Storey Drive
Community Development District

Agenda

September 17, 2026

AGENDA

Storey Drive
Community Development District

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

September 10, 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, September 17, 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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 18, 2026 Meeting
4. Tally of Audit Committee Member Rankings and Selection of Auditor
    A. Berger, Toombs, Elam, Gaines & Frank
    B. DiBartolomeo, McBee, Hartley & Barnes, P.A.
    C. Grau & Associates
    D. McIntosh CPA
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2027
    B. Administration of Oath of Office to Newly Appointed Board Member
    C. Consideration of Resolution 2026-03 Electing an Assistant Secretary
4. Approval of Minutes of the August 20, 2026 Meeting
5. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
STOREY DRIVE
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting 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 for the Audit Committee were:

Sunita Kalpee	Chair
Daryl Morris	
Erin Majeski *by phone*	
Rob Bonin	
George Flint	
Kristen Trucco *by phone*	
Robert Petillo	
Steve Saha *by phone*	
Alan Scheerer	
Karly Chambers	

The following is a summary of the discussions and actions taken at the June 18, 2026 Storey Drive Community Development District Audit Committee meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the Audit Committee meeting to order and called roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: There are no members of the public other than staff and Board members.

THIRD ORDER OF BUSINESS **Audit Services**

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint: You have approval of the form of the RFP and selection criteria. This is the standard RFP that we issue for auditing services. We're asking that any qualified auditors submit their proposals by Friday, September 4, 2026 at 2:00 p.m. to our office here. We're asking that they submit five years of pricing. The Board would enter into annual engagements, but you lock in the pricing for five years. The selection criteria are included. This includes ability of personnel, their experience, their understanding of the scope, ability to provide the services, and price. Each of those are weighted evenly at 20 points, for a total of 100 points. You do have the option of excluding price as one of your criteria and selecting solely on qualifications. But we would recommend you include price, as this is competitive. Usually, you're only going to get probably two proposals, but price is a factor in selecting it. Any questions on the RFP or selection criteria?

> On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Request for Proposals and Selection Criteria was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint: You also have the form of the notice. This will be advertised in the Orlando Sentinel. Any questions on the notice? If not, is there a motion to approve it?

> On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Notice of Request for Proposals for Audit Services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint: We'll publicly announce the opportunity of any qualified firm to respond to the RFP as indicated.

FOURTH ORDER OF BUSINESS Adjournment

Mr. Flint: If there's nothing else from the Audit Committee, is there a motion to adjourn?

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

______________________________	______________________________
Attest	Chair

SECTION IV

Storey Drive CDD Auditor Selection							
	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					FY2026 - $4,200 FY2027 - $4,200 FY2028 - $4,400 FY2029 - $4,550 FY2030 - $4,550		
DiBarteolomeo, McBee, Hartley & Barnes, P.A.					FY2026 - $3,600 FY2027 - $3,700 FY2028 - $3,800 FY2029 - $3,900 FY2030 - $4,000		
Grau & Associates					FY2026 - $3,200 FY2027 - $3,300 FY2028 - $3,400 FY2029 - $3,500 FY2030 - $3,600		
McIntosh CPA					FY2026 - $3,500 FY2027 - $3,700 FY2028 - $3,900 FY2029 - $4,200 FY2030 - $4,400		

BOARD OF SUPERVISORS

MEETING

SECTION III

SECTION C

RESOLUTION 2026-03

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

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

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

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

Section 1. ________________________ is elected Assistant Secretary.

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

PASSED AND ADOPTED this 17th day of September, 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, August 20, 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 *by phone*	Assistant Secretary
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco *by phone*	District Counsel
Steve Saha *by phone*	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum. Supervisor Majeski joined by phone.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: We just have the Board and staff here so will move on to item three.

THIRD ORDER OF BUSINESS **Organizational Matters**

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

Mr. Flint: Are there any nominations at this point for the vacancy? Hearing no nominations at this time, we will carry that vacancy forward.

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

C. Consideration of Resolution 2026-03 Electing Assistant Secretary

Items A, B, and C were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 19, 2026 Meeting**

Mr. Flint: Item four is approval of the minutes from your June 18th meeting. Did the Board have any comments or corrections to those?

Mr. Morris: I do not.

Ms. Kalpee: No changes.

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

FIFTH ORDER OF BUSINESS **Ratification of Agreement with Home Land Construction, LLC for Wall Repair Services**

Mr. Flint: We have presented two proposals for that work. You awarded it to Home Land Construction. This is just bringing the actual agreement back to be ratified. I understand the equipment is being delivered today to actually install the panel. Is there a motion to ratify the agreement?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Agreement with Home Land Construction, LLC for Wall Repair Services, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. – Added**

Mr. Flint: We added the Applied Aquatic agreement for aquatic plant management. It is in your agenda.

Mr. Scheerer: This is just an agreement for the next fiscal year starting October 1, 2026 and then terminating September 30, 2027 to continue the pond maintenance within the neighborhood.

Mr. Flint: Questions on the agreement?

Mr. Morris: This is the same question I had before, they are monthly right?

Mr. Scheerer: They are monthly and any retreats are usually after 14 days at no additional cost to the District.

Mr. Flint: They will space them off if there is an issue with the pond.

Mr. Morris: If advised by you or I advise you then that will constitute that. They don't come back and do a site visit.

Mr. Scheerer: No. They come out and typically they will have some sort of a schedule once a month. Then when I am out there doing site inspections, if I see an issue, I will just take a picture of it and send it to Tully Smith the Vice President of operations for this company, and he will assign me an appropriate tech.

Mr. Morris: Great.

Mr. Flint: Any other questions or discussion? There is a 30-day termination provision in here, so we are not bound for 12 months if there are performance issues. We don't get into having to go through a corrective process. They can be terminated without cause if we need to make a change. Is there a motion to approve the agreement?

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.- Added**,** was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco: I don't have any updates for you today but I am here if you have any questions.

Mr. Flint: Where are we with the conveyance of the walls.

Ms. Trucco: I sent that requirement over to an application representative. I have not heard back yet. I think they are working on it. I will follow up this afternoon though just to find out what the status is on that.

B. Engineer

i. Presentation of Annual Report

Mr. Flint: Steve, you have your annual report in the agenda. I think the report is self-explanatory. Are there any issues you want to hit on? Alan has received the report and we are in the process of addressing any issues that are identified.

Mr. Saha: I know Alan is also going to talk about the washouts with the wall. Everything else was pretty routine. Everything else is in pretty good condition. Near the culverts there is a little bit of erosion around them, but it is in areas where just the city is responsible for the maintenance of the canal itself and the erosion was not too bad in the canal. Everything else is pretty minor other than those washouts at the wall.

Mr. Flint: Any questions for Steve on his inspection report?

Mr. Morris: The only thing that I observed is on the pedestrian bridge. There is that area where it appears that they are to maintain the North side of the canal and they don't do a great job of it. More importantly, there is almost no sidewalk left. They are not trimming the grasses back. There is nothing being done there.

Mr. Scheerer: Floralawn is who I have instructed to keep that sidewalk clear.

Mr. Morris: On the other side of the bridge.

Mr. Scheerer: Up to the end of the bridge. We don't want it covering the pedestrian walkway.

Mr. Morris: That area is fine. It is actually just on the North side.

Mr. Scheerer: Where the powerline is?

Mr. Morris: Yeah, right under the powerline where the grass is. They just don't maintain them effectively. They are covering the sidewalk on their side. I don't know if there is a point of contact designated CDD or HOA.

Mr. Scheerer: Let me look into that and see who we can get to try to clean that up. But over that culvert crossing that goes across the water.

Mr. Morris: That looks pretty good.

Mr. Scheerer: That is the area that we try to maintain. Anything between the end of the sidewalk over to Dezerland we are not doing any of that work. We will get with somebody at Dezerland because I know they have got ongoing construction over there to the east.

Mr. Morris: Perfect.

Mr. Morris: Follow up on our observation that you are already on, deficiency 11 was the trash.

Mr. Scheerer: I don't know if it is resolved yet, but I did talk to Brian Boyet. I know that we talked about the change in account manager. Brian said it was being addressed. I will be out to take a look at it to see if it is corrected. They are supposed to stay on top of that. It happens every so often out there for reason. I don't know who is dumping it but.

Mr. Morris: It is on their side.

Mr. Scheerer: But still, it is our berm and we need to keep it clean.

Mr. Morris: The only other thing in this deficiency list outside of the washouts is the palm trees or the trees that are dead around the ponds.

Mr. Scheerer: I gave it to Renee Ranier, and it seems like that may have dropped. He was working up some numbers for me to remove those palm trees. I will have to get with Brian.

Mr. Morris: I go to a guy named Josh. I don't know if you know Josh. And Brian if he is the point of contact for the CDD. John gets things done fast and he gets me bids pretty fast. He also has great interest in getting what we are doing on the inside of the property. They want three vendors bidding the project so they may be more motivated to get out there and solve that real quick.

Mr. Scheerer: I will address that after the meeting. I think he is the gentleman that signed the proposals for the washout, Josh.

Mr. Morris: Yes.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register in your agenda from June 1st through July 31st for the general fund and Board compensation totaling $28,680.16. Any questions on the check register?

Mr. Morris: I do not.

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

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 July. There is no action required on these but if the Board has any questions. It looks like we are fully collected on our on-roll assessments. Our admin expenses are below our prorated budget, and our field expenses are below the prorated budget. If there is no discussion on the financials, we will move on to the Field Managers' report.

D. Field Manager's Report

Mr. Scheerer: I talked to Daryl earlier in the week that the equipment to replace that panel that was damaged due to the car accident. The equipment is scheduled to be delivered today. It will be staged at the end of Vanguard in that open track by where the trash was located. We have instructed the contractor that we will not be responsible for any damage or vandalism to his equipment. He is going to have to be responsible for it when he drops it off and the wall panel is scheduled to be installed tomorrow. So, hopefully that will get done. I think I have been keeping you guys abreast of the fence painting. Because of all the rain we received earlier, it got pushed back to the end of this month first of September, so we are going to continue to monitor that.

Mr. Morris: Was there a notification to OUC or the city because we have received notifications and fines actually for it not being resolved to their timeline which is interesting because those permits were delayed. I don't know if that automatically occurs after they install it.

Mr. Scheerer: I don't know that there is an inspection required for that panel to go in there. It is just a wall panel. We are taking the plywood out and we are going to drop it into the two columns that are already in place. I am not aware of any permitting or notification requirements for that work.

Mr. Flint: What was the fine for?

Mr. Morris: It was $5k for the fine.

Mr. Scheerer: For what?

Mr. Morris: I sent it to Megan and she reviewed it. It may be on the interior, but I will double check. It may be the unit itself. Again, the incident required for the city, the permit was not accepted properly so the fine comes along the heels of not getting a permit fast. It might be on the interior; I will triple check.

Mr. Scheerer: This is just a repair.

Mr. Flint: I don't know what fine would be related to a wall repair.

Mr. Morris: It was an access to the community that was not resolved. It was something like that. I will shoot a photo over and let you take a look at it. If it is not something to do with CDD then it will be on our side.

Mr. Scheerer: I am not aware of any of that sir.

i. Discussion of Proposals from Floralawn

1. Washout Repairs at CDD Wall

Mr. Scheerer: Also included in your agenda, I know that Daryl sent over a number of proposals for consideration. One of the proposals is to address the washouts behind the walls and replace some of the trees. Those proposals are included in your agenda package. I know that the

Villatel folks also had a proposal to put in 12 x 12 box drains I believe and discharge those to the canal. This is ready for discussion. Daryl if you have any input on this.

Mr. Morris: Just looking to get it resolved to be honest. On the outside it would be CDD funding, on the interior would be our funding, HOA which is now VCGM. I guess my interest would be what was delineated as CDD and is their funding associated which I know there is. What would we need to do to move forward with this proposal? This is just my fully speaking, there was no drainage associated with the build. The ground has rock in the back but that doesn't make it permeable, the water holds. The likelihood of it being pool runoff is incredibly low. During significant rainfall it ponds and pools and then it runs wherever it can obviously. If there is already gas which we observed visual gas behind, I can't remember what the lots are but on the Southeast corner, there was actual natural gas that Lennar never back filled on the CDD side and then on our side, there was softer dirt. It wasn't compacted so it just eroded and went under the I would way 2-to-4-inch gap, natural gap that was never closed in. Some of it, in my humble opinion is it would go back to the Lennar side. But I don't know that we have the ability at this point to go back to them. On the other side, kind of the Northeast wall and the Northern wall on the canal, those are all compacted or at least trued up to grade or above grade of the wall panel. They did obviously have some, not enough compacting at the wall itself and the washouts are in my opinion because of that. The projection is and the ask is to put in some drainage that would allow the water to naturally flow through a drain tube to the creek and it would be natural rainwater and would run off from the gutter system which George noted. We noticed that some of the washouts are where the drain spouts come out of the townhomes.

Mr. Scheerer: I guess one of the other questions that I have is Villatel going to install the drain boxes prior to the District coming in.

Mr. Morris: They would have to coordinate and frankly I would want to have the work done at the same exact time.

Mr. Scheerer: I can't see doing one without the other.

Mr. Morris: It would make no sense, yeah. Another option, some of these are pretty significant and they need to be addressed pretty quickly from a safety perspective. We are going to continue to have rain for the next month and a half or so. I am not a weather guy and should be because you can be wrong all the time.

Mr. Flint: And get paid.

Mr. Morris: I don't know if we time it or if we just simply move through the process of approvals on both CDD and Villatel side so we can get this on agenda with them on schedule and then they can just simply go to town.

Mr. Scheerer: If we approve both the Floralawn proposals for the washout and the drain boxes, they are going to coordinate it anyway.

Mr. Flint: What timeframe would you foresee this Board being actually executed.

Mr. Morris: Right now, September is actually a wonderful time for us from an occupancy perspective. Obviously access behind the wall is not an issue but if we coordinate it, September or even early October is a good time for us to do this.

Mr. Flint: If it is done in September, it will be in this fiscal year. If it is done in October, it will be next year. You have the money in your fund balance. You don't necessarily have the money appropriated in your budget. The money is available. I would just recommend if you are going to approve the two proposals that the Board also consider a motion to authorize the necessary budget amendment to true the budget up because I don't want to have to have the Board come back for a meeting in October or November when you have nothing else to amend the budget. You have to amend the budget within 60 days of the end of the fiscal year if you exceed the total amount. I think if you want to approve these two proposals, you can do that and then consider another motion just to amend the budget to accommodate them.

Mr. Morris: Okay.

Mr. Flint: If you are comfortable with the proposals.

Mr. Morris: So, $21, 900 is the first proposal?

Mr. Scheerer: $21,948.63

Mr. Morris: The second is for it appears trees.

Mr. Flint: Right, there are 12 live oaks and one cypress.

Mr. Morris: My ask to that is are those required to be planted? If we elect not to have those added, are those required on the CDD?

Mr. Flint: No, I don't think so. There is a decision made that is just to remove the dead trees and not replace them. I don't think that is going to cause any issue with anybody.

Mr. Scheerer: It will save you $12k in the process.

Mr. Morris: I would go that direction. There are natural trees in those areas. I don't think they have any value frankly.

Mr. Flint: That would be our opinion but again we would defer to you.

Mr. Scheerer: We could use some of that funding too if we wanted to just to trim the ones that are coming back and create a nicer, wider open space back there.

Mr. Morris: I will give them $1k to do that part.

Mr. Scheerer: Yeah.

Mr. Morris: Will have my guys do that and charge the CDD.

Mr. Scheerer: Can I get that in writing?

Mr. Morris: Whatever you need. There is other interest in likely next year's funding as we finalize our landscape plan for interior. There is some that is going to take place on Del Verde that I would like to allocate so I would rather use that funding for that project.

Mr. Flint: That makes sense.

Mr. Scheerer: Makes sense.

Mr. Flint: So, if you are just going to do the washout repair, I don't believe you need to amend the current year budget. You will be fine.

On MOTION by Mr. Morris, seconded by Ms. Kalpee, with all in favor, the Washout Repairs at CDD Wall - $21,948.63, were approved.

2. CDD Tree Replacements

Mr. Flint: Then on the tree replacement, I think the discussion is rather than replace the trees, we will just remove the dead trees. We can accommodate that in the budget. I don't think any separate vote is necessary on that.

Mr. Scheerer: Once we get the washouts and access is available, we will just have them go down there and just take them out.

Mr. Flint: Then bill invoices for it. We will just apply that to the landscape line.

Mr. Morris: Sounds good.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Flint: Any other business or Supervisor requests?

Mr. Morris: Only the follow up on the fountain. The electrical was out again the last few days. I don't know if anyone has been out there since yesterday.

Mr. Scheerer: Yeah, I was out there.

Mr. Morris: It was off this morning again.

Mr. Scheerer: I will reach out to Angela.

Mr. Morris: Pond 1.

Mr. Scheerer: Pond 1 towards the canal side.

Mr. Morris: It is the West side, yeah.

Mr. Scheerer: I will make sure to get with them and have them come out and check the brakers. We must have some surge issues. You haven't had any storms lately.

Mr. Morris: We have had some good lightening lately. Interesting where those panels, brakers and boxes sit, they sit next to each other and you would think it would affect both.

Mr. Scheerer: Okay.

Mr. Flint: Did we ever find the electrical meters?

Mr. Scheerer: We did except for well; we know where fountain 3 is. It is located in the pool equipment room.

Mr. Scheerer: I don't have access to that.

Mr. Flint: Can we get those accounts transferred?

Mr. Scheerer: I will have to check with the county.

Mr. Morris: They always get in there though. If you ever need in there, it is easy.

Mr. Flint: Yeah, we need to get the electric accounts transferred so the CDD is paying those.

Mr. Morris: Sunita will be more than happy to help on that. I will too of course.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

Mr. Flint: Anything else on the Board meeting?

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

_____________________________ _____________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VI

SECTION C

SECTION 1

Storey Drive

Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/5/26	319-320	$ 5,957.74
	8/13/26	321	1,621.16
	8/19/26	322-323	5,605.80
	8/28/26	324	452.00
			$ 13,636.70
Payroll			
	July 2026		
	Daryl Morris	50105	$ 184.70
	Erin Majeski	50106	184.70
	Patrick Bonin	50107	184.70
	Sunita Kalpee	50108	184.70
			$ 738.80
TOTAL			**$ 14,375.50**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** STOREY DRIVE - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/05/26	00014	7/31/26	238121	202607	320-53800-47000		*	727.00		
			AQUATIC PLANT MGMT JUL26							
						APPLIED AQUATIC MANAGEMENT INC			727.00	000319
8/05/26	00020	7/30/26	40804	202607	320-53800-47300		*	166.36		
			14COUPLING/6NOZZLE/2SPRAY							
		8/01/26	40706	202608	320-53800-46200		*	5,064.38		
			LANDSCAPE MAINT AUG26							
						FLORALAWN 2 LLC			5,230.74	000320
8/13/26	00002	7/13/26	154537A	202606	310-51300-31500		*	764.66		
			CDD MTG/TRACT OWNERSHIP							
		7/13/26	154537A	202606	310-51300-31500		*	112.50		
			REV ENGINEERING SRVC DOC							
		7/13/26	154537A	202606	310-51300-31500		*	396.00		
			CONFERENCE W/ SUPERVISOR							
		8/11/26	156114	202607	310-51300-31500		*	28.50		
			DRAFT ERP MEMO							
		8/11/26	156114	202607	310-51300-31500		*	297.00		
			DISTRICT-WALL TRACT							
		8/11/26	156114	202607	310-51300-31500		*	22.50		
			2026 LEGISLATIVE UPDATES							
						LATHAM LUNA EDEN AND BEAUDINE LLP			1,621.16	000321
8/19/26	00014	8/15/26	238712	202608	320-53800-47000		*	727.00		
			AQUATIC PLANT MGMT AUG26							
						APPLIED AQUATIC MANAGEMENT INC			727.00	000322
8/19/26	00001	8/01/26	118	202608	320-53800-12000		*	858.50		
			FIELD MANAGEMENT AUG26							
		8/01/26	119A	202608	310-51300-34000		*	3,433.33		
			MANAGEMENT FEES AUG26							
		8/01/26	119A	202608	310-51300-35200		*	108.17		
			WEBSITE ADMIN FEE AUG26							
		8/01/26	119A	202608	310-51300-35100		*	162.25		
			INFORMATION TECH AUG26							
		8/01/26	119A	202608	310-51300-31300		*	315.42		
			DISSEMINATION FEE AUG26							
		8/01/26	119A	202608	310-51300-51000		*	.06		
			OFFICE SUPPLIES AUG26							
		8/01/26	119A	202608	310-51300-42000		*	1.07		
			POSTAGE AUG26							
						GOVERNMENTAL MANAGEMENT SERVICES			4,878.80	000323
8/28/26	00004	8/26/26	33607	202608	320-53800-45000		*	452.00		
			FY26 ADD. PROPERTY COVER							
						EGIS INSURANCE & RISK ADVISORS			452.00	000324
						TOTAL FOR BANK A		13,636.70		

STCD STOREY DRIVE TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		13,636.70		

SECTION 2

Storey Drive

Community Development District

Unaudited Financial Reporting

August 31, 2026

TABLE OF CONTENTS

Storey Drive

Community Development District

Balance Sheet

August 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	$ 48,206	$ 10,005	$ -	$ -	$ 58,211
Investments:					
Series 2022					
Reserve	-	-	53,621	-	53,621
Revenue	-	-	270,395	-	270,395
Construction	-	-	-	1,073	1,073
State Board of Administration	338,575	67,809	-	-	406,384
Total Assets	**$ 386,781**	**$ 77,814**	**$ 324,016**	**$ 1,073**	**$ 789,683**
Liabilities:					
Accounts Payable	$ -	$ -	$ -	$ -	$ -
Total Liabilities	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balances:					
Restricted For Debt Service	$ -	$ -	$ 324,016	$ -	$ 324,016
Assigned For CAPITal Reserves	-	77,814	-	-	77,814
Assigned For Capital Projects	-	-	-	1,073	1,073
Unassigned	386,781	-	-	-	386,781
Total Fund Balances	**$ 386,781**	**$ 77,814**	**$ 324,016**	**$ 1,073**	**$ 789,683**
Total Liabilities & Fund Equity	$ 386,781	$ 77,814	$ 324,016	$ 1,073	$ 789,683

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments	$ 313,137	$ 313,137	$ 323,159	$ 10,022
Interest	3,600	3,300	12,123	8,823
Total Revenues	**$ 316,737**	**$ 316,437**	**$ 335,282**	**$ 18,845**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 11,000	$ 4,200	$ 6,800
FICA Expense	918	842	321	520
Engineering Fees	12,000	11,000	2,475	8,525
Attorney	25,000	22,917	8,027	14,889
Arbitrage	450	450	450	-
Dissemination	3,785	3,470	3,470	(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	37,767	37,767	0
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	75	69	-	69
Postage	500	458	76	382
Printing & Binding	500	458	51	407
Insurance	6,395	6,395	6,163	232
Legal Advertising	2,500	2,292	1,413	879
Other Current Charges	600	550	552	(2)
Office Supplies	150	138	2	135
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 123,216**	**$ 114,666**	**$ 82,029**	**$ 32,637**
Operations & Maintenance				
Field Operations	$ 10,302	$ 9,444	$ 9,444	$ -
Property Insurance	8,500	8,500	7,460	1,040
Electric	21,500	19,708	-	19,708
Water & Sewer	10,000	9,167	-	9,167
Landscape Maintenance	99,696	91,388	74,928	16,460
Landscape Contingency	2,500	2,292	-	2,292
Lake Maintenance	8,724	7,997	7,997	-
Lake Contingency	-	-	-	-
Irrigation Repairs	2,500	2,292	3,884	(1,592)
Fountain Maintenance	5,000	4,583	678	3,905
Pressure Washing	2,500	2,292	-	2,292
Repairs & Maintenance	3,500	3,208	2,659	549
Contingency	8,799	8,066	-	8,066
Total Operations & Maintenance:	**$ 183,521**	**$ 168,936**	**$ 107,049**	**$ 61,886**
Reserves				
Capital Reserve Transfer	$ 10,000	$ 10,000	$ 10,000	$ -
Total Reserves	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ -**
Total Expenditures	**$ 316,737**	**$ 293,602**	**$ 199,079**	**$ 94,523**
Excess Revenues (Expenditures)	$ -		$ 136,204	
Fund Balance - Beginning	$ -		$ 250,577	
Fund Balance - Ending	$ -		$ 386,781	

Storey Drive

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Transfer In	$ 10,000	$ 10,000	$ 10,000	$ -
Interest	1,200	1,100	1,311	211
Total Revenues	**$ 11,200**	**$ 11,100**	**$ 11,311**	**$ 211**
Expenditures:				
Bank Fees	$ -	$ -	$ -	$ -
Capital Outlay	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 11,200	$ 11,100	$ 11,311	
Fund Balance - Beginning	$ 67,003		$ 66,503	
Fund Balance - Ending	$ 78,203		$ 77,814	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments	$ 536,213	$ 536,213	$ 553,372	$ 17,159
Interest	18,000	16,500	16,188	(312)
Total Revenues	**$ 554,213**	**$ 552,713**	**$ 569,559**	**$ 16,846**
Expenditures:				
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**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (10,000)	$ (9,167)	$ (219,483)	$ 210,316
Total Other Financing Sources (Uses)	**$ (10,000)**	**$ (9,167)**	**$ (219,483)**	**$ 210,316**
Excess Revenues (Expenditures)	$ 6,633		$ (187,503)	
Fund Balance - Beginning	$ 242,486		$ 511,519	
Fund Balance - Ending	$ 249,119		$ 324,016	

Storey Drive

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 705	$ 705
Total Revenues	**$ -**	**$ -**	**$ 705**	**$ 705**
Expenditures:				
Capital Outlay	$ -	$ -	$ 224,753	$ (224,753)
Total Expenditures	**$ -**	**$ -**	**$ 224,753**	**$ (224,753)**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 219,483	$ (219,483)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 219,483**	**$ (219,483)**
Excess Revenues (Expenditures)	$ -		$ (4,566)	
Fund Balance - Beginning	$ -		$ 5,638	
Fund Balance - Ending	$ -		$ 1,073	

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	1,203	-	12,123
Total Revenues	**$ 685**	**$ 609**	**$ 770**	**$ 320,994**	**$ 1,047**	**$ 4,718**	**$ 1,369**	**$ 1,337**	**$ 1,263**	**$ 1,287**	**$ 1,203**	**$ -**	**$ 335,282**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ 400	$ 600	$ -	$ 800	$ -	$ 800	$ -	$ 800	$ -	$ 800	$ -	$ 4,200
FICA Expense	-	31	46	-	61	-	61	-	61	-	61	-	321
Engineering Fees	48	333	95	245	815	-	-	940	-	-	-	-	2,475
Attorney	115	744	58	363	811	2,333	1,736	246	1,273	348	-	-	8,027
Arbitrage	-	-	-	-	-	-	450	-	-	-	-	-	450
Dissemination	315	315	315	315	315	315	315	315	315	315	315	-	3,470
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	3,433	-	37,767
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	14	3	3	5	3	4	3	26	4	10	1	-	76
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	76	-	552
Office Supplies	0	0	0	0	0	0	0	1	0	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**	**$ 4,442**	**$ 4,958**	**$ -**	**$ 82,029**
Operations & Maintenance													
Field Operations	$ 859	$ 859	$ 859	$ 859	$ 859	$ 859	$ 859	$ 859	$ 859	$ 859	$ 859	$ -	$ 9,444
Property Insurance	7,008	-	-	-	-	-	-	-	-	-	452	-	7,460
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	5,064	-	74,928
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	727	727	727	727	727	727	727	727	727	727	727	-	7,997
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**	**$ 7,102**	**$ -**	**$ 107,049**
Reserves													
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**	**$ 11,258**	**$ 12,060**	**$ -**	**$ 199,079**
Excess Revenues (Expenditures)	$ (32,242)	$ (15,643)	$ (14,264)	$ 305,790	$ (30,297)	$ (11,579)	$ (15,129)	$ (16,220)	$ (13,384)	$ (9,971)	$ (10,857)	$ -	$ 136,204

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%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service Asmt*	*Total*
12/22/25	ACH	$0.00	$0.00	$0.00	$440.75	$440.75	$162.50	$278.25	$440.75
01/15/26	ACH	$903,561.36	$234.88	$36,142.56	$0.00	$867,183.92	$319,713.15	$547,470.77	$867,183.92
03/13/26	ACH	$0.00	$0.00	$0.00	$8,906.21	$8,906.21	$3,283.54	$5,622.67	$8,906.21
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 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
8/3/26		Interest		2.43
8/4/26		Transfer from Reserve		141.24
		TOTAL		**$ 220,187.55**
			Project (Construction) Fund at 09/30/25	**$ 5,638.45**
			Interest Earned/Transferred Funds thru 8/31/26	**220,187.55**
			Requisitions Paid thru 8/31/26	**(224,753.41)**
			Remaining Project (Construction) Fund	**$ 1,072.59**