Storey Drive
Community Development District

Agenda

November 19, 2026

AGENDA

Storey Drive
Community Development District

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

November 12, 2026

Board of Supervisors
Storey Drive Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the **Storey Drive Community Development District** will be held **Thursday, November 19, 2026 at 11:00 a.m. at the offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the regular meeting:

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 2027-01 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. Consideration of Agreement with PayGov.US to Provide Electronic Payment Processing Services
7. Consideration of Proposal from Floralawn for Additional Washout Repairs
8. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Registers
            1. August 2026
            2. September 2026 – October 2026
        ii. Balance Sheet and Income Statement

D. Field Manager's Report

9. Other Business
10. Supervisor's Requests
11. 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 2027-01

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

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

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

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

Section 1. _____ is elected Assistant Secretary.

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

PASSED AND ADOPTED this 19th day of November, 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

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
STOREY DRIVE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested 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*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

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

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Storey Drive Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

floralawn

Proposal

Date: 10/27/2026
Work Order #23207
PO #

Customer:	Property:
Storey Drive CDD c/o Governmental Management Services-CF, LLC 219 E. Livingston St Orlando, FL 32801	Storey Drive CDD 5120 Del Verde Way Orlando, FL 32819

Additional Washout Repairs

Floralawn proposes to perform the following:

This proposal is for additional material and labor to repair the washouts along the CDD as shown below. The size of the washouts doubled in size or more. There are also additional washouts that formed since the site visit in July.





















Breakdown

Drainage

Items	Quantity	Unit
Fill Dirt - Installation	54.00	cuyd
Bahia Grass - Furnish and Installation	1,600.00	sqft
Georgia Buggy	4.00	ea

PROJECT TOTAL: $17,462.38

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **$0.00**

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

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walkways 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: ---------- ($17,462.38), 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	_____	**By**	_____
	Joshua Curtin		
Date	10/27/2026	**Date**	_____
	Floralawn		**Storey Drive CDD**

SECTION VIII

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	CHECK #
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

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

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

TOTAL FOR REGISTER 13,636.70

Storey Drive

Community Development District

Summary of Invoices

September 1, 2026 - October 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/10/26	325-326	$ 5,612.90
	9/15/26	327-328	976.08
	9/18/26	329-330	20,920.41
	9/25/26	331-332	5,907.00
	10/8/26	333-334	31,059.38
	10/15/26	335-336	11,480.52
	10/20/26	337-338	3,398.40
	10/23/26	339-340	411.62
			$ 79,766.31
TOTAL			**$ 79,766.31**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/10/26	00020	9/01/26	41348	202609	320-53800-46200			*	5,064.38		
			LANDSCAPE MAINT SEP26								
		9/09/26	41481	202608	320-53800-47300			*	189.52		
			COUPLING/DRIPLINE/NOZZLE								
							FLORALAWN 2 LLC			5,253.90	000325
9/10/26	00021	9/02/26	18028	202609	320-53800-47400			*	359.00		
			40 AMP EQUIP BREAKER								
							LAKE FOUNTAIN AND AERATION INC			359.00	000326
9/15/26	00002	9/11/26	157150	202608	310-51300-31500			*	186.00		
			HOMELAND CONSTRUCTION AGT								
		9/11/26	157150	202608	310-51300-31500			*	297.00		
			REV AGENDA/ATTEND CDD MTG								
		9/11/26	157150	202608	310-51300-31500			*	253.50		
			APPLIED AQUATIC AGMNT								
							LATHAM LUNA EDEN AND BEAUDINE LLP			736.50	000327
9/15/26	00019	9/03/26	20500039	202608	310-51300-31100			*	115.00		
			WMD O&M TRANSFER RESEARCH								
		9/03/26	20500039	202608	310-51300-31100			*	115.00		
			ATTEND CDD MTG VIA CALL								
		9/03/26	20500039	202604	310-51300-31100			*	9.58		
			TRAVEL REIMB.-SITE VISIT								
							PAPE-DAWSON CONSULTING ENGINEER LLC			239.58	000328
9/18/26	00004	9/17/26	34215	202609	300-15500-10000			*	6,625.00		
			FY27 GEN.LIAB/PUBLIC OFFC								
		9/17/26	34215	202609	300-15500-10000			*	9,412.00		
			FY27 PROPERTY INSURANCE								
							EGIS INSURANCE & RISK ADVISORS			16,037.00	000329
9/18/26	00001	9/01/26	120	202609	320-53800-12000			*	858.50		
			FIELD MANAGEMENT SEP26								
		9/01/26	121	202607	310-51300-42000			*	.80		
			USPS 941 FORM								
		9/01/26	121A	202609	310-51300-34000			*	3,433.33		
			MANAGEMENT FEES SEP26								
		9/01/26	121A	202609	310-51300-35200			*	108.17		
			WEBSITE ADMIN FEE SEP26								
		9/01/26	121A	202609	310-51300-35100			*	162.25		
			INFORMATION TECH SEP26								
		9/01/26	121A	202609	310-51300-31300			*	315.42		
			DISSEMINATION FEE SEP26								
		9/01/26	121A	202609	310-51300-51000			*	.12		
			OFFICE SUPPLIES SEP26								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	121A	202609	310	51300-42000				*	3.32		
			POSTAGE SEP26										
		9/01/26	121A	202609	310	51300-42500				*	1.50		
			COPIES SEP26										
									GOVERNMENTAL MANAGEMENT SERVICES			4,883.41	000330
9/25/26	00014	9/15/26	239360	202609	320	53800-47000				*	727.00		
			AQUATIC PLANT MGMT SEP26										
									APPLIED AQUATIC MANAGEMENT INC			727.00	000331
9/25/26	00022	9/18/26	197	202609	320	53800-47500				*	5,180.00		
			PAINTED WOOD FENCING										
									MODERN PAINTING & HOME IMPROVEMENT			5,180.00	000332
10/08/26	00023	8/25/26	1256	202608	320	53800-47500				*	25,995.00		
			PRECAST WALL REPAIR										
									HOME LAND CONSTRUCTION LLC			25,995.00	000333
10/08/26	00020	10/01/26	41774	202610	320	53800-46200				*	5,064.38		
			LANDSCAPE MAINT OCT26										
									FLORALAWN 2 LLC			5,064.38	000334
10/15/26	00001	10/01/26	122	202610	310	51300-34000				*	3,605.00		
			MANAGEMENT FEES OCT26										
		10/01/26	122	202610	310	51300-35200				*	113.58		
			WEBSITE ADMIN OCT26										
		10/01/26	122	202610	310	51300-35100				*	170.33		
			INFORMATION TECH OCT26										
		10/01/26	122	202610	310	51300-31300				*	331.17		
			DISSEMINATION FEES OCT26										
		10/01/26	122	202610	310	51300-51000				*	.18		
			OFFICE SUPPLIES OCT26										
		10/01/26	122	202610	310	51300-42000				*	2.34		
			POSTAGE OCT26										
		10/01/26	123	202610	320	53800-12000				*	901.42		
			FIELD MANAGEMENT OCT26										
		10/08/26	124	202610	310	51300-31700				*	5,962.00		
			FY27 ASSESSMENT ROLL CERT										
									GOVERNMENTAL MANAGEMENT SERVICES			11,086.02	000335
10/15/26	00002	10/13/26	159283	202609	310	51300-31500				*	366.00		
			EROSION REPRS DRAFT AGREE										
		10/13/26	159283	202609	310	51300-31500				*	28.50		
			PREP PUBLIC RECORDS REQ										
									LATHAM LUNA EDEN AND BEAUDINE LLP			394.50	000336

*** CHECK DATES 09/01/2026 - 10/31/2026 *** 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	#
10/20/26	00003	9/14/26	OSA12505	202609	310	51300	48000			*	205.44		
			NOT. OF AUDIT COMMITTEE										
		9/28/26	OSA14132	202609	310	51300	48000			*	319.21		
			NOT. FY27 MEETING DATES										
									TRIBUNE PUBLISHING COMPANY LLC DBA			524.65	000337
10/20/26	00019	7/14/26	20500039	202606	310	51300	31100			*	37.50		
			UPDATED FILES/BUDGET/REPT										
		7/14/26	20500039	202606	310	51300	31100			*	2,680.00		
			ENG.REPT/RAI/SFWMD TRNSFR										
		10/08/26	20500039	202608	310	51300	31100			*	156.25		
			PH1&2 ERP TRNSFR RESEARCH										
									PAPE-DAWSON CONSULTING ENGINEER LLC			2,873.75	000338
10/23/26	00005	10/01/26	95654	202610	310	51300	54000			*	175.00		
			FY27 SPECIAL DISTRICT FEE										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	000339
10/23/26	00003	8/17/26	OSA11083	202608	310	51300	48000			*	236.62		
			RFP ANNUAL AUDIT SERVICES										
									TRIBUNE PUBLISHING COMPANY LLC DBA			236.62	000340

TOTAL FOR BANK A 79,766.31

TOTAL FOR REGISTER 79,766.31

SECTION 2

Storey Drive

Community Development District

Unaudited Financial Reporting

October 31, 2026

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7 LONG TERM DEBT SUMMARY

8 ASSESSMENT RECEIPT SCHEDULE

9 CONSTRUCTION SCHEDULE SERIES 2022

Storey Drive

Community Development District

Balance Sheet

October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	$ 23,489	$ 10,005	$ -	$ -	$ 33,494
Investments:					
Series 2022					
Reserve	-	-	53,621	-	53,621
Revenue	-	-	271,823	-	271,823
Construction	-	-	-	1,361	1,361
State Board of Administration	285,635	68,262	-	-	353,896
Total Assets	**$ 309,124**	**$ 78,267**	**$ 325,444**	**$ 1,361**	**$ 714,196**
Liabilities:					
Accounts Payable	$ 947	$ -	$ -	$ -	$ 947
Total Liabilities	**$ 947**	**$ -**	**$ -**	**$ -**	**$ 947**
Fund Balances:					
Restricted For Debt Service	$ -	$ -	$ 325,444	$ -	$ 325,444
Assigned For CAPITal Reserves	-	78,267	-	-	78,267
Assigned For Capital Projects	-	-	-	1,361	1,361
Unassigned	308,176	-	-	-	308,176
Total Fund Balances	**$ 308,176**	**$ 78,267**	**$ 325,444**	**$ 1,361**	**$ 713,249**
Total Liabilities & Fund Equity	$ 309,124	$ 78,267	$ 325,444	$ 1,361	$ 714,196

Storey Drive

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 313,137	$ -	$ -	$ -
Interest	10,000	833	1,076	243
Total Revenues	**$ 323,137**	**$ 833**	**$ 1,076**	**$ 243**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	12,000	1,000	-	1,000
Attorney	25,000	2,083	-	2,083
Arbitrage	450	-	-	-
Dissemination	3,974	331	331	0
Annual Audit	3,800	-	-	-
Trustee Fees	4,445	-	-	-
Assessment Administration	5,962	5,962	5,962	(0)
Management Fees	43,260	3,605	3,605	-
Information Technology	2,044	170	170	0
Website Maintenance	1,363	114	114	(0)
Telephone	75	6	-	6
Postage	500	42	2	39
Printing & Binding	500	42	-	42
Insurance	6,779	6,779	6,625	154
Legal Advertising	2,500	208	-	208
Other Current Charges	600	50	57	(7)
Office Supplies	150	13	0	12
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 126,495**	**$ 21,656**	**$ 17,041**	**$ 4,615**
Operations & Maintenance				
Field Operations	$ 10,817	$ 901	$ 901	$ 0
Property Insurance	7,100	7,100	9,412	(2,312)
Electric	21,500	1,792	-	1,792
Water & Sewer	10,000	833	-	833
Landscape Maintenance	60,773	5,064	5,064	-
Landscape Contingency	25,000	2,083	-	2,083
Lake Maintenance	8,988	749	749	-
Irrigation Repairs	5,000	417	198	219
Fountain Maintenance	5,000	417	-	417
Pressure Washing	2,500	208	-	208
Repairs & Maintenance	3,500	292	-	292
Contingency	8,500	708	-	708
Total Operations & Maintenance:	**$ 168,678**	**$ 20,565**	**$ 16,325**	**$ 4,240**
Reserves				
Capital Reserve Transfer	$ 27,964	$ -	$ -	$ -
Total Reserves	**$ 27,964**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 323,137**	**$ 42,221**	**$ 33,366**	**$ 8,855**
Excess Revenues (Expenditures)	$ (0)		$ (32,290)	
Fund Balance - Beginning	$ -		$ 340,466	
Fund Balance - Ending	$ (0)		$ 308,176	

Storey Drive

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Transfer In	$ 27,964	$ -	$ -	$ -
Interest	1,800	150	234	84
Total Revenues	**$ 29,764**	**$ 150**	**$ 234**	**$ 84**
Expenditures:				
Bank Fees	$ -	$ -	$ -	$ -
Capital Outlay	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 29,764	$ 150	$ 234	
Fund Balance - Beginning	$ 77,962		$ 78,033	
Fund Balance - Ending	$ 107,726		$ 78,267	

Storey Drive

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 536,213	$ -	$ -	$ -
Interest	12,000	1,000	853	(147)
Total Revenues	**$ 548,213**	**$ 1,000**	**$ 853**	**$ (147)**
Expenditures:				
Series 2022				
Interest - 12/15	$ 158,549	$ -	$ -	$ -
Principal - 06/15	220,000	-	-	-
Interest - 06/15	158,549	-	-	-
Total Expenditures	**$ 537,098**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ (2,400)	$ (200)	$ (141)	$ (59)
Total Other Financing Sources (Uses)	**$ (2,400)**	**$ (200)**	**$ (141)**	**$ (59)**
Excess Revenues (Expenditures)	$ 8,715		$ 712	
Fund Balance - Beginning	$ 270,365		$ 324,732	
Fund Balance - Ending	$ 279,080		$ 325,444	

Storey Drive

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Interest	$ -	$ -	$ 3	$ 3
Total Revenues	**$ -**	**$ -**	**$ 3**	**$ 3**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 141	$ (141)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 141**	**$ (141)**
Excess Revenues (Expenditures)	$ -		$ 144	
Fund Balance - Beginning	$ -		$ 1,218	
Fund Balance - Ending	$ -		$ 1,361	

Storey Drive

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	1,076	-	-	-	-	-	-	-	-	-	-	-	1,076
Total Revenues	**$ 1,076**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,076**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	331	-	-	-	-	-	-	-	-	-	-	-	331
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,962	-	-	-	-	-	-	-	-	-	-	-	5,962
Management Fees	3,605	-	-	-	-	-	-	-	-	-	-	-	3,605
Information Technology	170	-	-	-	-	-	-	-	-	-	-	-	170
Website Maintenance	114	-	-	-	-	-	-	-	-	-	-	-	114
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	2	-	-	-	-	-	-	-	-	-	-	-	2
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,625	-	-	-	-	-	-	-	-	-	-	-	6,625
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	57	-	-	-	-	-	-	-	-	-	-	-	57
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 17,041**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,041**
Operations & Maintenance													
Field Operations	$ 901	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 901
Property Insurance	9,412	-	-	-	-	-	-	-	-	-	-	-	9,412
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	5,064	-	-	-	-	-	-	-	-	-	-	-	5,064
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	749	-	-	-	-	-	-	-	-	-	-	-	749
Irrigation Repairs	198	-	-	-	-	-	-	-	-	-	-	-	198
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	**$ 16,325**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 16,325**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 33,366**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 33,366**
Excess Revenues (Expenditures)	$ (32,290)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (32,290)

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 2027

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

							O&M Portion	36.87%	2022 Debt Service Asmt	63.13%	Total	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*						
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00		$0.00	
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**		**$ -**		**$ -**	

0.00%	**Net Percent Collected**
$ 849,347.68	**Balance Remaining to Collect**

Storey Drive
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2027				
		TOTAL		**$ -**
Fiscal Year 2027				
10/1/26		Interest		$ 3.18
10/2/26		Transfer from Reserve		140.81
		TOTAL		**$ 143.99**
			Project (Construction) Fund at 09/30/26	**$ 1,217.50**
			Interest Earned/Transferred Funds thru 10/31/26	**143.99**
			Requisitions Paid thru 10/31/26	**-**
			Remaining Project (Construction) Fund	**$ 1,361.49**