 703
Total Revenues	\$ -	\$ -	\$ 703	\$ 703
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 224,753	\$ (224,753)
Total Expenditures	\$ -	\$ -	\$ 224,753	\$ (224,753)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 219,341	\$ (219,341)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 219,341	\$ (219,341)
Excess Revenues (Expenditures)	\$ -		\$ (4,710)	
Fund Balance - Beginning	\$ -		\$ 5,638	
Fund Balance - Ending	\$ -		\$ 929	

Storey Drive
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ -	\$ 163	\$ 319,713	\$ -	\$ 3,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,159
Interest	685	609	607	1,281	1,047	1,434	1,369	1,337	1,263	1,287	-	-	10,920
Total Revenues	\$ 685	\$ 609	\$ 770	\$ 320,994	\$ 1,047	\$ 4,718	\$ 1,369	\$ 1,337	\$ 1,263	\$ 1,287	\$ -	\$ -	\$ 334,079
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ -	\$ 400	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	-	31	46	-	61	-	61	-	61	-	-	-	260
Engineering Fees	48	333	95	245	815	-	-	940	-	-	-	-	2,475
Attorney	115	744	58	363	811	2,333	1,736	246	1,273	-	-	-	7,679
Arbitrage	-	-	-	-	-	-	450	-	-	-	-	-	450
Dissemination	315	315	315	315	315	315	315	315	315	315	-	-	3,154
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	3,433	3,433	-	-	34,333
Information Technology	162	162	162	162	162	162	162	162	162	162	-	-	1,623
Website Maintenance	108	108	108	108	108	108	108	108	108	108	-	-	1,082
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	14	3	3	5	3	4	3	26	4	10	-	-	75
Printing & Binding	-	-	13	-	9	4	3	-	-	23	-	-	51
Insurance	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Legal Advertising	-	684	-	-	-	-	-	-	728	-	-	-	1,413
Other Current Charges	56	56	41	42	56	42	41	42	57	42	-	-	475
Office Supplies	0	0	0	0	0	0	0	1	0	0	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 16,268	\$ 6,270	\$ 4,876	\$ 4,673	\$ 11,009	\$ 6,403	\$ 7,114	\$ 9,073	\$ 6,942	\$ 4,094	\$ -	\$ -	\$ 76,723
<u>Operations & Maintenance</u>													
Field Operations	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ 859	\$ -	\$ -	\$ 8,585
Property Insurance	7,008	-	-	-	-	-	-	-	-	-	-	-	7,008
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	8,066	8,308	8,308	8,308	8,308	8,308	5,064	5,064	5,064	5,064	-	-	69,864
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	727	727	727	727	727	727	727	727	727	727	-	-	7,270
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	89	265	637	441	-	840	391	1,055	166	-	-	3,884
Fountain Maintenance	-	-	-	-	-	-	-	678	-	-	-	-	678
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	1,894	765	-	-	-	-	2,659
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 16,660	\$ 9,982	\$ 10,158	\$ 10,531	\$ 10,335	\$ 9,894	\$ 9,384	\$ 8,484	\$ 7,704	\$ 6,816	\$ -	\$ -	\$ 99,948
<u>Reserves</u>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Expenditures	\$ 32,928	\$ 16,252	\$ 15,034	\$ 15,204	\$ 31,344	\$ 16,297	\$ 16,498	\$ 17,557	\$ 14,647	\$ 10,910	\$ -	\$ -	\$ 186,671
Excess Revenues (Expenditures)	\$ (32,242)	\$ (15,643)	\$ (14,264)	\$ 305,790	\$ (30,297)	\$ (11,579)	\$ (15,129)	\$ (16,220)	\$ (13,384)	\$ (9,623)	\$ -	\$ -	\$ 147,408

Storey Drive

Community Development District

Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.550%, 3.000%, 3.250%, 4.000%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	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)
LESS: PRINCIPAL PAYMENT - 06/15/26		(\$215,000)
CURRENT BONDS OUTSTANDING		\$8,880,000

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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

ON ROLL ASSESSMENTS

36.87%	63.13%	100.00%
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<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2022 Debt Service Asmt</i>	<i>Total</i>
12/22/25	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
TOTAL		\$ 903,561.36	\$ 234.88	\$ 36,142.56	\$ 9,346.96	\$ 876,530.88	\$ 323,159.19	\$ 553,371.69	\$ 876,530.88

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

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2026				
3/20/26	18	Lennar Homes LLC	Reimbursement for Professional Service Costs for Phase 1 & 2.	\$ 224,753.41
TOTAL				\$ 224,753.41
Fiscal Year 2026				
10/2/25		Interest		\$ 18.32
10/3/25		Transfer from Reserve		814.44
11/3/25		Interest		19.67
11/4/25		Transfer from Reserve		818.15
12/1/25		Interest		20.41
12/2/25		Transfer from Reserve		757.56
1/2/26		Interest		22.34
1/5/26		Transfer from Reserve		743.13
2/2/26		Interest		23.56
2/3/26		Transfer from Reserve		721.74
2/18/26		Transfer from Reserve		214,485.00
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
6/1/26		Interest		1.66
6/2/26		Transfer from Reserve		140.61
7/1/26		Interest		2.00
7/2/26		Transfer from Reserve		136.87
TOTAL				\$ 220,043.88
Project (Construction) Fund at 09/30/25				\$ 5,638.45
Interest Earned/Transferred Funds thru 7/31/26				220,043.88
Requisitions Paid thru 7/31/26				(224,753.41)
Remaining Project (Construction) Fund				\$ 928.92

SECTION D

SECTION 1



Proposal

Date: 7/29/2026

Work Order #22131

PO #

Customer:

Storey Drive CDD
c/o Governmental Management
Services-CF, LLC
219 E. Livingston St
Orlando, FL 32801

Property:

Storey Drive CDD
5120 Del Verde Way
Orlando, FL 32819

Washout Repairs CDD Wall

Floralawn proposes to perform the following:

Fix large washouts along the exterior of the CDD wall.

Washouts will require large quantities of soil. Soil will be compacted to help prevent further washouts.

Bahia will be installed over the washout repair.

Areas along the wash that have started to wash out will have soil added and Bahia installed to help repair.

*Photos of some of the washouts are shown below.















Washout Repair

Drainage

Items	Quantity	Unit	
Georgia Buggy	4.00	ea	
Top Soil Bulk - Install	4.00	ea	
Fill Dirt - Installation	65.00	cuyd	
Bahia Grass - Furnish and Installation	2,000.00	sqft	
PROJECT TOTAL:			\$21,948.63

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$21,948.63), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____
Joshua Curtin
Date 7/29/2026
Floralawn

By _____
Date _____
Storey Drive CDD



Proposal

Date: 7/29/2026

Work Order #22132

PO #

Customer:

Storey Drive CDD
c/o Governmental Management
Services-CF, LLC
219 E. Livingston St
Orlando, FL 32801

Property:

Storey Drive CDD
5120 Del Verde Way
Orlando, FL 32819

CDD Tree Replacements

Floralawn proposes to perform the following:

Removal:

Dead/Declining trees along the CDD wall.

Installation:

Trees to replace the ones that were removed.

Due to the large amount of clay, the holes will be dug out larger than the containers of the trees, and topsoil will be added to help the trees grow.

*Photos below show the dead/missing trees.





Tree Removal, Installation, and Staking

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit
Debris Disposal	0.75	ea
Top Soil Bulk - Install	6.00	ea

Pro 40 (Tree Frog) Installation	3.00	ea
Landscape Removal	30.00	Hr
Live Oak - Installation	12.00	45 gal
Bald Cypress - Installation	1.00	45 gal

Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

Items	Quantity	Unit
Irrigation Material	1.00	ea
PROJECT TOTAL:		\$17,054.89

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$17,054.89), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Joshua Curtin

Date 7/29/2026

Floralawn

By _____

Date _____

Storey Drive CDD