

*Storey Park Community  
Development District*

*Agenda*

*October 7, 2025*

# AGENDA

# *Storey Park*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

September 30, 2025

**Board of Supervisors  
Storey Park Community  
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Tuesday, October 7, 2025 at 4:00 PM at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Discussion of Filling Board Vacancy
  - B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Election of Officers
  - E. Consideration of Resolution 2026-01 Electing an Assistant Secretary
4. Approval of Minutes of the September 2, 2025 Meeting
5. Consideration of Fiscal Year 2026 Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
6. Discussion of Parking Rules
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – November 4, 2025
12. 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,

A handwritten signature in black ink, appearing to read 'J. M. Showe', with a stylized flourish at the end.

Jason M. Showe  
District Manager

CC: Jan Carpenter, District Counsel  
Christina Baxter, District Engineer

Enclosures

## SECTION III

# SECTION A

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Fwd: CDD - Board of Supervisors Vacancy  
**Date:** July 15, 2025 at 3:10 PM  
**To:**

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Begin forwarded message:

**From:** David Grimm [REDACTED]  
**Subject:** Re: CDD - Board of Supervisors Vacancy  
**Date:** July 15, 2025 at 1:17:18 PM EDT  
**To:** Jason Showe <jshowe@gmscfl.com>  
**Cc:** Stacie Vanderbilt <svanderbilt@gmscfl.com>

Good afternoon Stacie and Jason.

I am reaching out to you to express my interest in the current vacancy on the Storey Park CDD Board of Supervisors.

I previously served on the Randal Park CDD Board of Supervisors, and have been a resident of the Lake Nona area since 2009 (lifelong Central Florida).

I have been an OCPS teacher for over 24 years and I am also a licensed Realtor.

With my experience of being a CDD Board member in the past, I feel my experience would be a great asset to the Storey Park CDD board.

I would appreciate your consideration.

David Grimm  
11116 Lore Way  
[REDACTED]

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999 (Department of Health 2000).

There is a growing emphasis on the need to improve the efficiency of the public sector, and to ensure that the public sector is able to deliver the services that are required by the public. This has led to a number of initiatives, including the introduction of competition, the restructuring of public services, and the introduction of new management practices. These initiatives have led to a number of changes in the way that public services are delivered, and have led to a number of improvements in the efficiency of the public sector.

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**From:** James Dunker [REDACTED]  
**Subject:** Storey Park CDD Vacancy  
**Date:** July 10, 2025 at 11:29 AM  
**To:** svanderbilt@gmscfl.com

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Hello,

I am attaching my latest resume and would like to learn more about the Board of Supervisors and their role within the community.

Thank you,

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James P Dunker  
[REDACTED]

**James Dunker Resume (July  
2025).docx**  
36 KB



# JAMES DUNKER

Orlando, FL | m: [REDACTED] | [REDACTED] | [LinkedIn](#) | [JamesDunker.com](https://JamesDunker.com)

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*Vision-driven change agent with career-long record of product, marketing, and program management success for leading organizations*

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An accomplished and detail-focused professional with twelve years of experience in leading the development, promotion, and sale of innovative and industry-leading products and programs. Spearhead the creation of comprehensive product roadmaps by leveraging user stories, customer feedback, and data-driven research. Demonstrated ability to coordinate all stages of product and program design, meeting demanding timetables while delivering results that continually surpass expectations. Lead the creation of marketing strategies and materials that drive high levels of customer engagement. Recognized for ability to drive high-impact outcomes in metrics including cost savings and revenue growth through effective management of large sales teams as well as effective resource allocation.

## CORE COMPETENCIES

- Team Leadership & Training
- Product Management
- User-Centric Design
- MVP Delivery
- Cross-Functional Collaboration
- Data Analysis & Reporting
- Stakeholder Engagement
- Process Improvement
- Product Strategy

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## PROFESSIONAL EXPERIENCE

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THE WALT DISNEY COMPANY, ORLANDO, FL, JANUARY 2024 TO PRESENT

### PRODUCT MANAGER

- Collaborated and fostered healthy relationships with cross functional partner teams including Creative Design (UX), Customer Insights, Engineering, Entertainment, and Operations. Led effort to validate guest desires and determine program feasibility while testing potential future product offerings.
- Designed product vision and roadmap for existing space and executed plan to update with improved technology. Requested bids, vetted vendors, created test plans, demoed to leadership, and worked with internal teams to deliver updated studio space. Worked with Creative Design team to understand development roadmap for content and new ideas to integrate into product design.
- Constructed comprehensive user stories with acceptance criteria and business objectives to facilitate growth of product line consistent with product vision. Crafted test plans that enabled research and experimentation when exploring new technologies or new use cases.
- Partnered with upstream and downstream teams and groups to guarantee proper vetting and integration of new product capabilities and enhancements into company ecosystem and enterprise platforms.
- Crafted a product strategy that focused on a Guest experience centric vision and their feature needs using Jobs To Be Done. Performed User Research with help of Customer Insights team to determine components of guest demand. Product strategy included feature development plans for product lifecycle with evolutionary steps to drive execution.

BREAD FINANCIAL, ORLANDO, FL, JANUARY 2023 TO JANUARY 2024

### PRODUCT OWNER

- Generated business value by defining long-term strategy for 135 product offerings as well as utilizing market trends and data analytics to engineer financially impactful business cases.
- Facilitated achievement of business requirements by employing Medallia, Decibel, and Adobe Analytics to design dashboards, reporting mechanisms, and process flows.
- Orchestrated planning for 11 customer journeys, striking a balance between business and customer priorities, while maintaining compliance with financial regulations and customer advocacy.
- Aligned stakeholders across organization and partners with program vision by composing and delivering presentations with specially-tailored messages and details.

STANLEY BLACK & DECKER, INC., ORLANDO, FL, AUGUST 2021 TO DECEMBER 2022

**PRODUCT MANAGER**

- Bolstered competitive strategies for 12 internal groups by communicating easy-to-understand information about evolving market dynamics including competitive market research and analysis.
- Earned an estimated \$600,000 in savings from waste reduction by inaugurating and evaluating innovative new ideas and practices; instituted data collection and device validation to reduce waste and refurbish product.
- Oversaw management of all stages of product development from proof-of-concept to minimum viability and final production readiness for seven projects in portfolio, contributing to revenue growth.
- Improved direct-to-consumer sales by 100 percent by spearheading comprehensive digital marketing campaigns, identifying target base as well as authoring marketing materials and performing A/B testing on emails and messages.
- Drafted user stories and epics by surveying internal and external customers to collect product requirements.
- Distributed feedback and messaging to the enterprise on project execution and performance in role as voice of the field.
- Drove sales enablement, education, omnichannel marketing, and innovative programs for six products by highlighting the voice of the customer in communication campaigns.
- Collaborated with Analytics Team to translate data into customer-facing insights, as well as leveraged approachable, representative, and localized advertising tactics and strategies to produce integrated marketing.
- Reduced process for scale testing for rapid prototyping into a six-month time frame by introducing pilot testing to determine optimal strategy.
- Guaranteed on-time delivery with no overruns while implementing and administering \$250,000 budget plans by adeptly managing resources while conducting negotiations with suppliers.
- Developed new customer facing websites and apps directly with UX team focused on B2C sales channel with goal of establishing new revenue stream and targeting key customer demographics for each brand.
- Liaised with and presented to stakeholders across organization including business development, engineering, key account teams, and executive leadership on a cross-functional basis.

LENNAR, ORLANDO, FL, OCTOBER 2017 TO AUGUST 2021

**REGIONAL PROGRAM MANAGER**

- Chaired management of industry-leading home automation program featuring world's first Wi-Fi Certified home design and adaptive components, creating authoritative marketing strategy, GTM, and reference materials for seven iterations.
- Fostered ownership, understanding, and engagement among development team for home automation program by administering training as well as championing capabilities.
- Headed the combined efforts of 18 divisions across 13 states to deliver 60 percent of sales for home automation program.
- Boosted customer satisfaction with home automation program by 15 percent by introducing process design as well as easy-to-understand frameworks for program launch, process evolution, and continued improvement. Developed Key Performance Indicators (KPIs) to track via dashboard reporting tools for business units to review with local teams targeting continuous improvement.
- Enforced adherence to business KPIs including for cycle times, activation times, customer satisfaction, defect rates, program growth, and inventory levels, resulting in a 227 percent year-over-year growth for regionwide activation.
- Utilized narrative advocacy to maximize position of program for success, coordinating development of collateral as well as field/partner content as well as presented to partners and customers during briefings and events.
- Organized workshops with field teams and division leadership to assess local progress, program updates, and KPIs.
- Promoted value of home automation program's offerings to regions and divisions by hosting meetings and webinars.

GENERAL MOTORS, ORLANDO AREA, FL, AND GREATER DETROIT AREA, MI, OCTOBER 2012 TO OCTOBER 2017

**ASSISTANT PRODUCT MANAGER, GREATER DETROIT AREA, MI, JANUARY 2016 TO OCTOBER 2017**

- Executed competitive market research on over 70 industry and non-industry brands in collaboration with the competitive intelligence team.
- Forecasted needs for current and future projects within enterprise by compiling and disbursing product plans, schedules, and roadmaps.
- Conducted a range of initiatives alongside diverse teams including App Development, Web Development, Telematics, Advisor/Customer Service, Infotainment, Security, and Cloud Connectivity.

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**AREA TECHNOLOGY MANAGER, ORLANDO AREA, FL, OCTOBER 2012 TO JANUARY 2016**

- Administered a territory of over 50 Central Florida-area GM dealers, maximizing advantage from annual interactions with 125,000 customers by driving communication and alignment with senior management and individual teams.
- Reached over 350,000 annual leads and more than \$40 million in potential subscription revenue by mentoring dealers in best practices for lead generation.
- Partnered with analytics team to translate customer data into actionable insights, informing tailored messaging and promotional campaigns that helped boost subscription of in vehicle data offerings.

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**EDUCATION AND CREDENTIALS**

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**MASTER OF BUSINESS ADMINISTRATION (MBA) IN GENERAL BUSINESS, 2016**

*University of Florida, Gainesville, FL*

**BACHELOR OF SCIENCE (BS) IN BUSINESS ADMINISTRATION, 2012**

*University of Central Florida, Orlando, FL*

*Minor in Marketing*

**CERTIFICATIONS AND TRAINING**

- Certified ScrumMaster (CSM), Scrum Alliance (issued March 2022)
- Certified Scrum Product Owner (CSPO), Scrum Alliance (issued June 2025)
- Six Sigma Green Belt, 6 Sigma Study (in progress)

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**ADDITIONAL INFORMATION**

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**Technical Proficiencies:** Product Management, Communication, Customer Centric, Change Agent, Cross-Functional Collaboration, Teamwork, Build Strong Relationships, Technical Communication, Business Planning, Confluence, Jira, Trello, Agile Methodologies, Adobe Analytics, Medallia, Enterprise Platforms (EPS), Microsoft Office (Outlook, Word, Excel, PowerPoint)

**Interests:** Building Computers, Video Games, Dungeons & Dragons, National Parks, Mountains & Oceans, Tiki Cocktails, New Restaurants, Cars, Sports, Vinyl Records, Technology, Learning



Matt Steen  
12257 Satire Street  
Orlando, FL 32832



16 July 2025

**Board of Supervisors**

Storey Park Community Development District  
c/o Governmental Management Services – Central Florida, LLC  
219 E. Livingston Street  
Orlando, FL 32801

**Re: Interest in Vacant Supervisor Position**

Dear Members of the Board,

I'm writing to express my interest in serving on the Storey Park CDD Board of Supervisors. My wife, Theresa, and I moved to Storey Park in 2019, and we've grown to love this neighborhood and the sense of community it offers. I'm deeply committed to ensuring that our infrastructure, green spaces, and shared resources are well-managed for the long term.

Professionally, I serve as the co-founder of Chemistry Staffing, a company that helps churches across the country build healthy leadership teams. I've spent more than twenty years in local church leadership—serving as a youth pastor, church planter, and executive pastor—which has involved everything from managing budgets and facility projects to working closely with boards and local governments. Along the way, I've earned both an M.Div. and an MBA from Baylor University, which have helped shape the strategic and operational lens I bring to leadership.

I see the role of CDD Supervisor as a great opportunity to serve the community I call home. I understand the importance of thoughtful governance, financial oversight, and clear communication, as well as the legal responsibilities that come with public service in Florida. I'm committed to being a helpful, engaged, and steady presence on the Board.

Thank you for your consideration. I'd be glad to connect further or attend an upcoming meeting to introduce myself.

Sincerely,

Matt Steen



# MATT STEEN

## MINISTRY LEADER

### CONTACT ME

Email: [REDACTED]  
Address: 12257 Satire Street, Orlando, FL 32832  
Phone: [REDACTED]  
Website: [mattsteen.info](http://mattsteen.info)

### ABOUT ME

A Kingdom minded, self-motivated, and resourceful ministry leader with a proven ability to develop and strengthen leadership teams in order achieve an organization's mission. Experienced leader and recruiter of volunteers, able to establish sustainable relationships with organizational stakeholders and a diverse network of people both inside and outside the ministry world. Currently seeking a new and challenging leadership role which will demonstrate my skills and abilities to expand God's Kingdom.

### STRENGTHS



Myers Briggs: ENFP

Enneagram: 7W8

DISC: ID

### EDUCATION

**Master of Divinity**  
2017 - Baylor University

**Master of Business Administration**  
2017 - Baylor University

**Bachelor of Science in Youth Ministry**  
2003 - Nyack College

### LICENSURE

**Licensed for Pastoral Ministry**  
2003 - Pascack Bible Church

**Ordained for Gospel Ministry**  
2017 - Harris Creek Baptist Church.

### OBJECTIVE

Pastor a congregation and community well through preaching, pastoral care, and community outreach.

### EXPERIENCE

#### 2017- Present - Co-Founder

##### Chemistry Staffing | Orlando, FL

- Created a company that partners with churches to help them find ministry staff
- Lead sales and marketing efforts for a business that has seen 100% growth year over year for the last 2 years
- Lead a distributed team of 42 people
- Coach churches through staffing, strategy, and leadership challenges
- Pulpit supply provided to churches as needed

#### 2017-2018 - Executive Pastor

##### Rancho Murieta Community Church | Rancho Murieta, CA

- Led a capital campaign initiative that saw commitments of more than three times annual giving
- Guided a staff of seven people through a strategic planning process that resulted in refocusing ministry goals and programming
- Led a building initiative that resulted in the purchase and renovation of a building with no debt incurred
- Regularly preached sermons for a congregation with diverse spiritual backgrounds

#### 2015-2017 - Director of Campus Operations

##### Harris Creek Baptist Church | McGregor, TX

- Set strategic direction and led all facets of Sunday morning operations for a growing multi-site church.
- Created and implemented volunteer-based connection strategies for Sunday morning worship
- Recruited and trained the volunteer teams needed to manage logistics, security, parking, and guest experience two campuses.
- Managed facility issues for two campuses and the volunteer development budget

## PROJECTS

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### **Africa Global Initiative**

#### **Baylor University | June 2016**

Served as project manager with a group of 3 undergraduate students from Northrise University in Ndola, Zambia. Consulted with Gospel Literature Outreach, a local ministry, focusing on enhancing fundraising and back office processes. Led a cross-cultural team to deliver results on a compressed timeline both in person and from across the globe.

### **Invest North Bay Baylor Phase II**

#### **Baylor University | June 2016**

Served as team lead, leading a group of 5 MBA students from Baylor University to collaboratively develop an economic development strategy for the city of North Bay, Ontario. Interacted with community stakeholders, regularly communicated with project sponsors, managed the timeline, ensured the overall quality of deliverables, and presented final recommendations to city leaders and residents.

### **Q Commons Waco City Leader**

#### **Q | February 2015**

Produced the Waco location of a nationwide discussion on the interaction of faith and culture. Recruited local speakers, local host team, and technical team while leading marketing efforts, coordinating logistics and serving as emcee for the gathering.

### **Hurricane Sandy Relief Logistics Coordinator Multiple Organizations | 2012 – 2013**

Managed logistics for mission teams serving on Long Island after Hurricane Sandy. Arranged for lodging, showers, work projects, and supplies for relief efforts managed by Mastic Beach COAD and South Nassau Christian Church, and served as the on-site coordinator for the Mid-Maryland Baptist Association's Sandy relief efforts.

### **Baltimore City Director**

#### **Surgance | 2008 - 2009**

Led an initiative which allowed over 150 volunteers from across the country to repaint a public elementary school in an underserved neighborhood at no cost to the school. Recruited the volunteers needed, led fundraising efforts, and leveraged strategic partnerships to ensure project success.

### **2013- 2015 - Senior Vice President**

#### **EGive, LLC | St. Louis, MO**

- Led the sales and marketing initiatives for a church online giving company
- Oversaw the development of new products and redesign of existing products and led customer service efforts
- Drove sales growth, making the company an acquisition target in 2015

### **2011-2014 - Managing Director and Founder**

#### **Church Simple | Waco, TX**

- Created a consulting practice focused on providing coaching cohort strategies for church planters and mid-size churches to manage their vision implementation process
- Created Churchthought.com to be a resource for church leaders and an online marketing tool.

### **2010-2011 - Vice President of Sales**

#### **Dime | Cumming, GA**

- Developed and implemented sales strategy, sales performance measurements for small businesses providing services to churches.
- Educated customers on key benefits of outsourcing business services to churches across the country
- Provided consultation and coached customers on church development systems and structures

### **2007-2010 - Executive Pastor**

#### **The Garden Community of Baltimore | Baltimore, MD**

- Established and maintained the systems and processes required for a church plant to be sustainable
- Facilitated the annual evaluation of ministry performance, review of mission, vision, and core values, development of key objectives and goals
- Created the legal foundation of the church through the 501© 3 and corporate chartering process
- Prepared and communicated sermons on regular basis

### **2002-2006 - Youth Pastor**

#### **Pascack Bible Church | Hillsdale, NJ**

- Led and organized effective youth, children, and young adult programs implementing fellowship, worship, biblical teaching discipleship, and mission opportunities
- Oversaw the recruitment and training of adult leadership teams
- Prepared sermons and implemented weekly worship events

## SOCIAL

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**MATT STEEN**



**MATTHEW STEEN**



**MATT STEEN**



**MATT STEEN**



# SECTION E

**RESOLUTION 2026-01**

**A RESOLUTION OF THE STOREY PARK COMMUNITY  
DEVELOPMENT DISTRICT ELECTING  
\_\_\_\_\_ AS ASSISTANT SECRETARY  
OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Storey Park Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 7<sup>th</sup> day of October, 2025.

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

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

# MINUTES

MINUTES OF MEETING  
STOREY PARK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Tuesday, September 2, 2025 at 4:00 p.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Willem Boermans	Vice Chairman
Travis Smith	Assistant Secretary
Matthew Antolovich	Assistant Secretary
Ricardo Garcia <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Cameron Roberts <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
James Dunker	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll. Mr. Boermans, Mr. Smith, and Mr. Antolovich were present in person and Mr. Garcia was present via phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: At this time we'll open the meeting up for any members of the audience who would like to provide any comments. Please state your name and address and keep your comments to three minutes. Are there any comments at this point?

Mr. James Dunker: Hi, I'm Mr. James Dunker. I'm here to represent the Philosophy Way dog park as part of Storey Park.

Mr. Showe: Okay, perfect.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Review of Letters of Interest/Resumes for Board Vacancy**

- B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2026**
- C. Administration of Oath of Office to Newly Appointed Board Member**
- D. Election of Officers**
- E. Consideration of Resolution 2025-08 Electing an Assistant Secretary**

Mr. Showe: The next item that we have on the agenda is the continued review of resumes. This is a follow up to the last meeting that we held. We still have over 15 resumes, and we sent you some additional resumes as we receive them. Again, it can be as simple or as complicated as the Board would like. Certainly, if the Board has some agreeability, you could appoint any one of the candidates today or you can continue to just discuss it and if there's a different way you want to rank them, you can do that too. But again, it can be as simple or as complex as the Board chooses to make it. So, at this point, we can just open it up for Board discussion and see how you would like to move forward. We will note with all of these resumes; there is only one seat available.

Mr. Smith: I guess my basic comment is that I like that we received resumes. But outside of that, no one has shown up to a meeting. That's a big part of what I'm thinking, when I'm thinking about who to appoint. Will they be here? Are they going to be present? I don't know if they don't understand that part. So, I do have some thoughts on how to rank them, but that's just the biggest concern that I have, if they will actually show up.

Mr. Antolovich: Yes, I can agree. Until today, we've never had any one of these people show up. So, that's about equal to me. I do have one person in mind that's at the top of my list. Jason, how would it work? Say I have someone that I would like to appoint, do I motion for that and then they say no? Is it a ranking?

Mr. Showe: It is a motion, second and then a vote of the Board. So, if a Board Member would move to appoint someone and somebody seconds it, then it just moves to a vote. Then if the vote passes, that person is on the Board. There's no further action. I want to be clear. We've had other Boards get confused. If you appoint somebody and it passes, then the seat is filled and there's no other discussion on the seat. So, just be careful when you're making motions. Again, we had a similar situation and people got confused and they thought there was more to the process.

Mr. Antolovich: Then if that person doesn't want it, they've all submitted interest, but let's say we appointed them and they're like, "*Oh, wait, never mind.*" Then it just comes back up?

Mr. Showe: They would have to resign, because you've already appointed them and then we have to go through this process again. I would recommend if it happened rather quickly, you've already got a list of qualified people. So again, it's really up to the Board.

Mr. Boermans: So, I know I've sent a list to you. Would it be fair to give everybody a fair, square opportunity for them to come next week and we make out a list of people and at the next meeting, we have the people come over, see who is there, and then we can make a decision?

Mr. Showe: Certainly, that's an approach that we've seen Boards take. If you have two or three that the Board can agree on and would like to hear from these three, we can invite them to the next meeting, certainly. But we would need a consensus of the Board on which three and then we can communicate with the rest.

Mr. Antolovich: For the most part, the people that I would be interested in, I already talked to. Just historically, do you have a list of people, your top people?

Mr. Boermans: Yeah.

Mr. Antolovich: Do you have top people, Travis?

Mr. Smith: Yeah, probably two.

Mr. Antolovich: Can we say who our top people are?

Mr. Showe: Absolutely.

Mr. Antolovich: Is Mr. Matt Steen or Mr. James Dunker on your top list?

Mr. Boermans: Mr. James Dunker is on my list.

Mr. Showe: Both of them are on your list.

Mr. Smith: Mine would be James and the gentleman that previously served on another Board.

Mr. Showe: That's probably Mr. David Grimm.

Mr. Antolovich: My thought on David or well I mean my thoughts on a lot of it, was that some of the people that have history, we are maintaining the CDD, not building out everything new. So, that comes into play. To me, I want one that's more focusing on maintaining what we have but also being able to interact with residents on issues that they bring up, less about we need to build out brand new infrastructure for an entire area.

Mr. Boermans: To me, it's about doing a viable financial organization.

Mr. Antolovich: Yeah. Well, I've got two. So, do I just make a motion?

Mr. Showe: It kind of depends on which way you want to go. If you want to make a motion to appoint someone, you can certainly do that.

Mr. Antolovich: I'm ready to.

Mr. Showe: Okay, then that's your prerogative as a Board Member. Absolutely.

Mr. Lazarovich: You can always make a motion and if there is no second, it would fail.

Mr. Antolovich MOVED to appoint Mr. Matt Steen to the Board vacancy with a term ending November 2026, and there being no second, the motion failed.

Mr. Smith: I'm not against Matt, but I would like to hear from each of the candidates.

Mr. Antolovich: If you want, we can wait and hear from them.

Mr. Boermans: Yeah, I would like to hear from them.

Mr. Smith: I like Mr. Matt Steen. He was also one of the ones I had on my list. I thought he had a lot of experience and could bring a good prospective to the Board. I had a list that was not too long, with Mr. Matt Steen, Mr. James Dunker and David, being my top three.

Mr. Antolovich: I had Mr. Matt Steen, Mr. James Dunker and Mr. David Grimm. Are they on your list as well?

Mr. Boermans: Yeah.

Mr. Showe: If there's a consensus of the Board, we'll just invite those three to the next meeting.

Mr. Boermans: Ricardo, what are your thoughts on this?

Mr. Garcia: Yeah, I think that it would be good to hear from these folks, before we take a motion.

Mr. Boermans: Okay.

Mr. Showe: We will reach out to them. Then we'll also communicate to the other three, that you guys have shortlisted three, so that they're not waiting around. Yeah, we can do that. Then the other items, we will hold until your next meeting.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the July 15, 2025 Meeting**

Mr. Showe: Next are the minutes of July 15<sup>th</sup> meeting. Those minutes are included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Mr. Lazarovich: I just want to make a clarifying point on the record. Under the Third Order of Business, Section B, you never emailed out the rankings to the Board, just to clarify.

Mr. Showe: Correct. Yeah, just as a subsequent discussion, Jay and I were talking and it could be considered a Sunshine violation, if we shared each individual Board Member's rankings with the other Board Members, so the way we handled it today was probably the best way.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the Minutes of the July 15, 2025 Meeting were approved as amended.

**FIFTH ORDER OF BUSINESS****Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2025**

Mr. Showe: Next we have the Audit Agreement for Fiscal Year 2025. It's in line with the Request for Proposals (RFP) process we did several years ago. It would be our recommendation to go ahead and approve that. That will let them get started as soon as the fiscal year is over. This money is already accounted for in the budget. We just need the agreement.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2025 was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Agreement with Applied Aquatic Management, Inc. for Pond Maintenance**

Mr. Showe: The other housekeeping item, is just the approval of the Applied Aquatic Agreement for next year. We do these annually, just to have the Board's approval on record. It is in line with exactly what we've done before. There's a small increase that we're seeing for all of our aquatics vendors, that's related to chemical usage for the year. But this was included as part of your budget, so we would recommend approval. We're very happy with their service.

Mr. Boermans: They don't do the cleanup, right?

Mr. Scheerer: They don't do trash. We have to have somebody else do trash.



Mr. Boermans: Okay. Perfect.

Mr. Scheerer: Even though it says it's a monthly term, if something has to be re-treated, they usually have to wait 14 days based on the product that they're using. So, if they're using a copper sulfate or something like that, they have to wait 14 days to re-treat. They will come out and re-treat and they won't bill you extra for it.

Mr. Boermans: Perfect.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the Agreement with Applied Aquatic Management, Inc. for Pond Maintenance was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Showe: With that, we will turn it over to Jay.

Mr. Lazarovich: Yeah, just a few updates for the Board this month. At the last meeting, Travis asked about the temporary construction easement with OCPS? I reached out to them. Construction is underway. They are getting me a more detailed update on their progress. So, I'll send that to Jason and he can forward it to the Board. The easement itself is an automatic termination upon completion. So, once they have the COC, then the temporary construction will be terminated.

Mr. Boermans: Okay.

Mr. Lazarovich: Other than that, there was mention at the last meeting, I believe Becky brought it up, that the Parking and Towing Enforcement Agreement with the HOA, is set to expire. It was a three-year term and there was an automatic three-year extension that would expire September 30<sup>th</sup> of this year. There was an addition of Parcel K to the parking and towing, and I would just look for a new agreement to go in place, in a similar form to the one from 2019. So, we just look for a motion from the Board to enter into a new Parking and Towing Enforcement Agreement with the HOA.

Mr. Boermans MOVED to enter into a new Parking and Towing Enforcement Agreement with the HOA and adding Parcel K and Mr. Smith seconded the motion.

Mr. Showe: Is there any other discussion of the Board? Hearing none,

On VOICE VOTE with all in favor entering into a new Parking and Towing Enforcement Agreement with the HOA and adding Parcel K was approved.

Mr. Lazarovich: The last thing, in front of you, I printed out a Dog Station License Agreement. This also came up at the last Board meeting. There was a request for the dog stations that are currently being maintained by the HOA on CDD property. This is a similar License Agreement that we've put together for the mail kiosk and some other items. So, I just put this together. It's still in substantially final form, because we need to get a head count on the doggy stations and the tracks. I'll work with Alan to finalize that. There are just a couple Items in here. Section 2, is really the Board's discretion on the term. The mail kiosk, we initially set for 20 years with automatic 10-year extensions. I put this in for 10 years right now, just to kind of gauge the Board's intent of the agreement.

Mr. Smith: No, I think that's fine. One question that I have, because if I think about what we have, we have the dog stations. I think we have at least one park, if not two parks, near History Avenue. There's the park next to the dog park and I think also in Parcel K, there's a small park. Would it also cover that?

Mr. Scheerer: It will cover all of the tracks, once the Board decides on this. I know Jay asked to work with me. I'm going to be out on Friday. We're going to get an account in each track location and then he'll add that to the agreement.

Mr. Smith: Because it's a dog station license, is it like the child playground area near History Avenue?

Mr. Scheerer: Yeah. There's one by the library park down by where Willem lives. There's also one by the Fitness Center.

Mr. Lazarovich: It would include all of them. Then on the exhibit, we'll actually list them.

Mr. Smith: Oh okay.

Mr. Scheerer: We have to list out every track. So, if we were to add a new one, we would have to come back and add that to the list and amend the agreement, but I don't know that we're looking to add any more at this time.

Mr. Lazarovich: Once we have the final form, I can bring it back for ratification, so I just look for a motion to approve it in substantially final form.

Mr. Smith: Just one other question, in terms of what exactly it would cover.

Mr. Scheerer: Emptying the trash and restocking the bags. That's it. If the station fails, we'll replace the station. It's basically just to empty the garbage or the dog stations and making sure that they have plenty of bags for the residents that like to use them.

Mr. Showe: It's more of just a clarity for us, so that we have an agreement in place that delineates who is responsible for what parts.

Mr. Antolovich: Is the HOA responsible for doing that?

Mr. Scheerer: Yes.

Mr. Smith: My understanding is actually the HOA currently does that as a courtesy.

Mr. Scheerer: Well, we've been doing it together back and forth. Now that the porter's gone, I don't know if you got your porter back yet. I know Shane, with OmegaScapes has been emptying not only the dog stations, but all of the trash cans, too. Does somebody have a question?

Mr. Showe: Does the Board want to take any resident comments at this time?

Mr. Boermans: Okay.

Mr. James Dunker: I wasn't sure if I was allowed to. So just clarification. Is this essentially taking all of the dog stations in the community and putting them under the purview of the CDD?

Mr. Scheerer: The HOA.

Mr. Dunker: The purview of the HOA.

Mr. Showe: For cleaning and restocking.

Mr. Scheerer: For dog stations that are located on CDD property.

Mr. Dunker: Got it. The emptying and stocking of it, but not necessarily the repairs.

Mr. Scheerer: If anything fails with the station, we'll go up to Lee Vista and grab a couple of new ones.

Mr. Showe: When we have things like this, when communities get developed, it tends to be that we have agreements. So, Alan will say, *"Hey, you do this and we will do that."* This just lays it out on paper for future organizational matters. So that it's crystal clear.

Mr. Scheerer: Typically, the HOAs have a porter. I know you guys had a full-time porter for a while. I don't know where you are with that, but it just seemed a lot easier since you have the porter, you have the trash can, you have everything there. It just lumps it into one. We do that for a lot of projects.

Mr. Lazarovich: And I'll note, Section 7 does have repair in it, so I'm going to strike that through.

Mr. Scheerer: Yeah. We'll take care of any repairs and replacements.

Mr. Smith: Then just so it's clear for the residents, because I think a lot of times it's pointing fingers. Is it the HOA or CDD? Is there something that proves who is responsible?

Mr. Lazarovich: I'm not sure if there is a place to really designate.

Mr. Antolovich: I think that would be up to the HOA to disseminate that information, if there are any changes to the delineation.

Mr. Scheerer: They have to sign this as well, right?

Mr. Lazarovich: Well, yeah, they will be signing it.

Mr. Scheerer: The HOA will have to sign this. They will have the agreement themselves.

Mr. Antolovich: What happens if the HOA says no?

Mr. Lazarovich: I think they requested this.

Mr. Scheerer: Is there an out clause?

Mr. Showe: There's a termination.

Mr. Scheerer: Of like 30 days?

Mr. Antolovich: We currently have Shane or OmegaScapes just doing it on the goodwill?

Mr. Scheerer: Yeah.

Mr. Antolovich: They are not contracted.

Mr. Scheerer: Correct.

Mr. Scheerer: I've given him the bags and stuff, if he's run out. I carry a stock of those for other properties where we maintain them. But yeah, if you guys don't want to do it anymore, just say, "*We don't want to do it anymore*" and exercise your termination clause.

Mr. Showe: There is a 30-day termination clause and then it would just come back to the Board, to determine how we want to proceed.

Mr. Scheerer: Then we'll have a chat with Becky.

Mr. Showe: Yeah.

Mr. Smith: Again, I think we need to make it clear, if the residents complain, who to go to.

Mr. Showe: Certainly, if the residents, even if it's this HOA issue, if they get to us, we try to just go directly to the HOA. We don't want to send them somewhere else.

Mr. Scheerer: We'll handle it one way or the other. We're not going to make them fish.

Mr. Showe: Yeah.

Mr. Antolovich: Do you know when the mailbox agreement ends? Was it 20 years?

Mr. Lazarovich: I believe it was a 20-year term, as it was entered into in 2020.

Mr. Showe: We're not taking those back.

Mr. Scheerer: Yeah, no, thank you. I'm just letting you know, I will not be here in 2040. You might be there. I'm not going to be.

Mr. Showe: So, we'd look for a motion, if the Board's amenable, to approve the Dog Station Agreement in substantially final form.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Dog Station Agreement in substantially final form was approved.

Mr. Showe: Anything else on your end, Jay?

Mr. Lazarovich: That was all I have.

Mr. Showe: Okay.

**B. Engineer**

**i. Discussion of Pending Real Property Conveyances**

**ii. Status of Pending Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

Mr. Showe: We'll proceed on to the Engineer. I know Cameron is on the phone. Any updates on your side, Cameron?

Mr. Roberts: The only thing we have, is that we're looking to close out the 2021 and 2022 series of bonds.

Mr. Showe: The surety bonds?

Mr. Scheerer: The construction bond?

Mr. Showe: Yeah. So, I think you're working through, trying to get the last of that cleared out. Correct?

Mr. Roberts: Correct.

Mr. Showe: Okay. Yeah, there's a little bit of money left in those construction funds.

Mr. Roberts: Any updates on the weir?

Mr. Scheerer: We're getting there.

Mr. Showe: So, we took all of your comments and that's in the proposal that we'll have the Board go over later in the meeting today under Alan's report. Anything else for the Engineer?

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe: We can go to the District Manager's Report. The first thing that we have is approval of your Check Register. In your General Fund, we have Checks #1496 through #1527 for \$152,226.42. We also have June payroll, for a grand total of \$152,860.60. We have a summary of those invoices that follow. Both Alan and I can take any questions the Board would have or we can take a motion to approve the Check Register.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the July 1, 2025 through August 31, 2024 Check Register in the amount of \$152,860.60 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Showe: Behind that, we have your Balance Sheet and Income Statement. No action is required by the Board. I will point out; we are doing better than budget to actuals in the General Fund and I think we've got all of our assessment collections in.

Mr. Boermans: That's from last year. Correct?

Mr. Showe: For Fiscal Year 2025. Yeah. The one we're currently in, will end in September, but we've collected all of our assessments. So, we're in great shape there.

Mr. Antolovich: What was enhanced traffic enforcement?

Mr. Showe: The off-duty officers.

Mr. Scheerer: Police.

Mr. Showe: Yeah. We did rearrange that a little bit. I think we talked about that at the last meeting. The HOA took different days.

Mr. Antolovich: Yep.

Mr. Showe: It was a little bit of a mess dealing with the Sheriff's Office to get it all cleared up, because of the way they do the system now.

**D. Field Manager's Report**

**i. Consideration of Proposal from Terry's Electric for Monument Lighting**

Mr. Showe: I will turn it over to Alan. He has a couple proposals for you to look at.

Mr. Scheerer: So, at a previous Board meeting, we were approached with trying to get some power over to the Stanza entry sign. I'm pleasantly surprised by this proposal from Terry's Electric, to install a new 100-amp service and install the grounding GFI receptacle for any lighting and stuff you may want to add for the holidays. The floodlight fixtures, you can see it looks like it's pretty much all inclusive. We'll probably have to pay a fee to OUC or Duke Energy for the meter install and all that, but this will have it all ready to put the meter can in and ready to go. It's \$5,853. We got very lucky. There is a small pedestal very close to that, as opposed to a big green transfer station that was out there, which really aided in the price of this. Terry's Electric has done several of these over the years for me. I think it's a great price and I'll try to answer any questions that you have, but that will get you lights on that Stanza entry monument, which is the only one that doesn't have any lights.

Mr. Antolovich: Do you know what OUC would be charging for that?

Mr. Scheerer: It's usually just a couple hundred-dollar startup fee. It's not very expensive.

Mr. Antolovich: Okay.

Mr. Scheerer: Then obviously we're going to incur the monthly cost for the lighting, which should be minimal with LED lights. It should be a minimal number.

Mr. Smith: The only two questions that I have, first, do you have any estimate, because it doesn't include the sod.

Mr. Scheerer: There's no sod there. It's all landscape bed in that area where the transformer's at. So, we shouldn't be messing up any sod.

Mr. Smith: Okay.

Mr. Scheerer: When I went out and I looked at the pedestal, it's actually behind some muhly grass. It's at the far edge of the bed, the landscape bed, but we shouldn't have any problems there. Where we're going to put it off to the side by the house. There's a house on that right-hand corner there. So, we're going to put that pedestal right there. We'll try to keep it out of the way so people don't see it.

Mr. Smith: Okay. Then the other one, with our existing lighting, have there been any issues or any concerns?

Mr. Scheerer: Well, you don't have any lights there.

Mr. Smith: Well not there, but in the other areas.

Mr. Scheerer: In the other areas, you have 3D backlit channel letters.

Mr. Smith: Okay.

Mr. Scheerer: So, your letters that say, "*Storey Park*," are about this thick and there's an LED strip that runs through each one. Those are all internal. This will basically be just up lights. It would just be like landscape lights that you'd have at your house to illuminate something on your own or anywhere else.

Mr. Antolovich: Like the Innovation entrance.

Mr. Scheerer: Yeah, very good. The Innovation entrance has the same thing, but that's all this is. Your Storey Park letters are all channel letters, LEDs and they're all lit. So, you have the letter that's metal on the outside and there's clear plastic on the backside. The lighting, is a light strip that is probably about this wide with LED strips on it. It's totally different.

Mr. Smith: Okay.

Mr. Antolovich: Does that look better, do you think?

Mr. Boermans: I don't like them.

Mr. Scheerer: It gives you a kind of shadow box look. So, instead of having it illuminate the sign this way, it's the lights behind the sign. Lennar has done a lot of them. I have a lot of stories that we deal with. They're all the same 3D channel letter, backlit signs. Kendall Signs does a great job in keeping your stuff working. That was the actual install contractor and they do the service and maintenance as well.

Mr. Boermans: I don't like the ones on Sonnet Avenue.

Mr. Scheerer: The difference on Sonnet Avenue, is the books aren't lit. Some of them have these books that are lit, too. Yours just have icons. That's all that is there.

Mr. Boermans: They're so hard to maintain and some of them are kind of broken. There's tape around them to keep in place.

Mr. Antolovich: There is a question in their notes, "*Not responsible for pipe, wire or similar utilities underground that are subject to damages.*"

Mr. Scheerer: Yeah, they'll have to do locates. So, as long as they do their locates, if they hit something that's under there, there shouldn't really be anything, but they are responsible for pulling the locates. They have to call 811 prior to them digging. Like I said, it's a short area. We



do have irrigation there. There are streetlights in that area. So that's all going to have to be pre-marked. I'm pretty sure all of this will be hand dug.

Mr. Showe: Yeah.

Mr. Scheerer: They're not going to use a trencher.

Mr. Antolovich: They're not responsible.

Mr. Scheerer: That's standard language. To be paid in full. Not responsible for landscape. That's typical.

Mr. Antolovich: I'm just thinking if they dig up utility lines.

Mr. Scheerer: They will be required to pay for damages, because there is, I believe, a permit, because of the new meter. Under that permit, they're going to have to call for locates. They won't be able to install anything from that transformer, where they're going to tap into, to where they're going to put that pedestal. That's all going to be hand dug based on that location and they have to call 811 to get locates.

Mr. Showe: I'll say that Terry's Electric is incredibly reliable. They're the company we use when other people hit utilities.

Mr. Scheerer: Yeah.

Mr. Antolovich: That's good. I don't see why it wouldn't be. Is one GFI enough? Can you think of a time that we would need more than one?

Mr. Scheerer: No. Say you have a Decorating Committee coming up for the holidays, right? They better be using LED stuff, right? One GFI is good, but remember it is a GFI and that means, ground fault circuit interrupter. If you get any moisture in that thing, its job is to sever power from whatever it's plugged into, in order to keep you from losing that particular device.

Mr. Antolovich: Yeah.

Mr. Scheerer: But we'll make sure it has a rainproof cover. They're usually pretty good about that.

Mr. Boermans: About that part. Just in a technical way of speaking, does the HOA need to have an agreement to be able to use the power or anything like that? Because I know in the past, we've never done anything like that before.

Mr. Scheerer: We've never said anything with you guys doing decorating. I'll have to leave it up to the attorney on that.

Mr. Lazarovich: Typically, we would look for a formal agreement. It is something we can put together fairly quickly.

Mr. Showe: Yeah.

Mr. Boermans: It's more about backing up each other, because the HOA does the decorations. The electricity comes from the CDD and I just want to be sure.

Mr. Scheerer: It's paid for by everybody.

Mr. Showe: Yeah. I think we could do a simple agreement that just outlines what each party is responsible for.

Mr. Boermans: Perfect.

Mr. Showe: That way, if there are damages to the monument, as a result of the installation, we would look for the HOA to pay for it.

Mr. Boermans: Also vice versa with electricity or if a power surge happens, things like that.

Mr. Showe: Yeah, we can come up with something. Obviously, it's better to have an agreement.

Mr. Scheerer: It's better to have something than to have nothing.

Mr. Boermans: No, I agree.

Mr. Antolovich: Well, that is a lot cheaper than what we were anticipating.

Mr. Showe: Yeah.

Mr. Boermans: Wasn't it \$25,000?

Mr. Scheerer: No. I think we were just spit balling on the numbers. Everything was dependent upon where the power source was. We didn't see this power source until we got out in the field and really started beating the bushes. I made sure that they confirmed that that's the location, because if for some reason we can't go from there, we're not going to go forward with the project, if it's obviously beyond this dollar amount.

Mr. Boermans: Of course.

Mr. Antolovich: That makes sense.

Mr. Smith: Is there a date of completion?

Mr. Scheerer: No. It's all up to Orange County. So, once we get it approved, if you want to approve it today, we can do it today. If you want to wait until October 1<sup>st</sup>, so we're in the new

budget, we can do it that way too. But some of these, depending on how quickly the county turns things around, they have to apply for the permit. The goal is to complete it before the holidays.

Mr. Showe: Correct. The sooner we get it going, the better.

On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor the proposal with Terry's Electric to install new 100-amp service and grounding GFI receptacle in the amount of \$5,853 was approved.
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Mr. Showe: We'll get it going.

Mr. Smith: Just one question. I know residents were asking about it. I recall at some point; this previously came up in a meeting. How do you communicate back, that we are taking this decision? Is it just that on the record or do you communicate back out?

Mr. Showe: We can send something to the HOA to let them know. Typically, that's kind of the easy route for us, because they have email blast capabilities.

Mr. Scheerer: Or they can come to the meeting. I'm just kidding.

Mr. Showe: As a CDD, we don't like to have email addresses for everybody, because it is a public record. I will note that we're getting a whole bunch of requests for all kinds of information from these clearinghouse places, so the less of that information we have, the better. But we can totally reach out to the HOA and let them know.

Mr. Scheerer: Once we get things started.

Mr. Showe: It may be better to give that to them, once we have a date, as opposed to just saying it's coming.

Mr. Scheerer: Say, *"Hey, Becky, the CDD has agreed to add lights to Stanza. We're in the permitting process."* Something simple.

Mr. Showe: Yeah.

Mr. Boermans: How would that work technically? Because when there's a Board Member that has two hats, is that person allowed to communicate it through?

Mr. Showe: Absolutely.

Mr. Boermans: Okay.

Mr. Scheerer: You just can't talk about CDD stuff outside the meeting.

Mr. Showe: For things that are coming up for a vote. But you can certainly share information.

Mr. Scheerer: I know you guys are all on the HOA, but if you want an official channel, that's something Jason and I can work through. We'll just email Becky and let her know. We just want to get it queued up. Once I get the proposal signed, I can send it over to Terry's Electric and just say, *"Hey, this was approved. Please execute this and send it back."* Then we can get the permitting. The permitting is going to be the big thing. The second thing will be the meter. I know these utilities have been dragging their feet on electricity meters.

Mr. Showe: Yeah.

Mr. Boermans: That makes sense.

Mr. Scheerer: Thank you for doing that.

## **ii. Consideration of Revised Proposal for Concrete Weir Repair**

Mr. Scheerer: Alright, so there's one other item on here. It's from All Terrain Tractor. If you recall at a previous meeting, the Engineer provided some additional information as to what they would like to see, during the reconstruction of this particular weir. All of those items were addressed in this proposal. There is a slight increase.

Mr. Showe: It went up about \$20,000.

Mr. Scheerer: About \$20,000 overall, but it will meet the Engineer's requirements. The total amount is now \$140,805. I don't know if Cameron has any issues or concerns, but I believe this covers everything that the engineering firm asked them to include.

Mr. Showe: Alan met with them back onsite, to go over everything.

Mr. Scheerer: We walked it all again and pre-measured everything.

Mr. Showe: It may not be something that we want to just approve right away. Certainly, you want to probably wait until the next year's budget to start. We're also still are in the middle of storm season, so it may be better to hold on this and see where we end up. We can certainly bring it back to you at another point. I know we reached out to other vendors too to get proposals and we didn't get any of those. So, it's really up to the Board.

Mr. Antolovich: This is the only proposal?

Mr. Scheerer: Yeah.

Mr. Showe: It's the only final one that we've been able to receive.

Mr. Antolovich: Well, we had this when we were discussing the budget.

Mr. Boermans: The only thing that I had questions about, was whether the soft restoration was really that expensive?

Mr. Scheerer: Well, you have to remember, they're not going to be able to go down that cart path 100%.

Mr. Showe: Correct.

Mr. Scheerer: So, you're going to have equipment that's going to be on either side of that cart path, because that cart path may not be strong enough to hold the weight of the concrete trucks, because they have to bring a pumper in there to pump that stuff into that. So, it may not be all of that inside restoration, but I think they're just allocating based on how they have to get in, because it's such a long way back. You know where it's at, you ride your bike back there. It's a long way back to try to get in there and there's the possibility for a lot of damage.

Mr. Boermans: I was just looking at it. I was like, "*Oh my goodness, the concrete sidewalk is so much money.*" Because with sod, we have crepe grass over in that area. We don't have fancy St. Augustine.

Mr. Scheerer: Well, we're not going to put crab grass back. So, if it gets damaged, we're going to put Bahia grass right back. No, St. Augustine, because it's all unirrigated.

Mr. Showe: That is also their best estimate. So, they'll charge us when they're done for actual amounts.

Mr. Boermans: Okay. Perfect.

Mr. Scheerer: We do enough work with All Terrain. We have enough experience that if for some reason they didn't use 30 pallets of sod and they only used 20, they would bill us for the 20 pallets.

Mr. Showe: Correct.

Mr. Boermans: Okay, that's good.

Mr. Scheerer: At least that's our goal. This is just an estimate.

Mr. Boermans: Okay.

Mr. Scheerer: When we get into October and November, we want to consider this, because we don't want the prices to escalate too much either.

Mr. Boermans: So, can we approve it for next Fiscal Year?

Mr. Showe: Sure.

Mr. Antolovich: Do we need to do that right now?

Mr. Showe: I think if the Board's amenable to move forward, there are a couple things that we would like to do. We want to get this over to the Engineer and make sure we get their

sign off on it, that it meets all of the terms. We're also going to want Jay to do a front-end document to it.

Mr. Scheerer: Big front end.

Mr. Showe: That lays out all of the warranties and all of the things we expect from the vendor. All Terrain is very familiar with that agreement. So, it's not anything that they're going to have a concern with. So, I think the best step would be, if you guys are okay to move forward with this, at least this is a maximum amount. We'll get all those things in place and then at your next meeting, you could just approve the contract and we can actually get it over to All Terrain in advance of that and have them execute the contract so that it's ready to go.

Mr. Smith: Yeah. I just have questions in terms of looking at our budget for this year, I thought at some point, we had it in the budget.

Mr. Showe: You could certainly do it this year. We've earmarked it for next year, but you have enough in your capital to cover it.

Mr. Smith: So, it would just be a capital reserve item.

Mr. Showe: The carry forward would be lower and you wouldn't do it next year.

Mr. Smith: It's \$150,000 roughly.

Mr. Scheerer: \$140,000.

Mr. Smith: It would just be reduced.

Mr. Showe: Correct. We budgeted \$121,000 for it. So, it is going to be more on that end. We have enough money to do it, if an emergency struck and we had to do it right now. We could do it. But again, I think our thought would be, to make sure we get through storm season without further damage.

Mr. Scheerer: Yeah, if we get through September, that's the peak hurricane season.

Mr. Smith: But if we agree to this agreement, we're locking in the price, because I remember, when we first brought this up, last year, it was kind of the Fall time and it's gone up 20,000. I think some of it might be our requirements.

Mr. Showe: Well, also, you could approve a not-to-exceed amount. Let us run it through the Engineer, let Jay get the agreement together and you could give authority to the Chair to execute it, as soon as all those things are ready, if the Board is comfortable with that approach. I imagine with a project of this size; it's going to take them several weeks to get us on the schedule anyway.

Mr. Scheerer: Yeah. We're definitely looking at October before this started.

Mr. Smith: The last one is, what's our total capital reserve?

Mr. Showe: So, right now, we expect you to start Fiscal Year 2026 with about \$545,000.

Mr. Smith: This would be \$140,000 of that. Because I remember there were one or two other ones that we needed to keep an eye on.

Mr. Showe: Yeah, there's another one we're watching. Then we also have the striping in Phase One.

Mr. Scheerer: Yeah.

Mr. Showe: To go for next year too.

Mr. Lazarovich: So, are we working on an agreement to bring back to the next meeting? I see that the proposal is good for 20 days from August 22<sup>nd</sup>. Do we want to get confirmation from them? We've been building into our agreements that they will warrant that, even if there is a term and the proposal is good for 20 or 30 days, that they'll honor the price.

Mr. Showe: Yeah. All Terrain is pretty solid on that. But we agree. So again, I think if the Board's amenable, you could approve this today, subject to District Counsel drafting an agreement, subject to sign off from Engineering and then delegating authority to the Chair to execute that contract when it's ready.

Mr. Smith: Another question would be, could we specify the start date?

Mr. Scheerer: We can ask them for an estimate.

Mr. Showe: I know Jay's firm always puts the start date and an estimate for completion in there. So, we'll reach out to All Terrain and ask them what their estimated start date is.

Mr. Smith: I thought we wanted to push the start date until after the storms.

Mr. Showe: We can.

Mr. Antolovich: Whatever day would be best.

Mr. Scheerer: We'll work with All Terrain to figure out the date, whether it's October 15<sup>th</sup> or it's October 31<sup>st</sup>, we'll get it figured out.

Mr. Showe: We can coordinate those. We'll communicate to the Board once we have the agreement set, so that you guys know.

Mr. Smith: Then the last thing I would have is, do we have an estimate on how long it would likely take?

Mr. Scheerer: It will all be weather related. If we're getting all the rains like we get recently, which I don't think we will, unless we get a storm, you're probably looking every bit of probably 60 days or so to work all of this. Because they have to deconstruct before they can reconstruct.

Mr. Boermans: They probably have to empty it first.

Mr. Showe: Yeah. There's dewatering.

Mr. Scheerer: Dewatering is in your proposal.

Mr. Showe: They're going to have to plug up each end and move the water.

Mr. Boermans: Travis, if you ever have time, try to go to the back of History Avenue. Then you can see how it looks and you'll be like surprised, because this is a big project.

Mr. Smith: The reason I was asking the question was more, if it takes 60 days and start on November 1<sup>st</sup>, you're going to have this work around the holiday season?

Mr. Scheerer: Well, if they can get us on the schedule right away, I would imagine they'll be done with us pretty quick.

Mr. Smith: Okay, perfect.

Mr. Scheerer: It is just weather permitting. Obviously we don't want "*Beep, beep, beep, beep, beep,*" going off at 7:00 a.m. during Thanksgiving and Christmas.

Mr. Smith: Yeah, that was my concern.

Mr. Boermans: It's not on my side, so it's okay.

Mr. Scheerer: I can't see it from my house. I can't see it from the friendly sky.

Mr. Smith: So that was all I was thinking. We start and then it takes 60 days.

Mr. Antolovich: Yeah, I know.

Mr. Roberts: This is Cameron, the Engineer. I'm looking at this now and there's still some things that are not included as part of the recommendations. I just want to make sure. I guess one is just to have any discussions now about the rebound pipe and two, make sure that at least you guys are aware that these are recommendations. Mostly being the geotechnical one. Is there discussion to bring a geotechnical on board?

Mr. Showe: We'd have to confirm that with the vendor.

Mr. Antolovich: What was the first thing you said?

Mr. Scheerer: Cameron, you're coming in very garbled.



Mr. Roberts: Then the other one was the rebound PVC pipe. I appreciate you guys walking that over with them. So, I'm sure it was addressed. But whether or not it's on the scope, I'm just making sure.

Mr. Scheerer: It's the bleed down pipe, to keep the elevation. It's the white pipe that comes out of the pond. It usually has a T with an open space on the bottom. The water comes up and just kind of keeps the water level.

Mr. Showe: We'll confirm all of that.

Mr. Scheerer: Before we bring the agreement back, we'll make sure and confirm.

Mr. Showe: Yeah.

Mr. Roberts: Thank you.

Mr. Scheerer: Thank you, Cameron.

Mr. Showe: So, I think the appropriate motion then, would be to approve the weir repair, subject to sign off from Engineering as well as Counsel's agreement and then authority to the Chair to execute that when it's complete.

Mr. Smith: Are we going to set a certain price, because again, there might be a couple things to adjust.

Mr. Showe: I would say a not-to-exceed of \$150,000 just to be safe.

Mr. Smith: Okay.

On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor the proposal with All Terrain Tractor for the revised weir repair in a not-to-exceed amount of \$150,000, subject to sign off from the District Engineer and District Counsel and authorization for the Chairman to execute was approved.

Mr. Showe: Anything else on your end, Alan?

Mr. Scheerer: No. Field Manager wise, just some of the projects. As you know, we talked about the sidewalks. We've done a lot of sidewalks, especially in the History Avenue area where the older trees are at. We did replace that transformer. I think Brandon referred to him as the firefly lights up in the trees. So, we got that transformer repaired. Becky sent us a couple of areas where we had some potholes. We fixed all of those that she sent me. The Track K dog park, we talked briefly about that. It was discussed about the sod. I got a price from OmegaScapes of roughly \$20,000, to remove and replace the sod with Bahia. I'm not going to do that right now,

because I'm looking into a product called Command Soil. There would be two applications of it at the dog park. That's supposed to be a nutrient rich soil with a lot of Milorganite. Some other things, I'm not familiar with, but Lennar used it at a project called Bridgewalk. They've done their first application on their grass. It's starting to look better. There's a second application coming next month. So, we'll wait and see how that works out. We're just working on some numbers.

Mr. Antolovich: What grass is currently in there?

Mr. Scheerer: It's not Floratam. I believe it's more of a shade tolerant St. Augustine grass. Basically, that whole park was installed with that. I think you guys had a similar problem over at your amenity in Track K and I think OmegaScapes replaced your sod for you. So, we're looking at that. We're also looking at some additional dog park devices using Philosophy Park as a template. Those improvements in there, were upwards of \$50,000, which was for the drinking fountain, the extra benches and weed poles. I checked the insurance and that was the estimated cost for that. We're not there yet, but we'll look at it. Maybe, not in 2026, but in 2027, we can allocate some funding, to put some additional improvements into the Track K dog park. So, I'll leave that up to you folks.

Mr. Antolovich: The reason you were asking about that, one of the residents sent an email requesting shade or benches.

Mr. Scheerer: Yeah, the shade structures, depending on the size, you could be upwards of \$10,000 to \$20,000, just for a shade structure. Now they're requiring a permit, to install those.

Mr. Smith: Some of the basic ones were like moving the trash cans away or moving the waste station away from the bins.

Mr. Scheerer: Yes. Those are all simple things we can do, but I think they were also asking for additional shade.

Mr. Antolovich: Yeah, there were like six things on their list.

Mr. Scheerer: Yeah and they're not cheap. Those weed poles are almost \$10,000.

Mr. Antolovich: On Philosophy, one of those weed poles are terrible.

Mr. Scheerer: Oh, I know it. They go bad so quickly. The springs get sprung.

Mr. Antolovich: Have you seen anyone use those weed poles?

Mr. Scheerer: I've never seen anyone use them.

Mr. Antolovich: To my knowledge, the ones at Philosophy were not actually spaced properly during the installations. They weren't AKC standard. So, those dogs wouldn't want to use them anyway.

Mr. Scheerer: Okay. I'm not an AKC standard guy and I'm sure Lennar just came in there with their contractor and just put them in. So, good to know that there is a distance between the poles. So, if that's something that you all choose to do, we'll make sure they get installed with the proper AKC distance. Because I am a fan of the agility stuff.

Mr. Antolovich: I guess they wanted more benches. I mean, that I could see. I don't know how expensive those are.

Mr. Scheerer: Well, we're using more of the plastic benches. They're upwards around \$800 per bench.

Mr. Showe: \$800 to \$1,000.

Mr. Scheerer: Not installed. So, they're relatively expensive. I'm just going to put together a list of items and hopefully have everything by the next meeting with photos and you guys can tell me what you want to do with it.

Mr. Antolovich: Perfect.

Mr. Scheerer: That's probably the easiest way to do it. We worked on some additional truncated domes. Those are the handicap mats that you see as you walk down a sidewalk towards the road to let people know. They had the backflows and the potable water backflows tested at both dog parks. So that's all I have.

Mr. Smith: Just one thing. I think it goes for the dog parks. Is there a possibility to paint or treat that wood? Because when I look at it, it looks worn.

Mr. Scheerer: Yeah. It's starting to fade again. We just talked about that earlier, that we will be out to treat it, but there are some rotten pieces of wood that we need to get fixed first.

Mr. Smith: But is there any value to painting it like we have?

Mr. Scheerer: You can paint it, but it's just going to be an ongoing maintenance expense. If you want it black like the split rail fences, we can certainly do that.

Mr. Smith: That was just one of my thoughts when I looked at it, because when I was driving around and looked at the park, it didn't look good. So, I thought about the minimum to maintain it.

Mr. Scheerer: It's going to be very labor intense to do that, whereas just sealing it, it's just a sprayer. I'll have to get some numbers on what it would take to paint that fence.

Mr. Smith: Yeah.

Mr. Antolovich: I was thinking about how expensive painting was. What is the cost to just replace it with aluminum?

Mr. Scheerer: I'll get you prices, sir.

Mr. Antolovich: That would require much less maintenance over the years. I'm sure it's not cheap.

Mr. Scheerer: It won't be.

Mr. Antolovich: But it pays for itself over time.

Mr. Scheerer: The aluminum fence, they make so many feet above the bottom for small dogs, to make sure that they don't get out. So, it's a little more of a specialty fence.

Mr. Antolovich: Got it.

Mr. Scheerer: Unlike something that you would have at your house. You probably just have a standard black aluminum fence. But we'll get Superior Fence out, to take a look at it. I'm sure that we could pay somebody to remove everything and then just reinstall a fence, but it's going to be pricey.

Mr. Showe: We'll get you prices.

Mr. Antolovich: The path that keeps getting washed out, that Lennar had worked on.

Mr. Scheerer: In Parcel K?

Mr. Antolovich: Yeah.

Mr. Scheerer: We're getting with Asphalt365. I don't know what's happened with Lennar on any of that. I know that we had Ms. Teresa Diaz for the longest time. She left and then Dan was here for a while. He's gone and I don't think we have anybody. I think Lane, who they had requested at one time to be on the Board, would have been our point of contact, but they're pretty much all out right now. So, I know Jason and I talked about reaching out to Asphalt365, to look at improving certain portions of that trail by the pedestrian crosswalk. I think Introduction Way is the road, and then there's one in the corner. There are a couple of them that need some work. So, we're working on that right now.

## **EIGHTH ORDER OF BUSINESS**

## **Public Comment Period**

Mr. Showe: We can go to any other audience comments at this time.

Resident (James Dunker): One thing to the Board and to the HOA members, I think one thing that would be useful, is I understand that the CDD doesn't want to keep emails to reach out to the residents for valid reasons. If there could be some kind of agreement where the HOA can send a meeting email or at least an awareness to the residents, I think that would be highly beneficial.

Mr. Showe: Yeah.

Mr. Antolovich: The HOA can send it out.

Mr. Boermans: We did that before. Also, before I posted the CDD meeting on the website.

Mr. Scheerer: Plus, we have a website.

Resident (James Dunker): There is the website. I'm just thinking for myself and I've spoken to Matt and few other residents, there's not a lot of awareness of the CDD. Yes, it is on the website, but it was all the way at the bottom. So, if there was something as simple as, a week before the HOA could send an email saying, *"By the way, there's a CDD meeting and here is the date and the time."*

Mr. Showe: Here is where you go to look at the agenda. Yeah, we can do that. I made a note of that. When the agendas go out, I'll just make a note to send it to the HOA. Yeah, it's easy enough.

Resident (James Dunker): Then regarding the Philosophy dog park, if there are things that I can make you guys aware of.

Mr. Scheerer: Sure, or I give you my card and you can email me directly. Whatever you like. I'm there every Friday.

Resident (James Dunker): Fair enough. I will send you a note. But I just want to talk about, one of the lily pads snapped off and there's a rusty hole coming out of the ground. At one of the trash cans at the dog stations, the lid has come off and does not have a bolt. It hasn't for a long time. The spigot that you guys replace the bolt on the hand turn, has come off. So, the hand turn just comes on and off. I already mentioned the rotting wood. I think that's all I've got at the moment.

Mr. Boermans: It's a very popular dog park.

Mr. Scheerer: It's a very nice dog park.

Mr. Boermans: I've been walking there with my baby and every time I pass by, there are so many dogs and it's a good place.

Mr. James Dunker: I live a couple hundred feet from that dog park and I'm there almost every single day. There's a solid crew of at least 10.

Mr. Scheerer: So, it's your fault.

Mr. Dunker: My dog plays with his ball and doesn't bother anyone. I've got witnesses. I would say it's probably the most used dog park. There are even some people from other communities, who are there fairly regularly. So, there's a lot of attention around that dog park.

Mr. Scheerer: So typically, we do close the park for 30 days. We haven't done it yet this year, because it's usually sod related.

Mr. Dunker: Yup.

Mr. Scheerer: But it may be time for me to get with Shane and we'll close the park and do a full assessment.

Mr. Dunker: The sod's actually not too bad at the moment.

Mr. Scheerer: But we can go through and do the benches and some of the other maintenance items. I know Shane has done a really good job. We have a program with Bahia, where we let it go to seed. So, the grass is this tall, but the seeds are this tall. We do that typically every other week. We mow it and we do it intentionally during growing season. I noticed that the sod was pretty good, but we have a couple wear spots where the hose is from time to time. That needs to be done, but I don't think we're ever going to be able to avoid that with the amount of pet activity there.

Mr. Dunker: There's a reason.

Mr. Scheerer: I got you.

Mr. Dunker: The drainage on that entry pad, is also a little iffy.

Mr. Scheerer: There's really no drain. Are you talking about the water spigot?

Mr. Dunker: No, I just call it the airlock.

Mr. Scheerer: In between?

Mr. Dunker: Yeah. There is a concrete pad and a drain on it.

Mr. Scheerer: I'll check it. It's very possible.

Mr. Boermans: The gate.

Mr. Dunker: What about it?

Mr. Boermans: The gate is broken.

Mr. Dunker: The back gate.

Mr. Scheerer: Yeah.

Mr. Boermans: The double gate where the mower goes through.

Mr. Dunker: The back entrance gate by the townhomes, the latch has come off, so it does not stay shut. The double gates for the mowers to come in on the front, is a little bent and misaligned. It's not terrible, but you might want to check on that.

Mr. Scheerer: Okay. Thank you.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Showe: Are there any Supervisor's Requests?

Mr. Lazarovich: I'm just thinking ahead. We had talked about doing the revised Parking and Towing rules once the new Supervisor was appointed. If they are being appointed at the next meeting, there's a change in the Statute for the rule notice hearings. So, we may want to set the date now, because if we appoint someone in October, we won't meet the November deadline.

Mr. Showe: I think we still want to have some discussion on the rules. So, I don't think we're ready to set a hearing date on those yet, because I had a request to have the Engineer look at all of the things. So, I think once we have something in place, we'll set it up with the new rules.

Mr. Lazarovich: Okay.

Mr. Antolovich: I thought the Engineer had said no recommendation.

Mr. Showe: They did, but I think we had a Board Member, Willem, that wanted to have some specific areas looked at, just to see if they had anything.

Mr. Boermans: How many feet is in front of a stop sign that you can park?

Mr. Scheerer: Oh, I want to say 7 to 15 feet.

Mr. Boermans: Some areas are extremely close.

Mr. Scheerer: Yeah.

Mr. Boermans: On History Avenue, there are some 90-degree angles and people just park right over there. There are so many almost accidents over there.

Mr. Scheerer: I can't speak. I'm not a DOT guy, but, you know, unless it's a designated no parking area, most people are going to park there.

Mr. Boermans: For sure.

Mr. Scheerer: I know fire hydrants are 15 feet; 7.5 feet one way and 7.5 feet the other. I'm not sure the back set for a stop bar, but the Engineer could probably give us that information or I'll look up the DOT specs.

Mr. Antolovich: Speaking of the No Parking signs, I know there's a couple around that I ran into that were blocked by trees.

Mr. Smith: Yeah, mine is still blocked.

Mr. Scheerer: The HOA owns all of the street trees, unless they're in front of one of our trees.

Mr. Boermans: You should contact the President of the HOA.

Mr. Scheerer: I know that the HOA has lifted a lot of trees, because I've seen the results and they look really well. But the street trees within the entire community fall to the HOA per the plat.

Mr. Antolovich: Yep.

Mr. Scheerer: Sorry.

Mr. James Dunker: I don't know that this would necessarily be the HOA or CDD, but my knowledge of those trees in other communities, is that they eventually grow and will start tearing out the sidewalk and/or street.

Mr. Scheerer: That's what we've been fixing the sidewalks for.

Mr. Dunker: I can only imagine trying to fix that now would be a tremendous undertaking, but I don't know what the options are besides letting it go. If it's HOA trees, but who fixes the sidewalks?

Mr. Antolovich: The city limits what trees you're allowed to put in that area.

Mr. Dunker: The hearsay that I've heard, was that those trees probably shouldn't have been used in the first place. That species of tree. I don't know.

Mr. Scheerer: I would imagine that the Street Tree Plan was approved by the City of Orlando in the development stages of your community, as they are in all other communities. Again, the Engineer probably has more experience on that, but I know that they'll call out what trees go in, whether it's a Maple, whether it's an Oak. You won't see Palm trees, you won't see a Pine tree, you won't see a Cypress tree. God forbid they put in a Sycamore tree, but I've seen them put in Sycamore trees within the right-of-way (ROW) between the sidewalk and curb.



Resident (James Dunker): I have knowledge of this. I will defer to any and everyone. Just my thought of if we know it's going to be a huge problem down the line, maybe we address it as a lesser problem now.

Mr. Scheerer: I don't know how you address it, because most of them have a Tree Ordinance.

Mr. Showe: Yeah.

Mr. Scheerer: When they cleared all of your property and they took out all the trees, they were required to put the trees back.

Mr. Showe: The trees are typically counted as part of the requirement.

Resident (James Dunker): My thought was to replace the trees with something that would not destroy all of the sidewalks.

Mr. Scheerer: A smaller tree.

Resident (James Dunker): Fair enough.

Mr. Scheerer: I've been dealing with this for 34 years, guys. It's a never-ending battle.

Resident (James Dunker): I leave it to the experts.

Mr. Scheerer: I'm not an expert, but from my perspective, I can tell you a million communities where I've spent anywhere from \$200,000 a year to \$50,000 a year just in sidewalk remediation.

Mr. Showe: Correct.

Mr. Scheerer: Come to Reunion and I'll show you some roads and what they look like. We're getting ready to deal with that. But those trees are 25 years old.

Mr. Lazarovich: We've done root barriers too and still have issues with it.

Mr. Scheerer: Yeah, they make a product called Bio Barrier and it's kind of crazy how that works, because if you talk to the experts, the people that I've talked to, I'm not the expert, but if you cut the lateral roots off of one side and you cut the lateral roots on the other side, you're basically doing this to your tree. So, there's an issue with that. I know that when we replace the sidewalks in your community, we cut off the roots at that point of contact and then they'll put in the two by fours in order to frame up the sidewalk panel. But that's where it gets cut right there. They're going to come back.

Mr. Showe: Yeah.

Mr. Scheerer: Some of the most recent things that I've heard, is when you install your tree, say the homeowners or the developer in the development stages when it's a 3-inch caliper tree, so it's this big around and not this big around, you put the bio barrier in there and then you start a Growth Regulator Injection Program. But they're not going to do any of that.

Mr. Showe: No.

Mr. Scheerer: That's, that's what I've heard. I have no basis for the science, but other people that deal with trees every day, have told me that multiple times. That's kind of when you want to do it. So, I know at Reunion they're going to have a meeting with their HOA and if they have to replace a tree, they want to make sure that everybody's in agreement. They're going to add a Bio Barrier around the tree, and they're going to go ahead and start a Growth Regulator Injection Program. Now whether or not the HOA chooses to do that, because they're responsible for the trees in their neighborhood too, whether or not that happens, we'll see when we have the meeting. So, I'll be able to maybe give you some updates on that, should it come up at a future meeting.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

Mr. Showe: Any other items from the Board? Hearing no comments, we would entertain a motion to adjourn.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Next Meeting Date – October 7, 2025**

The next meeting is scheduled for October 7, 2025.

#### **TWELFTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Mr. Antolovich seconded by Mr. Smith with all in favor the meeting was adjourned.

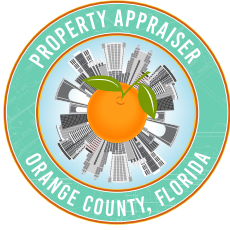
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V



## **NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT**

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An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Storey Park CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
  - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
  - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
  - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
  - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
  - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
  - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
  - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
  - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
  - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Storey Park CDD

Jason Showe  
Governmental Management Services  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771  
jshowe@gmscfl.com  
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32801  
[ccrespo@ocpafl.org](mailto:ccrespo@ocpafl.org)  
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed \_\_\_\_\_  
AMY MERCADO

Date \_\_\_\_\_

STOREY PARK CDD

Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

**CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS**

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

**June 1**

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

**July 1**

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

### **July 15**

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

### **August 4**

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

### **August 24**

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

### **September 3 – October 3**

- Taxing Authority holds initial and final public budget hearing.

### **September 15**


- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

### **October**

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



## SECTION VI

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com   
**Subject:** Fwd: Storey Park CDD - Parking Rules  
**Date:** September 30, 2025 at 3:05 PM  
**To:**



---

**From:** Cameron Roberts <croberts@poulosandbennett.com>  
**Subject:** RE: Storey Park CDD - Parking Rules  
**Date:** September 26, 2025 at 3:42:39 PM EDT  
**To:** Jason Showe <jshowe@gmscfl.com>, Chris Amirault <chris\_amirault@yahoo.com>, Nicolle Van Valkenburg <nvanvalkenburg@poulosandbennett.com>  
**Cc:** Alan Scheerer <ascheerer@gmscfl.com>, 15-060 <15-060@poulosandbennett.com>

Jason,

Please see recommendations below:

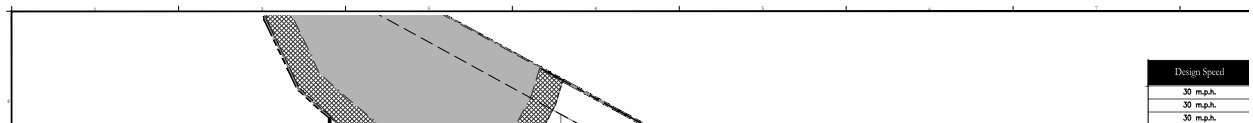
- 1.3.2 – Include for a 15' clearance zone of all fire hydrants
- 1.3.4(c) – Revise to “*Shall not park in any manner that blocks a sidewalk or trail.*”
- Attached is a revised last page of the PDF with revisions per resident's requests.

Thank you,

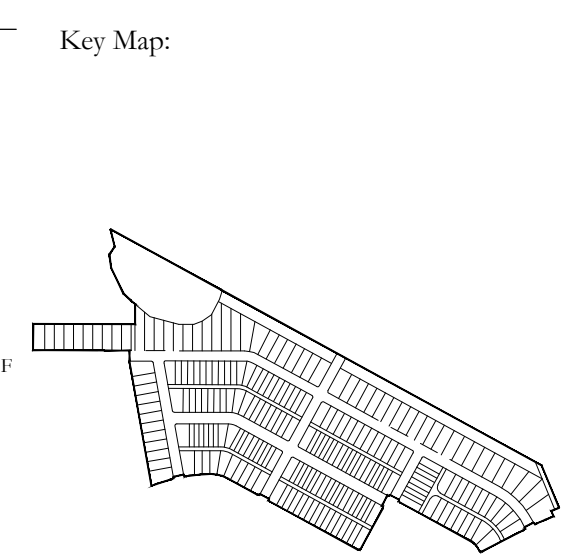
Cameron Roberts



O: 407.487.2594 | E: [croberts@poulosandbennett.com](mailto:croberts@poulosandbennett.com)







NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H
2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

NOTES:

1. SIGHT DISTANCE PER F.D.O.T. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN. SIGHT DISTANCE 310' FOR A DESIGN SPEED OF 30 M.P.H
2. ON-STREET PARKING CLEAR ZONE PER FDOT DESIGN MANUAL SECTION 212.11.5, TABLE 212.11.2 FOR 30 MPH DESIGN SPEED.
3. 150 FEET ON STREET PARKING CLEAR ZONE (90 FEET UPSTREAM, 60 FEET DOWNSTREAM). SEE NOTE 2.

Consultant:

**STOREY PARK -  
PARCEL K  
PHASE 3  
(WEWAHOOTEE PD**


Submittal To:  
CITY OF ORLANDO, FL

Sheet Title:

**PARKING  
DESIGNATION &  
SIGHT DISTANCE  
PLAN**

Sheet No.: **C3.10**

Seal:



The seal is circular with a double-lined border. The outer ring contains the text "NICOLE VAN VALKENBURG" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No. 66616" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

NICOLE VAN VALKENBURG  
PE-NO. 0066616

DATE: June 30, 2021

A This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
2602 E Livingston St, Orlando, FL 32803  
Tel. 407.487.2594    [www.poulosandbennett.com](http://www.poulosandbennett.com)  
Eng. Bus. No. 28567



## SECTION VII

# SECTION C

# SECTION 1

# Storey Park

## Community Development District

### Summary of Invoices

September 1,2025 - September 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/4/25	1528-1531	\$ 44,697.56
	9/18/25	1532-1541	78,515.56
	9/22/25	1542	29,108.00
			<hr/>
			\$ 152,321.12
Capital Reserve			
	9/4/25	3	\$ 10,862.50
			<hr/>
			\$ 10,862.50
Payroll			
	<u>September 2025</u>		
Matthew Antolovich		50099	\$ 184.70
Ricardo Garcia		50100	184.70
Travis Smith		50101	80.08
Willem Boermans		50102	184.70
			<hr/>
			\$ 634.18
<b>TOTAL</b>			<b>\$ 163,817.80</b>





STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/04/25	00002	9/01/25 5922	202508 320-53800-60000		*	10,862.50	
		RPR 8SECT.OF CONCRETE-CDD		BERRY CONSTRUCTION INC			10,862.50 000003
-----							-----
TOTAL FOR BANK B						10,862.50	
TOTAL FOR REGISTER						10,862.50	

## SECTION 2

***Storey Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***August 31, 2025***



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7	<u>Debt Service Series 2015 Income Statement</u>
8	<u>Debt Service Series 2018 Income Statement</u>
9	<u>Debt Service Series 2019 Income Statement</u>
10	<u>Debt Service Series 2021 Income Statement</u>
11	<u>Debt Service Series 2022 Income Statement</u>
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13	<u>Capital Projects Series 2022 Income Statement</u>
14	<u>Long Term Debt</u>
15	<u>FY25 Assessment Receipt Schedule</u>

**Storey Park**  
**Community Development District**  
**Balance Sheet**  
**August 31, 2025**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist	\$ 273,796	\$ 39,441	\$ -	\$ -	\$ 313,237
Investments:					
Series 2015					
Reserve	-	-	354,497	-	354,497
Revenue	-	-	624,043	-	624,043
Interest	-	-	23	-	23
Sinking Fund	-	-	286	-	286
General Redemption	-	-	1,564	-	1,564
Prepayment	-	-	0	-	0
Series 2018					
Reserve	-	-	74,060	-	74,060
Revenue	-	-	156,784	-	156,784
Interest	-	-	39	-	39
Sinking Fund	-	-	37	-	37
General Redemption	-	-	72	-	72
Series 2019					
Reserve	-	-	122,061	-	122,061
Revenue	-	-	166,719	-	166,719
Interest	-	-	55	-	55
Sinking Fund	-	-	72	-	72
Prepayment	-	-	1	-	1
Principal	-	-	39	-	39
Series 2021					
Reserve	-	-	172,585	-	172,585
Revenue	-	-	159,232	-	159,232
Interest	-	-	46	-	46
Sinking Fund	-	-	62	-	62
Construction	-	-	-	20,670	20,670
Series 2022					
Reserve	-	-	105,089	-	105,089
Revenue	-	-	99,568	-	99,568
Interest	-	-	35	-	35
Sinking Fund	-	-	25	-	25
Construction	-	-	-	10,632	10,632
SBA - Operating	435,361	-	-	-	435,361
SBA - Capital Reserve	-	476,588	-	-	476,588
SBA - OCPS	-	31,029	-	-	31,029
Due from General Fund	-	-	59,709	-	59,709
<b>Total Assets</b>	<b>\$ 709,158</b>	<b>\$ 547,058</b>	<b>\$ 2,096,704</b>	<b>\$ 31,302</b>	<b>\$ 3,384,221</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,113	\$ 10,863	\$ -	\$ -	\$ 11,976
Due to Debt Service 2015	22,422	-	-	-	22,422
Due to Debt Service 2018	9,029	-	-	-	9,029
Due to Debt Service 2019	8,691	-	-	-	8,691
Due to Debt Service 2021	12,164	-	-	-	12,164
Due to Debt Service 2022	7,403	-	-	-	7,403
Facility Deposit	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 60,822</b>	<b>\$ 10,863</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 71,685</b>
<b>Fund Balances:</b>					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,002,835	\$ -	\$ 1,002,835
Assigned For Debt Service 2018	-	-	240,020	-	240,020
Assigned For Debt Service 2019	-	-	297,639	-	297,639
Assigned For Debt Service 2021	-	-	344,089	-	344,089
Assigned For Debt Service 2022	-	-	212,121	-	212,121
Assigned For Capital Projects 2021	-	-	-	20,670	20,670
Assigned For Capital Projects 2022	-	-	-	10,632	10,632
Unassigned	648,336	536,195	-	-	1,184,531
<b>Total Fund Balances</b>	<b>\$ 648,336</b>	<b>\$ 536,195</b>	<b>\$ 2,096,704</b>	<b>\$ 31,302</b>	<b>\$ 3,312,537</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 709,158</b>	<b>\$ 547,058</b>	<b>\$ 2,096,704</b>	<b>\$ 31,302</b>	<b>\$ 3,384,221</b>

# Storey Park

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,191,240	\$ 1,191,240	\$ 1,222,564	\$ 31,324
Interest	24,000	22,000	20,357	(1,643)
Miscellaneous Revenues	-	-	36	36
<b>Total Revenues</b>	<b>\$ 1,215,240</b>	<b>\$ 1,213,240</b>	<b>\$ 1,242,956</b>	<b>\$ 29,716</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,000	\$ 6,000
FICA Expense	918	842	383	459
Engineering Fees	12,000	11,000	6,493	4,507
Attorney	25,000	22,917	11,607	11,310
Arbitrage	1,800	1,200	1,200	-
Dissemination Agent	18,375	16,844	16,844	-
Annual Audit	10,400	10,000	10,000	-
Trustee Fees	17,500	14,000	14,000	-
Assessment Administration	7,875	7,875	7,875	-
Management Fees	47,250	43,313	43,313	-
Information Technology	1,890	1,733	1,733	-
Website Maintenance	1,260	1,155	1,155	-
Telephone	150	138	-	138
Postage	750	688	484	204
Printing & Binding	750	688	195	493
Insurance	7,359	7,359	7,158	201
Legal Advertising	2,500	2,292	981	1,311
Other Current Charges	600	550	560	(10)
Office Supplies	100	92	12	80
Property Appraiser Fee	1,500	-	-	-
Property Taxes	-	-	3,778	(3,778)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 170,152</b>	<b>\$ 153,857</b>	<b>\$ 132,943</b>	<b>\$ 20,914</b>

# Storey Park

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b><u>Operation &amp; Maintenance</u></b>				
Field Management	\$ 18,900	\$ 17,325	\$ 17,325	\$ -
Property Insurance	28,355	28,355	27,018	1,337
Electric	3,000	2,750	1,298	1,452
Streetlights	263,140	241,212	210,225	30,986
Water & Sewer	56,400	51,700	24,982	26,718
Landscape Maintenance - Contract	504,968	462,887	464,646	(1,759)
Landscape - Contingency	20,000	18,333	6,326	12,007
Lake Maintenance	45,300	41,525	41,525	-
Mitigation Monitoring & Maintenance	13,750	12,604	-	12,604
Irrigation Repairs	20,000	18,333	19,819	(1,486)
Repairs & Maintenance	25,000	22,917	4,620	18,297
Roadways & Sidewalks	15,000	13,750	3,450	10,300
Trail & Boardwalk Maintenance	5,000	4,583	5,860	(1,277)
Dog Park Maintenance	3,500	3,208	4,598	(1,390)
Operating Supplies	1,500	1,375	-	1,375
Pressure Washing	7,500	6,875	7,500	(625)
Signage	8,619	7,901	2,360	5,541
Enhanced Traffic Enforcement	39,500	36,208	32,837	3,371
Contingency	1,977	1,812	2,800	(988)
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 1,081,409</b>	<b>\$ 993,655</b>	<b>\$ 877,190</b>	<b>\$ 116,465</b>
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
<b>Total Reserves</b>	<b>\$ 149,726</b>	<b>\$ 149,726</b>	<b>\$ 149,726</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,401,287</b>	<b>\$ 1,297,237</b>	<b>\$ 1,159,859</b>	<b>\$ 137,379</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (186,047)</b>		<b>\$ 83,098</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 186,047</b>		<b>\$ 565,238</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 648,336</b>	



**Storey Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 44,903	\$ 121,817	\$ 37,899	\$ 835,438	\$ 81,374	\$ 11,572	\$ 24,305	\$ 12,573	\$ 9,348	\$ 43,334	\$ -	\$ 1,222,564
Interest	1,264	1,187	1,190	1,161	1,106	2,877	2,780	2,529	2,202	2,279	1,783	-	20,357
Miscellaneous Revenues	-	-	-	-	-	35	-	-	-	-	2	-	36
<b>Total Revenues</b>	<b>\$ 1,264</b>	<b>\$ 46,090</b>	<b>\$ 123,007</b>	<b>\$ 39,060</b>	<b>\$ 836,543</b>	<b>\$ 84,285</b>	<b>\$ 14,353</b>	<b>\$ 26,834</b>	<b>\$ 14,775</b>	<b>\$ 11,626</b>	<b>\$ 45,119</b>	<b>\$ -</b>	<b>\$ 1,242,956</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ 600	\$ 600	\$ 800	\$ -	\$ -	\$ 5,000
FICA Expense	77	61	46	-	-	-	46	46	46	61	-	-	383
Engineering Fees	88	188	88	250	-	675	100	639	3,497	970	-	-	6,493
Attorney	3,626	2,108	212	-	80	159	530	2,221	1,223	1,339	111	-	11,607
Arbitrage	600	-	-	-	-	-	-	-	-	600	-	-	1,200
Dissemination Agent	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	-	16,844
Annual Audit	-	-	-	-	-	-	-	2,500	7,500	-	-	-	10,000
Trustee Fees	-	3,500	-	-	-	-	10,500	-	-	-	-	-	14,000
Assessment Administration	7,875	-	-	-	-	-	-	-	-	-	-	-	7,875
Management Fees	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938	-	43,313
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	28	5	15	58	62	192	7	35	31	33	17	-	484
Printing & Binding	5	26	7	-	-	-	75	-	3	6	75	-	195
Insurance	7,158	-	-	-	-	-	-	-	-	-	-	-	7,158
Legal Advertising	394	-	-	-	-	-	-	-	-	587	-	-	981
Other Current Charges	57	41	60	77	45	44	45	44	59	44	44	-	560
Office Supplies	0	0	0	9	0	0	0	0	1	0	0	-	12
Property Appraiser Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	3,778	-	-	-	-	-	-	-	-	-	-	3,778
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 26,813</b>	<b>\$ 16,237</b>	<b>\$ 6,758</b>	<b>\$ 6,125</b>	<b>\$ 5,918</b>	<b>\$ 6,802</b>	<b>\$ 17,634</b>	<b>\$ 11,816</b>	<b>\$ 18,690</b>	<b>\$ 10,171</b>	<b>\$ 5,978</b>	<b>\$ -</b>	<b>\$ 132,943</b>

## Storey Park

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b><u>Operation &amp; Maintenance</u></b>													
Field Management	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ 1,575	\$ -	\$ 17,325
Property Insurance	27,018	-	-	-	-	-	-	-	-	-	-	-	27,018
Electric	113	115	112	136	121	116	118	120	115	114	117	-	1,298
Streetlights	23,804	16,055	22,025	14,750	21,263	20,348	18,647	18,897	18,749	18,824	16,864	-	210,225
Water & Sewer	901	1,330	1,324	2,978	2,255	2,308	2,545	2,900	2,533	2,783	3,125	-	24,982
Landscape Maintenance - Contract	42,241	42,241	42,241	42,241	42,241	42,241	42,241	42,241	42,241	42,241	42,241	-	464,646
Landscape - Contingency	-	-	-	-	2,426	2,100	1,200	-	-	600	-	-	6,326
Lake Maintenance	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775	-	41,525
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,724	1,599	2,578	1,541	2,556	-	3,254	3,111	2,457	-	-	19,819
Repairs & Maintenance	1,630	1,935	-	285	-	385	-	-	-	-	385	-	4,620
Roadways & Sidewalks	-	-	-	1,165	-	1,900	-	-	-	385	-	-	3,450
Trail & Boardwalk Maintenance	-	5,860	-	-	-	-	-	-	-	-	-	-	5,860
Dog Park Maintenance	470	-	-	970	545	1,345	765	-	298	205	-	-	4,598
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Signage	-	375	285	660	-	235	-	-	-	805	-	-	2,360
Enhanced Traffic Enforcement	344	275	666	4,615	3,878	3,100	3,720	5,038	3,298	4,980	2,926	-	32,837
Contingency	-	-	-	-	-	-	-	-	2,800	-	-	-	2,800
<b>Total Maintenance - Shared Expenses</b>	<b>\$ 101,870</b>	<b>\$ 76,260</b>	<b>\$ 81,102</b>	<b>\$ 75,726</b>	<b>\$ 79,619</b>	<b>\$ 81,983</b>	<b>\$ 74,585</b>	<b>\$ 77,799</b>	<b>\$ 78,494</b>	<b>\$ 78,744</b>	<b>\$ 71,007</b>	<b>\$ -</b>	<b>\$ 877,190</b>
<b><u>Reserves</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 149,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149,726
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,726</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,726</b>
<b>Total Expenditures</b>	<b>\$ 128,682</b>	<b>\$ 92,497</b>	<b>\$ 87,859</b>	<b>\$ 81,851</b>	<b>\$ 235,263</b>	<b>\$ 88,786</b>	<b>\$ 92,219</b>	<b>\$ 89,615</b>	<b>\$ 97,184</b>	<b>\$ 88,915</b>	<b>\$ 76,985</b>	<b>\$ -</b>	<b>\$ 1,159,859</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (127,418)</b>	<b>\$ (46,406)</b>	<b>\$ 35,147</b>	<b>\$ (42,791)</b>	<b>\$ 601,280</b>	<b>\$ (4,501)</b>	<b>\$ (77,867)</b>	<b>\$ (62,781)</b>	<b>\$ (82,410)</b>	<b>\$ (77,289)</b>	<b>\$ (31,866)</b>	<b>\$ -</b>	<b>\$ 83,098</b>

# Storey Park

## Community Development District

### Capital Reserve Fund

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 149,726	\$ 149,726	\$ 149,726	\$ -
Interest	12,000	11,000	17,796	6,796
Misc. Income - OCPS	-	-	30,000	30,000
<b>Total Revenues</b>	<b>\$ 161,726</b>	<b>\$ 160,726</b>	<b>\$ 197,522</b>	<b>\$ 36,796</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 550	\$ 439	\$ 111
Capital Outlay	-	-	23,763	(23,763)
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 550</b>	<b>\$ 24,202</b>	<b>\$ (23,652)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 161,126</b>		<b>\$ 173,320</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 362,713</b>		<b>\$ 362,875</b>	
<b>Fund Balance - Ending</b>	<b>\$ 523,839</b>		<b>\$ 536,195</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 616,298	\$ 616,298	\$ 632,565	\$ 16,267
Interest	30,000	27,500	34,301	6,801
<b>Total Revenues</b>	<b>\$ 646,298</b>	<b>\$ 643,798</b>	<b>\$ 666,866</b>	<b>\$ 23,068</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 198,281	\$ 198,281	\$ 198,278	\$ 3
Principal - 11/01	205,000	205,000	205,000	-
Interest - 05/01	193,669	193,666	193,666	-
<b>Total Expenditures</b>	<b>\$ 596,950</b>	<b>\$ 596,947</b>	<b>\$ 596,944</b>	<b>\$ 3</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 49,348</b>		<b>\$ 69,923</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 593,045</b>		<b>\$ 932,913</b>	
<b>Fund Balance - Ending</b>	<b>\$ 642,393</b>		<b>\$ 1,002,835</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2018

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 248,827	\$ 248,827	\$ 254,716	\$ 5,889
Interest	8,000	7,333	10,563	3,230
<b>Total Revenues</b>	<b>\$ 256,827</b>	<b>\$ 256,160</b>	<b>\$ 265,279</b>	<b>\$ 9,118</b>
<b>Expenditures:</b>				
<b>Series 2018</b>				
Interest - 12/15	\$ 84,588	\$ 84,588	\$ 84,588	\$ -
Principal - 06/15	80,000	80,000	80,000	-
Interest - 06/15	84,588	84,588	84,588	-
<b>Total Expenditures</b>	<b>\$ 249,175</b>	<b>\$ 249,175</b>	<b>\$ 249,175</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 7,652</b>		<b>\$ 16,104</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,406</b>		<b>\$ 223,916</b>	
<b>Fund Balance - Ending</b>	<b>\$ 158,058</b>		<b>\$ 240,020</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2019

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

#### For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 238,964	\$ 238,964	\$ 245,205	\$ 6,241
Interest	10,000	9,167	12,843	3,676
<b>Total Revenues</b>	<b>\$ 248,964</b>	<b>\$ 248,131</b>	<b>\$ 258,048</b>	<b>\$ 9,918</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 12/15	\$ 76,869	\$ 76,869	\$ 76,869	\$ -
Principal - 06/15	85,000	85,000	85,000	-
Interest - 06/15	76,869	76,869	76,869	-
<b>Total Expenditures</b>	<b>\$ 238,738</b>	<b>\$ 238,738</b>	<b>\$ 238,738</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,227</b>		<b>\$ 19,311</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 150,073</b>		<b>\$ 278,328</b>	
<b>Fund Balance - Ending</b>	<b>\$ 160,300</b>		<b>\$ 297,639</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 334,300	\$ 334,300	\$ 343,172	\$ 8,872
Interest	12,500	11,458	15,356	3,898
<b>Total Revenues</b>	<b>\$ 346,800</b>	<b>\$ 345,758</b>	<b>\$ 358,528</b>	<b>\$ 12,770</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 99,938	\$ 99,938	\$ 99,938	\$ -
Principal - 06/15	135,000	135,000	135,000	-
Interest - 06/15	99,938	99,938	99,938	-
<b>Total Expenditures</b>	<b>\$ 334,875</b>	<b>\$ 334,875</b>	<b>\$ 334,875</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (8,400)	\$ (7,700)	\$ (4,379)	\$ (3,321)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (8,400)</b>	<b>\$ (7,700)</b>	<b>\$ (4,379)</b>	<b>\$ (3,321)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 3,525</b>		<b>\$ 19,274</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 144,638</b>		<b>\$ 324,816</b>	
<b>Fund Balance - Ending</b>	<b>\$ 148,163</b>		<b>\$ 344,089</b>	

# Storey Park

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 203,549	\$ 203,549	\$ 208,866	\$ 5,317
Interest	8,000	7,333	9,194	1,861
<b>Total Revenues</b>	<b>\$ 211,549</b>	<b>\$ 210,882</b>	<b>\$ 218,060</b>	<b>\$ 7,178</b>
<b>Expenditures:</b>				
<b>Series 2022</b>				
Interest - 12/15	\$ 74,859	\$ 74,859	\$ 74,859	\$ -
Principal - 06/15	55,000	55,000	55,000	-
Interest - 06/15	74,859	74,859	74,859	-
<b>Total Expenditures</b>	<b>\$ 204,718</b>	<b>\$ 204,718</b>	<b>\$ 204,718</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (5,400)	\$ (4,950)	\$ (2,661)	\$ (2,289)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (5,400)</b>	<b>\$ (4,950)</b>	<b>\$ (2,661)</b>	<b>\$ (2,289)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,432</b>		<b>\$ 10,682</b>	



**Storey Park**  
**Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 763	\$ 763
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 763</b>	<b>\$ 763</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 4,379	\$ (4,379)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,379</b>	<b>\$ (4,379)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 5,143</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 15,527</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 20,670</b>	

# Storey Park

## Community Development District

### Capital Projects Fund - Series 2022

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 388	\$ 388
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 388</b>	<b>\$ 388</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,661	\$ (2,661)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,661</b>	<b>\$ (2,661)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 3,049</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 7,583</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,632</b>	

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

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	4.000%, 4.500%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$303,522	
RESERVE FUND BALANCE	\$354,497	
BONDS OUTSTANDING - 9/30/15		\$9,210,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$90,000)
LESS: PRINCIPAL PAYMENT 11/1/17		(\$155,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$160,000)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$170,000)
LESS: PRINCIPAL PAYMENT 11/1/20		(\$175,000)
LESS: PRINCIPAL PAYMENT 11/1/21		(\$180,000)
LESS: SPECIAL CALL 11/1/21		(\$10,000)
LESS: PRINCIPAL PAYMENT 11/1/22		(\$190,000)
LESS: PRINCIPAL PAYMENT 11/1/23		(\$200,000)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$205,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,675,000</b>

SERIES 2018, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	3.750%, 4.375%, 4.875%, 5.000%	
MATURITY DATE:	6/15/2048	
RESERVE FUND DEFINITION	25% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$62,200	
RESERVE FUND BALANCE	\$74,060	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$80,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,375,000</b>

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$122,061	
BONDS OUTSTANDING - 5/31/19		\$3,995,000
LESS: PRINCIPAL PAYMENT 6/15/20		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$80,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$80,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$85,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,530,000</b>

SERIES 2021, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FOUR PROJECT)		
INTEREST RATES:	2.375%, 2.875%, 3.300%, 4.400%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$167,150	
RESERVE FUND BALANCE	\$172,585	
BONDS OUTSTANDING - 6/15/21		\$6,030,000
LESS: PRINCIPAL PAYMENT 6/15/22		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$125,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$130,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$135,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,515,000</b>

SERIES 2022, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA FIVE PROJECT)		
INTEREST RATES:	4.250%, 4.500%, 5.000%, 5.150%	
MATURITY DATE:	6/15/2052	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,774	
RESERVE FUND BALANCE	\$105,089	
BONDS OUTSTANDING - 9/15/22		\$3,105,000
LESS: PRINCIPAL PAYMENT 6/15/23		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$50,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$55,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,950,000</b>

**Storey Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments	\$ 1,267,495.00	\$ 655,813.00	\$ 264,077.00	\$ 254,217.00	\$ 355,784.00	\$ 216,542.05	\$ 3,013,928.05
Net Assessments	\$ 1,191,445.30	\$ 616,464.22	\$ 248,232.38	\$ 238,963.98	\$ 334,436.96	\$ 203,549.53	\$ 2,833,092.37

**ON ROLL ASSESSMENTS**

42.05%	21.76%	8.76%	8.43%	11.80%	7.18%	100.00%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2018 Debt Service Asmt	2019 Debt Service Asmt	2021 Debt Service Asmt	2022 Debt Service Asmt	Total
11/6/24	1	\$6,633.27	\$0.00	\$320.42	\$0.00	\$6,312.85	\$2,654.84	\$1,373.64	\$553.12	\$532.47	\$745.21	\$453.56	\$6,312.84
11/13/24	2	\$27,738.17	\$0.00	\$1,109.53	\$0.00	\$26,628.64	\$11,198.56	\$5,794.24	\$2,333.17	\$2,246.06	\$3,143.42	\$1,913.19	\$26,628.64
11/22/24	3	\$78,319.45	\$1,353.89	\$3,132.78	\$0.00	\$73,832.78	\$31,050.07	\$16,065.58	\$6,469.15	\$6,227.60	\$8,715.71	\$5,304.67	\$73,832.78
12/04/24	4	\$115,850.98	\$0.00	\$4,634.05	\$0.00	\$111,216.93	\$46,771.82	\$24,200.15	\$9,744.70	\$9,380.86	\$13,128.78	\$7,990.62	\$111,216.93
12/11/24	5	\$44,166.34	\$0.00	\$1,766.66	\$1,589.63	\$43,989.31	\$18,499.52	\$9,571.81	\$3,854.29	\$3,710.38	\$5,192.79	\$3,160.51	\$43,989.30
12/18/24	6	\$140,060.46	\$0.00	\$5,602.40	\$0.00	\$134,458.06	\$56,545.78	\$29,257.28	\$11,781.06	\$11,341.19	\$15,872.32	\$9,660.42	\$134,458.05
01/13/25	7	\$93,874.26	\$0.00	\$3,754.96	\$0.00	\$90,119.30	\$37,899.30	\$19,609.43	\$7,896.15	\$7,601.33	\$10,638.28	\$6,474.81	\$90,119.30
02/12/25	8	\$2,069,316.85	\$0.00	\$82,761.85	\$0.00	\$1,986,555.00	\$835,437.50	\$432,262.67	\$174,059.72	\$167,560.75	\$234,506.09	\$142,728.26	\$1,986,554.99
03/12/25	9	\$201,415.55	\$0.00	\$7,919.97	\$0.00	\$193,495.58	\$81,373.77	\$42,103.50	\$16,953.87	\$16,320.85	\$22,841.50	\$13,902.10	\$193,495.59
04/11/25	10	\$28,612.70	\$0.00	\$1,095.57	\$0.00	\$27,517.13	\$11,572.22	\$5,987.57	\$2,411.02	\$2,321.00	\$3,248.30	\$1,977.03	\$27,517.14
05/13/25	11	\$59,650.00	\$0.00	\$1,855.18	\$0.00	\$57,794.82	\$24,305.37	\$12,575.81	\$5,063.92	\$4,874.84	\$6,822.48	\$4,152.39	\$57,794.81
06/12/25	INT	\$0.00	\$0.00	\$0.00	\$12,992.18	\$12,992.18	\$5,463.81	\$2,827.02	\$1,138.36	\$1,095.86	\$1,533.68	\$933.45	\$12,992.18
06/13/25	12	\$17,248.65	\$0.00	\$344.64	\$0.00	\$16,904.01	\$7,108.91	\$3,678.21	\$1,481.11	\$1,425.81	\$1,995.46	\$1,214.50	\$16,904.00
07/15/25	13	\$22,227.52	\$0.00	\$0.00	\$0.00	\$22,227.52	\$9,347.69	\$4,836.58	\$1,947.55	\$1,874.83	\$2,623.88	\$1,596.98	\$22,227.51
08/15/25	14	\$103,624.67	\$0.00	\$581.41	\$0.00	\$103,043.26	\$43,334.42	\$22,421.61	\$9,028.54	\$8,691.43	\$12,163.91	\$7,403.36	\$103,043.27
09/12/25	INT	\$0.00	\$0.00	\$0.00	\$1,680.07	\$1,680.07	\$706.55	\$365.57	\$147.21	\$141.71	\$198.33	\$120.71	\$1,680.08
09/15/25	15	\$4,049.29	\$0.00	\$0.00	\$0.00	\$4,049.29	\$1,702.91	\$881.10	\$354.79	\$341.55	\$478.00	\$290.93	\$4,049.28
TOTAL		\$ 3,012,788.16	\$ 1,353.89	\$ 114,879.42	\$ 16,261.88	\$ 2,912,816.73	\$ 1,224,973.04	\$ 633,811.77	\$ 255,217.73	\$ 245,688.52	\$ 343,848.14	\$ 209,277.49	\$ 2,912,816.69

102.81%	Net Percent Collected
\$ (79,724.36)	Balance Remaining to Collect