

*Storey Park Community
Development District*

Agenda

June 2, 2026

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 26, 2026

**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, June 2, 2026 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. Approval of Minutes of the May 5, 2026 Meeting
4. 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
 - i. Discussion of Hammock Park Soil Samples
5. Public Comment Period
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date - July 7, 2026
9. Adjournment

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

Sincerely,



Jason M. Showe
District Manager

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

Enclosures

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, May 5, 2026 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	Chairman
Travis Smith <i>joined late by phone</i>	Assistant Secretary
Ricardo Garcia	Assistant Secretary
David Grimm	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
Karley Chambers	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We only have members of the Board and staff present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 7, 2026 Meeting

Mr. Showe: The next item is approval of minutes of the April 7, 2026 meeting. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Grimm seconded by Mr. Boermans with all in favor the Minutes of the April 7, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

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

Mr. Showe: The main purpose of our meeting today is the approval of your proposed Fiscal Year 2027 budget. We will start with Resolution 2026-04. This resolution does several things for the Board. First, it approves a proposed budget which will be attached as Exhibit A, with any changes that you make here today. It also sets your public hearing for August 4th at 4:00 p.m. at our office. It also directs us to post it on your website, as well as transmit it to Orange County and the City of Orlando, which we are required to by ordinance. When you get into the budget, if you start on the first page, you'll see this is our General Fund. We'll start by noting that we've worked to keep the assessments level. So, there are no assessment increases proposed in this budget. Certainly, that's up to the Board, but we feel like based on the expenses that we have now, plus the potential for some capital, you're at an adequate level right now. In terms of your admin, most of those are remaining pretty close to last year's. On the operating side, the main differences are just some contractual potential increases. We increased streetlights. We'll increase all of the utilities for now. Once we get a little further and closer to that August meeting, we'll be able to tighten some of those numbers up. We do the same thing with all of your contractors. In the lake maintenance contract and landscaping, we built in some contingencies. At this stage we have some flexibility for potential increases there. Behind that you'll see some tables for all of the different areas of their assessments. Then starting on Page 5 of your budget, we do an item text detail. We try to provide as much detail as we can on these items, so if the Board and your residents look at the budget there's a lot of description in there about how we get those numbers. On Page 12 of your budget you have the capital projects. We have accounted for the weir project that we just completed for this year as well as the picnic tables and some striping for this year. We did just point out for the Board, I know that you wanted to put something in there for next year for the dog park watering facilities, so we budgeted \$12,000. Field staff will talk a little later about what all of that encompasses, but we got just some initial estimates. Certainly, as we go through this process we're looking to have about \$480,000 worth of capital at the end of this fiscal year if there are other projects that you want included. We didn't really get a whole lot of direction from the Board on the sun shade, but certainly those could be added if you felt like it or any other projects that you see along the way. Starting on Page 13 are all of your Debt Service Funds. They're there for purposes of the budget, but the Board doesn't really have any flexibility over those numbers. They're set when the bonds are issued. So, with that, we can open it up for any questions or comments of the Board.

Mr. Lazarovich: Quick question. Does this take into account the cost sharing?

Mr. Showe: Yeah, because we haven't received that before. We haven't included that, but we'll add it.

Mr. Lazarovich: It should be \$15,000 a year with a 3% annual increase up to \$20,000.

Mr. Showe: Yeah, we'll add that to the revenue side. We can obviously increase the capital reserve transfer to offset it.

Mr. Grimm: What was that for?

Mr. Showe: I can give you a brief summary. When that apartment complex went in, we were able to negotiate a cost share with them, which helps if we ever need to refurbish that road. There's a little bit of landscaping. We tried to come up with a reasonable amount that would offset the benefit that they receive from accessing the CDD road.

Mr. Grimm: Is there any accuracy that was mentioned throughout multiple conversations, whether it be on social media or at various meetings, that the apartment complex can utilize some of our amenities.

Mr. Boermans: Well, it's a public area. Because the CDD is public, they should be able to use it.

Mr. Showe: I mean, the rules of the District are that those facilities are for residents and their guests. They're technically not residents of the District. So, we do have some leverage, in accordance with our rules. The bigger challenge would be enforcement of that. There's not really anybody patrolling those areas and checking IDs.

Mr. Grimm: They're not considered CDD property, right?

Mr. Showe: Correct.

Mr. Grimm: So, like their pickleball court, we couldn't use it.

Mr. Boermans: No.

Mr. Showe: That's private.

Mr. Boermans: They couldn't use our tennis court, because it's HOA.

Mr. Showe: Right.

Mr. Grimm: Okay, thanks.

**Mr. Smith joined the meeting via phone.*

Mr. Boermans: They would have to go to Meridian Park, their CDD.

Mr. Showe: Yeah again, technically, they will have similar rules, but it's really for residents and guests. Again, there's really not anybody at this level enforcing it, unless the Board wanted to do roving patrol or something. But I'd argue it's probably not worth the cost. Are there any other questions from the Board or any comments on the budget?

Mr. Smith: I just wanted to make sure. The Proposed Budget, we're just reviewing it right now and we'll vote on it officially in a different meeting?

Mr. Showe: Procedurally, this is the Proposed Budget. You're really setting the ceiling on your assessments. You still have full flexibility to move any money between account lines, between now and your final budget. You're essentially setting, again, a cap on how much money you're going to bring in through the operation and maintenance (O&M) assessments. So, at this stage, we've basically kept the assessments level. Certainly, if you review it further and you have questions or we feel like we need to move money between certain account lines or allocate to certain projects, we can definitely do that. What's a little more difficult to do beyond today, is if you want to raise assessments, that just becomes a little different process. So, again, if you're comfortable with the assessment staying the same, then we have between now and August to approve the final budget.

Mr. Smith: I guess the question that I would have, not necessarily O&M, because I know that we had a couple capital items like the retention ponds and others that we had to do in the last year. Are we increasing that or keeping it the same in terms of what we're transferring to that reserve?

Mr. Showe: It's a little less than last year. So right now, with the budget, we're putting in \$61,000 versus \$90,000 that we did last year. But we still project that you're going to have approximately \$480,000 at the end of this year, plus the \$60,000. So, you should have over \$500,000 in that Reserve Fund to utilize for next year for whatever projects come up.

Mr. Smith: I just kind of recalled and I just wanted to check into that figure. I think in Parcel K, for one of the retention ponds, we thought we might have to do similar action to the one on History Avenue. Is that going to come up at an upcoming meeting. I'm just trying to see how to use that \$500,000. Anything is optional, like the kind of critical one.

Mr. Showe: Sure. Yeah. That would come up at a future meeting. We have not gotten any prices on that repair yet. I think we're still kind of monitoring it to see where we're at with the Engineer.

Mr. Scheerer: I don't think it's in Parcel K, though.

Mr. Grimm: No. Remember the one that's where the slope is and then the water?

Mr. Scheerer: Oh, that one.

Mr. Grimm: Do we want to wait?

Mr. Scheerer: You're talking about the asphalt trail where the wetland cascades across.

Mr. Grimm: Remember when they reported that it was installed, as it was supposed to be done?

Mr. Scheerer: Yeah.

Mr. Grimm: But it clearly isn't.

Mr. Scheerer: I understand, but that's something that the Engineer is going to have to look at, because that's not just a simple fix. There has to be a way to divert that water, in my opinion. Cameron will have to speak on how we approach that.

Mr. Grimm: I just wanted to know, because that piece of property hasn't been released to the CDD too long and it's been an issue for a while.

Mr. Scheerer: I thought the Engineer said that it was designed that way.

Mr. Grimm: But it's not, because it's not operating the way that it is supposed to.

Mr. Scheerer: I know how it's operating, but the Engineer, I believe, said that that particular portion of the trail was designed and installed per plan, but to make a modification, he's going to have to address the modification.

Mr. Grimm: I think there was something about the language. Remember I had asked you if Lennar could be held liable for it not actually being done correctly, based upon the description and the language. There's something about the language. I have to go back and look at the language.

Mr. Showe: I think we would defer to the Engineer again. They're telling us that it was built the way it was planned. It was planned and approved by the city.

Mr. Scheerer: But it doesn't mean we can't do something with it.

Mr. Showe: It doesn't mean that we can't look at other options.

Mr. Scheerer: That's beyond what I do. That would be the Engineer. It would have to be re-engineered, I would imagine.

Mr. Grimm: Do you remember how the water was supposed to go into the wetland, but now it actually funnels into the pond?

Mr. Scheerer: The wetland gets full and then it cascades over the trail, is what happens.

Mr. Grimm: Right.

Mr. Scheerer: Yeah.

Mr. Grimm: I don't know.

Mr. Scheerer: There's an email somewhere, I thought from the Engineer.

Mr. Smith: I recall at one of the prior meetings, the conclusion was that even though it's not how we would want it to function, it was designed that way. So that was, I think the big question, on the protocol. I'm looking at the budget. I think overall, you gave me the response that I wanted on the capital reserve. So, I don't have any other questions. I was just trying to make sure that we're responding to that, given some of the things that we talked about doing and some things that we have to do. We need to have a contingency after we execute a few of those items.

Mr. Showe: I agree, Travis. I think us and field staff feel comfortable that we have a good enough reserve to accomplish whatever the Board would be looking at for this year. Now coming into the following year, is where we might want to take a harder look at assessment levels. But for now, we feel like we're comfortable, if we have to do another repair, similar to the one we did already, plus some additional repairs, that we have adequate funding.

Mr. Smith: Okay.

Mr. Scheerer: I found that email.

Mr. Smith: There are no further questions from my side.

Mr. Showe: Again, if there are any additional questions, we can take those or if the Board is comfortable, we can evaluate some of these issues and get some additional proposals, between now and your August meeting. But we would look for a motion or any direction from the Board.

Mr. Grimm: I looked through it already.

Mr. Showe: Yeah, absolutely.

On MOTION by Mr. Boermans seconded by Mr. Grimm with all in favor Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget as presented and Setting a Public Hearing for August 4, 2026 at 4:00 p.m. at this location, was approved.

Mr. Showe: Again, as I said, if you look at it and you think of anything else that you want us to include, let me know. Typically, with our capital projects, as we get closer, we kind of

provide you almost like a menu that just says, *“Hey, here are some things we know, these are some costs and here's the amount of money that you have.”* So, you kind of plug and play however you want to, up to your funding level.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll move on to staff reports and we'll start with District Counsel.

Mr. Lazarovich: The only thing that I was going to bring up today was the apartment parcel and the terms of the Temporary Construction Easement. It was going to say 30 months. So, we calendared that. We got confirmation in March, that the developer received their COC. They were just waiting on a few tied-up items and then the easement automatically terminates and then it triggers the cost share, which will be in effect for the developer to pay their fair share. That's all I have to do with this one.

Mr. Boermans: What if there are damages on Biography Way? There's one pothole on Biography Way. Will they repair it or how would that work?

Mr. Scheerer: Did you say a pothole?

Mr. Boermans: Yeah, it's a pothole.

Mr. Scheerer: Do we know that they created the pothole?

Mr. Lazarovich: It is covered under the temporary construction easement.

Mr. Scheerer: If it's just a pothole, then we have to fix it.

Mr. Showe: We have to fix it.

Mr. Boermans: Okay.

Mr. Showe: Yeah, but that's part of the reason why we are getting the funding from them, for items like that.

Mr. Boermans: Okay, perfect.

Mr. Scheerer: We'll be there on Friday and we'll look at the pothole and make the necessary repairs.

Mr. Boermans: Yeah, just send me a text message and I will show it to you.

Mr. Scheerer: Okay.

Mr. Boermans: Or I'll send a picture. It's not truly a pothole yet. But it's just a hole in the road.

Mr. Scheerer: Ooh. We'll take a look. When you get home, just shoot me a photo. If it's a depression in the road, it could be something more than that, if it's near a sewer lid or something like that. But we can definitely look at it.

Mr. Lazarovich: That's all I have.

B. Engineer

Mr. Showe: With that, we can go to the Engineer's side. We have Cameron on the phone. Are there any updates on your side, Cameron?

Mr. Roberts: The pond repair has been deemed complete. We are working on the revised parking map per the comments at the last meeting. We should have that issued in about a week's time. Regarding the Parcel K trail, if I remember correctly, it was designed that way, but it was made worse at the time, because we were kind of at the end of the wet season. Has anyone been out there recently, now that we're kind of in a drought and has the water level reduced?

Mr. Scheerer: Yeah. It's not cascading over the trail right now.

Mr. Grimm: There's no water.

Mr. Scheerer: There's no water.

Mr. Roberts: Yeah.

Mr. Scheerer: As soon as, I guess, we have the next rain, we have to go out and take a look at that.

Mr. Showe: Yeah.

Mr. Scheerer: I don't know how low that wetland is.

Mr. Roberts: Yeah, because I think when it came up, it was at the end of the wet season. So, groundwater tables were as high as they're going to be. On top of that, I think we had a lot of rain at that time. So, it was kind of working to design, versus now groundwater tables will be at their lowest that they are going to be and slowly raised back up with the wet season.

Mr. Grimm: I just don't see how you can say it's working by design, when the trail is unusable, inaccessible when it's raining for days on end and now it's actually tore off the asphalt. There are potholes all over the trail.

Mr. Scheerer: Yeah. I got a price of about \$22,000 to resurface that portion. Just that section.

Mr. Showe: But again, it's to recommend that until we try to find some solution for the water, because if we resurface it, it's just going to soak the new surface.

Mr. Scheerer: It's going to be the same result eventually.

Mr. Grimm: Are we looking at a liability issue while that's got those holes? Can we put cones?

Mr. Scheerer: We'll go take a look at it. We'll just have to patch whatever's there.

Mr. Showe: We can do some patchwork.

Mr. Scheerer: Yeah, we can do a cold patch. I'll have my guys drive out there, saw cut them and refill them.

Mr. Grimm: I understand the engineering behind saying that it was working as designed. Clearly, that's not a good design.

Mr. Boermans: Whenever water is there, it can go underneath. There is a bridge there. You can walk over it, because then there's always a way that the water can go.

Mr. Grimm: The problem is that the lake just creeps up to the trail. Not just in that spot. There are other spots. That's obviously the worst part. I mean, it's just gravity. Right? There is a hill there and it's just flowing right into it. So why they thought that was a good idea in the first place, is beyond me.

Mr. Scheerer: That thing is about 70 feet deep.

Mr. Grimm: On the other side of the hill, you mean?

Mr. Scheerer: Yeah. That whole pond is about 70 feet. I have some pictures.

Mr. Grimm: I don't know.

Mr. Showe: We're going to have to just keep it on the Engineer's task list, until we find some solution.

Mr. Scheerer: Clearly something needs to be done to mitigate that problem going forward.

Mr. Garcia: The boards are another issue. Like, on the deck. I don't know if that's for us, but the boards are pretty bad. There has been some patchwork, it looks like, but there are still several that are kind of rotting on both sides.

Mr. Boermans: That's the HOA side.

Mr. Garcia: Yeah. So, like, on the side that connects to the houses and then on the front side, I don't know if that's HOA property.

Mr. Scheerer: Boardwalks on the ponds are owned by the CDD.

Mr. Garcia: Yeah, I would think so.

Mr. Showe: We'll get those looked at.

Mr. Scheerer: Yep.

Mr. Grimm: Oh, that was another thing. Do you know that concrete little ravine that kind of keeps water from coming into the wetlands, obviously, when it rains, it comes over, where that Boardwalk is?

Mr. Scheerer: Yes.

Mr. Grimm: Kids are riding their little motorized bikes. Can we put something up on each side to prevent that from happening?

Mr. Garcia: Spike strips.

Mr. Showe: I don't know that our insurance will like those, but maybe some bollards.

Mr. Grimm: Fencing or something. Because what they're doing, is they're riding in there and now there's broken concrete. It's actually wearing out the grass.

Mr. Scheerer: Is that the big pond, the Parcel K pond?

Mr. Grimm: Yeah.

Mr. Boermans: It happens with other ponds as well, close to Innovation Middle School, they use the weirs for biking. There's some graffiti on one of them.

Mr. Grimm: I could see a kid riding into the pond.

Mr. Scheerer: Gator kibble.

Mr. Grimm: There is one in there.

Mr. Showe: I'm sure.

Mr. Grimm: When that grass got really tall, a gator would hide in the grass. I was running there in the morning.

Mr. Scheerer: Run the other way.

Mr. Grimm: It's awfully dark back there.

Mr. Scheerer: Run through Meridian. Stay out of that one. I got it.

Mr. Showe: Anything else, Cameron?

Mr. Roberts: That's all I have. Thank you.

Mr. Showe: I just want to make sure that the Board gets it. We did have a resident concern about an intersection of Prologue Way, that has some roadway damage to it. So, we had Cameron take a look at it. What they need to do, is a topographical survey. We just received the quote a day or two ago. They provided a not-to-exceed amount of \$2,000, for them to do that

survey work, so we can see what the correct repair is. I think it's important to know how the water is flowing, so they can see what the right solution is. Is there any opposition to them proceeding with that work? I know that we tried to repair it several times already.

Mr. Scheerer: There is a depression around the manhole.

Mr. Showe: Yeah.

Mr. Scheerer: So, there are some problems going on there. We need to get the Engineer to give us some answers on that.

Mr. Showe: If there is no opposition, we'll just go ahead and have them proceed on that. Perfect.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Then we have the approval of the Check Register. In your General Fund, we have Checks #1655 through #1672, Capital Reserve Check #5, as well as April payroll, for a total of \$169,391.93. I will note that approximately \$104,000 of that, are transfers from your General Fund to your Debt Service Fund for assessment receipts. Staff and I can answer any questions on any of those invoices, if you have any or we can take a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Grimm with all in favor the March 31, 2026 through April 28, 2024 Check Register in the amount of \$169,391.93 was approved.
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ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. On our General Fund, overall, we are about \$40,000 better than budget to actuals. So, we're in pretty good shape on the expense side and we are about 95% collected on our assessments. So, we're in really good shape overall.

iii. Presentation of Number of Registered Voters – 2,867

Mr. Showe: One of the things that we're required to announce annually, is the number of registered voters. So as of April 15th, there are 2,867 registered voters within the Storey Park CDD. That is up from about 100 from last year. Although we're required to announce that annually, you guys have already done your turnover. So, it really doesn't impact the District at all, in terms of procedure.

iv. General Election Qualifying Period and Procedure

Mr. Showe: But that does lead us into the next part, which is the review of the qualifying period for this year. We have three seats that will be up for election, Seat #5, which is Mr. Boermans seat, Seat #4, which is Mr. Garcia's seat and Seat #1, which is Mr. Grimm's seat. All three of those will be up for election this year at the November 2026 General Election. The process is that you have to go to the Supervisor of Elections and qualify for those seats. To do that, you likely already completed your Form 1, so they should be able to access that, but you will have to fill out a candidate oath, as well as an intent. There is a \$25 fee to qualify or you can collect 25 signatures. If you get those 25 signatures, those have to be turned in by May 11th, because they must have time to validate the signatures. Otherwise, if you just pay the fee, the official qualifying period is from June 8th at Noon through June 12th at Noon. The Supervisor of Elections can walk you through that entire process. We'll also note that you can likely qualify now. You don't have to wait for that qualifying period. They will go ahead and take your information now. That's just the statutory qualifying period. Certainly, if you have any questions, we can direct you to the right place. But it is all handled by the Supervisor of Elections. We don't have any part of the election process at all as your manager.

D. Field Manager's Report

Mr. Showe: With that, we'll turn it over to field staff for their report.

Mr. Scheerer: Thank you. I've noted all of the concerns that were raised at today's meeting. We'll address those as fast as possible on Friday while we're onsite. We are continuing to do sidewalk grinding and replacement as needed. The dog park on Charades Street should be open the 12th or 13th of this month. We recently installed three pallets of Bahia grass. Then we'll be moving over to maintenance of the Philosophy Dog Park. Epic Park, the quad park, as we call it, Sonnet Epic area, has areas between the sidewalk and curb where it looks like everybody's getting out of their vehicles all of the time. They're roughing up the sod right there. So, we're looking at that. We had a meeting with the fertilizer and pest team from TruGreen, to address the Hammock Beach Park. For some reason, we've started to incur a lot of weeds in that turf. If they don't get it straightened out, then they're going to end up replacing all of the grass at no charge to the District. So, we'll be working on that as well. We'll see what the results are. After we met last Friday, I wanted to give a shout out to Karley. I know that it's been a big deal to try to figure out

what we're going to do to get water to the Track K Dog Park. She did a lot of bird dogging with the City of Orlando. I don't know if you have anything that you want to say about that, but we added that funding in your Capital Item List for 2027, but Karley did all the legwork on that, so we're real grateful for her assistance on that project.

Mr. Grimm: Thank you.

Ms. Chambers: You're welcome.

Mr. Scheerer: Other than that, we'll be meeting on Friday morning. Like I said, we'll review all of these areas and get work completed as quickly as possible. Also, on a side note, every year we start letting the Bahia grasses start to grow and go to seed. We try to re-germinate that Bahia grass since it's not irrigated naturally with the help of Mother Nature, a couple of weeks in between mows. So, if it becomes a problem, please reach out to us. It's a practice we've done the last couple of years. We're seeing some benefit as opposed to incurring expenses for replacing sod on Storey Park Boulevard and Storey Time Drive. I know, Willem, you've been a part of that before and we're working with Shane and OmegaScapes to make sure that program stays implemented. But if you have any concerns, let me know. That's all I have.

Mr. Showe: Are there any questions for the Board?

Mr. Boermans: The only concern that I have with the park where the cell phone tower was, the gate was broken. I don't know if it still is.

Mr. Scheerer: That gate should have been repaired. Are you talking about at the playground?

Mr. Boermans: Yeah.

Mr. Scheerer: Yeah.

Mr. Boermans: There is graffiti in the house.

Mr. Scheerer: Okay.

Mr. Boermans: Recently some damages were done.

Mr. Scheerer: I can't wait for school to get out.

Mr. Boermans: Yeah, it's crazy.

Mr. Showe: It's every District during the Summer.

Mr. Scheerer: Yep. We have a laundry list of goodies to look at and we'll get them quickly resolved.

Mr. Boermans: Thank you.

Mr. Scheerer: Yes, sir.

Mr. Smith: I just have one question. There was that one woman that spoke up at the meeting we had at the Clubhouse. I didn't get a chance to look at that sidewalk area.

Mr. Scheerer: Yeah.

Mr. Smith: Did we get a chance to look at that? Is there an issue or repair that we need to do?

Mr. Scheerer: No, it's already been completed according to my landscaper. So, we'll confirm that when we meet with Shane. Shane went and looked at it the next day.

Mr. Smith: Thank you.

Mr. Scheerer: Some excessive concrete was left there. They just cleaned it up.

Mr. Grimm: I don't have a question, just a comment. I'll be brief. It's really just to put on record, based upon some comments that took place at a special meeting last week or the week before for the HOA. The CDD was brought up and I just wanted to state on record, that as you mentioned, we're well under budget. Everything is in the Sunshine. All meetings are welcome to be attended by any residents, so if anyone ever has any questions for the CDD Board, we're here. So, I just wanted to make sure that's on record for any of the residents that maybe listen to this or look at the minutes. I think the CDD does due diligence, especially staff and the Board, on making sure everything is done on the up and up and with transparency.

Mr. Showe: Yeah, we appreciate that.

Mr. Smith: Thank you for adding that.

Mr. Showe: Yeah, your residents definitely know how to get a hold of me, because we get emails pretty frequently from your District.

Mr. Scheerer: I get phone calls and texts.

Mr. Showe: Oh, yeah.

SIXTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: Are there any other Supervisor's Requests? Hearing none,

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date – June 2, 2026

Mr. Showe: The next meeting is scheduled for June 2, 2026.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Boermans seconded by Mr. Garcia with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

April 28, 2026 - May 26, 2026

Fund	Date	Check No.'s	Amount
General Fund	4/28/26	1673-1675	\$ 16,942.43
	5/8/26	1676-1677	48,789.88
	5/15/26	1678-1686	58,407.88
	5/21/26	1687-1688	4,552.00
			\$ 128,692.19
Capital Reserve	5/1/26	6	\$ 175,955.80
			\$ 175,955.80
Payroll	<u>May 2026</u>		
	David Grimm	50129	\$ 184.70
	Ricardo Garcia	50130	184.70
	Travis Smith	50131	80.08
	Willem Boermans	50132	184.70
			\$ 634.18
TOTAL			\$ 305,282.17

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
4/28/26	00037	4/28/26	2 202604 310-51300-31300	DISCLOSURE SERVICES LLC	*	100.00	100.00 001673
4/28/26	00028	4/13/26	9095 202603 320-53800-47300	OMEGASCAPES INC	*	2,842.43	2,842.43 001674
4/28/26	00013	4/28/26	127530 202510 310-51300-32300	REGIONS BANK	*	3,500.00	14,000.00 001675
		4/28/26	130765 202604 310-51300-32300		*	3,500.00	
		4/28/26	130766 202604 310-51300-32300		*	3,500.00	
		4/28/26	130767 202604 310-51300-32300		*	3,500.00	
5/08/26	00028	5/01/26	9129 202605 320-53800-46200	OMEGASCAPES INC	*	43,507.78	46,797.88 001676
		5/04/26	9170 202605 320-53800-47800		*	244.50	
		5/04/26	9170 202605 320-53800-47800		*	3,045.60	
5/08/26	00043	4/28/26	INV34224 202604 320-53800-48100	OFF DUTY MANAGEMENT INC	*	996.00	1,992.00 001677
		5/04/26	INV34505 202604 320-53800-48100		*	996.00	
5/15/26	00020	3/25/26	6051 202603 320-53800-47500	BERRY CONSTRUCTION INC	*	975.00	975.00 001678
5/15/26	00002	5/01/26	296 202605 320-53800-12000		*	1,622.25	
		5/01/26	297 202604 310-51300-42000		*	1.06	
		5/01/26	297A 202605 310-51300-34000		*	4,055.67	
		5/01/26	297A 202605 310-51300-35200		*	108.17	
		5/01/26	297A 202605 310-51300-35100		*	162.25	

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26		297A	202605 310-51300-31300	DISSEMINATION FEE MAY26						*	1,577.17		
5/01/26		297A	202605 310-51300-51000	OFFICE SUPPLIES MAY26						*	.54		
5/01/26		297A	202605 310-51300-42000	POSTAGE MAY26						*	166.82		
5/01/26		297A	202605 310-51300-42500	COPIES MAY26						*	79.65		
GOVERNMENTAL MANAGEMENT SERVICES												7,773.58	001679
5/15/26	00005	5/12/26	152707 202604 310-51300-31500	HOA LICENSE AGREEMENT						*	1,595.00		
		5/12/26	152707 202604 310-51300-31500	EPOCH COST-SHARE AGRMNT						*	137.50		
		5/12/26	152707 202604 310-51300-31500	REVIEW AGENDA/CDD MEETING						*	142.16		
LATHAM LUNA EDEN AND BEAUDINE LLP												1,874.66	001680
5/15/26	00043	5/12/26	INV34903 202605 320-53800-48100	SECURITY 5/4/26-5/6/26						*	913.01		
OFF DUTY MANAGEMENT INC												913.01	001681
5/15/26	00015	5/15/26	05152026 202605 300-20700-10000	FY26 DEBT SERVICE SER2015						*	17,601.03		
STOREY PARK CDD C/O REGIONS BANK												17,601.03	001682
5/15/26	00015	5/15/26	05152026 202605 300-20700-10100	FY26 DEBT SERVICE SER2018						*	7,087.43		
STOREY PARK CDD C/O REGIONS BANK												7,087.43	001683
5/15/26	00015	5/15/26	05152026 202605 300-20700-10200	FY26 DEBT SERVICE SER2019						*	6,822.80		
STOREY PARK CDD C/O REGIONS BANK												6,822.80	001684
5/15/26	00015	5/15/26	05152026 202605 300-20700-10500	FY26 DEBT SERVICE SER2021						*	9,548.71		
STOREY PARK CDD C/O REGIONS BANK												9,548.71	001685
5/15/26	00015	5/15/26	05152026 202605 300-20700-10600	FY26 DEBT SERVICE SER2022						*	5,811.66		
STOREY PARK CDD C/O REGIONS BANK												5,811.66	001686
5/21/26	00012	5/15/26	236490 202605 320-53800-47000	AQUATIC PLANT MGMT MAY26						*	3,888.00		
APPLIED AQUATIC MANAGEMENT INC												3,888.00	001687
STOR -STOREY PARK- TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/21/26	00043	5/19/26 INV35203	202605 320-53800-48100		OFF DUTY MANAGEMENT INC	*	664.00	664.00 001688
-----							TOTAL FOR BANK A	128,692.19
							TOTAL FOR REGISTER	128,692.19

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/01/26	00003	2/03/26 26-046	202602 320-53800-60000	WEIR REPLACEMENT	*	175,955.80	
ALL TERRAIN TRACTOR SERVICE INC						175,955.80	000006

TOTAL FOR BANK B						175,955.80	
TOTAL FOR REGISTER						175,955.80	

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

April 30, 2026



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Storey Park
Community Development District
Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 184,671	\$ 24,108	\$ -	\$ -	\$ 208,779
Investments:					
Series 2015					
Reserve	-	-	363,634	-	363,634
Revenue	-	-	648,420	-	648,420
Interest	-	-	188,828	-	188,828
Sinking Fund	-	-	72	-	72
General Redemption	-	-	1,604	-	1,604
Prepayment	-	-	17,170	-	17,170
Series 2018					
Reserve	-	-	75,968	-	75,968
Revenue	-	-	323,208	-	323,208
Interest	-	-	244	-	244
Sinking Fund	-	-	38	-	38
General Redemption	-	-	74	-	74
Series 2019					
Reserve	-	-	121,953	-	121,953
Revenue	-	-	335,336	-	335,336
Interest	-	-	23	-	23
Sinking Fund	-	-	74	-	74
Prepayment	-	-	1	-	1
Principal	-	-	40	-	40
Series 2021					
Reserve	-	-	170,320	-	170,320
Revenue	-	-	402,526	-	402,526
Interest	-	-	30	-	30
Sinking Fund	-	-	64	-	64
Construction	-	-	-	21,203	21,203
Series 2022					
Reserve	-	-	103,659	-	103,659
Revenue	-	-	229,645	-	229,645
Interest	-	-	22	-	22
Sinking Fund	-	-	26	-	26
Construction	-	-	-	15,045	15,045
SBA - Operating	716,546	-	-	-	716,546
SBA - Capital Reserve	-	540,024	-	-	540,024
SBA - OCPS	-	31,867	-	-	31,867
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 901,217	\$ 595,998	\$ 2,982,981	\$ 36,247	\$ 4,516,443
Liabilities:					
Accounts Payable	\$ 4,843	\$ 175,956	\$ -	\$ -	\$ 180,799
Total Liabilities	\$ 4,843	\$ 175,956	\$ -	\$ -	\$ 180,799
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,219,728	\$ -	\$ 1,219,728
Assigned For Debt Service 2018	-	-	399,532	-	399,532
Assigned For Debt Service 2019	-	-	457,428	-	457,428
Assigned For Debt Service 2021	-	-	572,940	-	572,940
Assigned For Debt Service 2022	-	-	333,353	-	333,353
Assigned For Capital Projects 2021	-	-	-	21,203	21,203
Assigned For Capital Projects 2022	-	-	-	15,045	15,045
Unassigned	896,374	420,043	-	-	1,316,417
Total Fund Balances	\$ 896,374	\$ 420,043	\$ 2,982,981	\$ 36,247	\$ 4,335,645
Total Liabilities & Fund Equity	\$ 901,217	\$ 595,998	\$ 2,982,981	\$ 36,247	\$ 4,516,443

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 1,191,240	\$ 1,129,227	\$ 1,129,227	\$ -
Interest	18,000	10,500	11,573	1,073
Total Revenues	\$ 1,209,240	\$ 1,139,727	\$ 1,140,800	\$ 1,073
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,400	\$ 1,600
FICA Expense	918	536	413	122
Engineering Fees	12,000	7,000	12,548	(5,548)
Attorney	25,000	14,583	6,916	7,667
Arbitrage	1,800	600	600	-
Dissemination Agent	18,926	11,040	11,140	(100)
Annual Audit	10,200	10,200	10,200	-
Trustee Fees	17,500	14,000	14,000	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	48,668	28,390	28,390	(0)
Information Technology	1,947	1,136	1,136	-
Website Maintenance	1,298	757	757	(0)
Telephone	100	58	-	58
Postage	750	438	430	8
Printing & Binding	750	438	19	419
Insurance	8,553	8,553	7,588	965
Legal Advertising	2,500	1,458	896	563
Other Current Charges	700	408	396	13
Office Supplies	100	58	3	56
Property Taxes	-	-	153	(153)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 171,996	\$ 114,939	\$ 109,269	\$ 5,670

Storey Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<i>Operation & Maintenance</i>				
Field Management	\$ 19,467	\$ 11,356	\$ 11,356	\$ -
Property Insurance	29,179	29,179	21,520	7,659
Electric	3,000	1,750	841	909
Streetlights	263,140	153,498	132,849	20,650
Water & Sewer	56,400	32,900	26,794	6,106
Landscape Maintenance - Contract	522,093	304,554	304,554	(0)
Landscape - Contingency	20,000	11,667	2,375	9,292
Lake Maintenance	46,656	27,216	27,216	-
Mitigation Monitoring & Maintenance	13,750	8,021	-	8,021
Irrigation Repairs	25,000	14,583	21,820	(7,237)
Repairs & Maintenance	20,000	11,667	1,780	9,887
Roadways & Sidewalks	15,000	8,750	4,385	4,365
Trail & Boardwalk Maintenance	7,500	4,375	-	4,375
Dog Park Maintenance	5,000	2,917	5,340	(2,423)
Operating Supplies	1,500	875	-	875
Pressure Washing	7,500	4,375	7,500	(3,125)
Signage	8,619	5,028	10,555	(5,527)
Enhanced Traffic Enforcement	39,500	23,042	28,884	(5,842)
Contingency	1,977	1,153	-	1,153
Total Maintenance - Shared Expenses	\$ 1,105,281	\$ 656,905	\$ 607,770	\$ 49,135
<i>Reserves</i>				
Capital Reserve Transfer	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Total Reserves	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Total Expenditures	\$ 1,367,169	\$ 861,736	\$ 806,931	\$ 54,805
Excess Revenues (Expenditures)	\$ (157,929)		\$ 333,869	
Fund Balance - Beginning	\$ 157,929		\$ 562,505	
Fund Balance - Ending	\$ -		\$ 896,374	

Storey Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 51,488	\$ 110,328	\$ 76,100	\$ 829,346	\$ 28,630	\$ 33,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,129,227
Interest	1,205	912	676	1,033	2,007	2,982	2,758	-	-	-	-	-	11,573
Total Revenues	\$ 1,205	\$ 52,400	\$ 111,004	\$ 77,134	\$ 831,352	\$ 31,612	\$ 36,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,140,800
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 1,200	\$ -	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
FICA Expense	61	92	-	77	77	46	61	-	-	-	-	-	413
Engineering Fees	1,619	240	1,669	7,149	720	771	380	-	-	-	-	-	12,548
Attorney	1,272	822	212	893	553	1,291	1,875	-	-	-	-	-	6,916
Arbitrage	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	1,577	1,577	1,577	1,577	1,577	1,577	1,677	-	-	-	-	-	11,140
Annual Audit	-	-	-	-	-	10,200	-	-	-	-	-	-	10,200
Trustee Fees	3,500	-	-	-	-	-	10,500	-	-	-	-	-	14,000
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,056	4,056	4,056	4,056	4,056	4,056	4,056	-	-	-	-	-	28,390
Information Technology	162	162	162	162	162	162	162	-	-	-	-	-	1,136
Website Maintenance	108	108	108	108	108	108	108	-	-	-	-	-	757
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	117	47	27	73	9	147	9	-	-	-	-	-	430
Printing & Binding	1	3	3	-	-	7	5	-	-	-	-	-	19
Insurance	7,588	-	-	-	-	-	-	-	-	-	-	-	7,588
Legal Advertising	-	-	-	-	-	896	-	-	-	-	-	-	896
Other Current Charges	44	95	67	46	45	45	53	-	-	-	-	-	396
Office Supplies	0	0	0	0	0	1	0	-	-	-	-	-	3
Property Taxes	-	-	-	-	-	153	-	-	-	-	-	-	153
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,793	\$ 8,402	\$ 7,881	\$ 15,140	\$ 8,307	\$ 20,061	\$ 19,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,269

Storey Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<i>Operation & Maintenance</i>													
Field Management	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,356
Property Insurance	21,520	-	-	-	-	-	-	-	-	-	-	-	21,520
Electric	119	122	116	133	125	114	113	-	-	-	-	-	841
Streetlights	20,792	16,755	22,457	15,232	18,851	20,346	18,415	-	-	-	-	-	132,849
Water & Sewer	3,429	4,398	4,957	3,996	3,070	3,258	3,686	-	-	-	-	-	26,794
Landscape Maintenance - Contract	43,508	43,508	43,508	43,508	43,508	43,508	43,508	-	-	-	-	-	304,554
Landscape - Contingency	-	500	-	1,875	-	-	-	-	-	-	-	-	2,375
Lake Maintenance	3,888	3,888	3,888	3,888	3,888	3,888	3,888	-	-	-	-	-	27,216
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	6,205	-	2,836	1,947	3,287	7,546	-	-	-	-	-	-	21,820
Repairs & Maintenance	-	-	1,580	-	-	200	-	-	-	-	-	-	1,780
Roadways & Sidewalks	1,485	-	885	-	665	1,350	-	-	-	-	-	-	4,385
Trail & Boardwalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park Maintenance	685	465	2,785	1,405	-	-	-	-	-	-	-	-	5,340
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Signage	725	-	375	3,602	5,853	-	-	-	-	-	-	-	10,555
Enhanced Traffic Enforcement	3,984	3,652	4,648	3,984	3,984	4,316	4,316	-	-	-	-	-	28,884
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 107,962	\$ 74,911	\$ 97,157	\$ 81,192	\$ 84,853	\$ 86,147	\$ 75,548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607,770
<i>Reserves</i>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ 89,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,892
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 89,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,892
Total Expenditures	\$ 137,754	\$ 83,313	\$ 105,038	\$ 96,331	\$ 183,053	\$ 106,208	\$ 95,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 806,931
Excess Revenues (Expenditures)	\$ (136,549)	\$ (30,913)	\$ 5,966	\$ (19,198)	\$ 648,300	\$ (74,596)	\$ (59,140)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333,869

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Transfer In	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Interest	12,000	7,000	12,625	5,625
Total Revenues	\$ 101,892	\$ 96,892	\$ 102,517	\$ 5,625
Expenditures:				
Contingency	\$ 600	\$ 350	\$ 287	\$ 63
Capital Outlay	161,796	94,381	220,176	(125,795)
Total Expenditures	\$ 162,396	\$ 94,731	\$ 220,463	\$ (125,732)
Excess Revenues (Expenditures)	\$ (60,504)		\$ (117,945)	
Fund Balance - Beginning	\$ 548,449		\$ 537,988	
Fund Balance - Ending	\$ 487,945		\$ 420,043	

Storey Park

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 584,272	\$ 584,272	\$ -
Special Assessments - Prepayments	-	-	17,040	17,040
Interest	24,000	14,000	18,995	4,995
Total Revenues	\$ 640,298	\$ 598,272	\$ 620,308	\$ 22,036
Expenditures:				
Series 2015				
Interest - 11/01	\$ 193,669	\$ 193,669	\$ 193,666	\$ 3
Principal - 11/01	215,000	215,000	215,000	-
Interest - 05/01	188,831	-	-	-
Total Expenditures	\$ 597,500	\$ 408,669	\$ 408,666	\$ 3
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 42,798		\$ 211,642	
Fund Balance - Beginning	\$ 648,401		\$ 1,008,086	
Fund Balance - Ending	\$ 691,199		\$ 1,219,728	

Storey Park

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 235,269	\$ 235,269	\$ -
Interest	6,000	3,500	5,551	2,051
Total Revenues	\$ 254,827	\$ 238,769	\$ 240,821	\$ 2,051
Expenditures:				
Series 2018				
Interest - 12/15	\$ 82,838	\$ 82,838	\$ 82,838	\$ -
Principal - 06/15	80,000	-	-	-
Interest - 06/15	82,838	-	-	-
Total Expenditures	\$ 245,675	\$ 82,838	\$ 82,838	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 9,152		\$ 157,983	
Fund Balance - Beginning	\$ 163,519		\$ 241,549	
Fund Balance - Ending	\$ 172,671		\$ 399,532	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 226,485	\$ 226,485	\$ -
Interest	8,000	4,667	6,869	2,202
Total Revenues	\$ 246,964	\$ 231,152	\$ 233,354	\$ 2,202
Expenditures:				
Series 2019				
Interest - 12/15	\$ 75,275	\$ 75,275	\$ 75,275	\$ -
Principal - 06/15	90,000	-	-	-
Interest - 06/15	75,275	-	-	-
Total Expenditures	\$ 240,550	\$ 75,275	\$ 75,275	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 6,414		\$ 158,079	
Fund Balance - Beginning	\$ 169,500		\$ 299,348	
Fund Balance - Ending	\$ 175,914		\$ 457,428	

Storey Park

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 316,972	\$ 316,972	\$ -
Interest	10,500	6,125	8,079	1,954
Total Revenues	\$ 344,800	\$ 323,097	\$ 325,051	\$ 1,954
Expenditures:				
Series 2021				
Interest - 12/15	\$ 98,334	\$ 98,334	\$ 98,334	\$ -
Principal - 06/15	135,000	-	-	-
Interest - 06/15	98,334	-	-	-
Total Expenditures	\$ 331,669	\$ 98,334	\$ 98,334	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (8,400)	\$ (4,900)	\$ -	\$ (4,900)
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (4,900)	\$ -	\$ (4,900)
Excess Revenues (Expenditures)	\$ 4,731		\$ 226,717	
Fund Balance - Beginning	\$ 161,442		\$ 346,224	
Fund Balance - Ending	\$ 166,173		\$ 572,940	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 192,920	\$ 192,920	\$ -
Interest	5,500	3,208	4,787	1,579
Total Revenues	\$ 209,049	\$ 196,128	\$ 197,707	\$ 1,579
Expenditures:				
Series 2022				
Interest - 12/15	\$ 73,690	\$ 73,690	\$ 73,690	\$ -
Principal - 06/15	55,000	-	-	-
Interest - 06/15	73,690	-	-	-
Total Expenditures	\$ 202,380	\$ 73,690	\$ 73,690	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,000)	\$ (2,917)	\$ (4,094)	\$ 1,177
Total Other Financing Sources (Uses)	\$ (5,000)	\$ (2,917)	\$ (4,094)	\$ 1,177
Excess Revenues (Expenditures)	\$ 1,669		\$ 119,923	

Storey Park

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 459	\$ 459
Total Revenues	\$ -	\$ -	\$ 459	\$ 459
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 459	
Fund Balance - Beginning	\$ -		\$ 20,744	
Fund Balance - Ending	\$ -		\$ 21,203	

Storey Park

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 280	\$ 280
Total Revenues	\$ -	\$ -	\$ 280	\$ 280
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,094	\$ (4,094)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 4,094	\$ (4,094)
Excess Revenues (Expenditures)	\$ -		\$ 4,374	
Fund Balance - Beginning	\$ -		\$ 10,670	
Fund Balance - Ending	\$ -		\$ 15,045	

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	\$363,634	
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)
LESS: PRINCIPAL PAYMENT 11/1/25		(\$215,000)
CURRENT BONDS OUTSTANDING		\$7,460,000

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	\$75,968	
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)
CURRENT BONDS OUTSTANDING		\$3,375,000

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	\$121,953	
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)
CURRENT BONDS OUTSTANDING		\$3,530,000

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	\$170,320	
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)
CURRENT BONDS OUTSTANDING		\$5,515,000

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	\$103,659	
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)
CURRENT BONDS OUTSTANDING		\$2,950,000

Storey Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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%

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
11/10/25	ACH	\$7,031.29	\$369.14	\$0.00	\$0.00	\$6,662.15	\$2,801.74	\$1,449.64	\$583.73	\$561.94	\$786.44	\$478.66	\$6,662.15
11/20/25	ACH	\$14,198.00	\$1,459.99	\$567.92	\$0.00	\$12,170.09	\$5,118.08	\$2,648.14	\$1,066.33	\$1,026.52	\$1,436.64	\$874.39	\$12,170.10
11/25/25	ACH	\$107,915.12	\$0.00	\$4,316.58	\$0.00	\$103,598.54	\$43,567.94	\$22,542.43	\$9,077.19	\$8,738.27	\$12,229.46	\$7,443.26	\$103,598.55
12/05/25	ACH	\$136,596.26	\$0.00	\$5,463.84	\$0.00	\$131,132.42	\$55,147.20	\$28,533.64	\$11,489.68	\$11,060.68	\$15,479.74	\$9,421.49	\$131,132.43
12/15/25	ACH	\$30,403.41	\$0.00	\$1,216.14	\$0.00	\$29,187.27	\$12,274.59	\$6,350.98	\$2,557.36	\$2,461.87	\$3,445.46	\$2,097.02	\$29,187.28
12/22/25	ACH	\$0.00	\$0.00	\$0.00	\$1,500.99	\$1,500.99	\$631.24	\$326.61	\$131.52	\$126.60	\$177.19	\$107.84	\$1,501.00
12/22/25	ACH	\$104,711.52	\$0.00	\$4,188.45	\$0.00	\$100,523.07	\$42,274.56	\$21,873.23	\$8,807.72	\$8,478.86	\$11,866.41	\$7,222.29	\$100,523.07
01/15/26	ACH	\$188,495.69	\$0.00	\$7,539.80	\$0.00	\$180,955.89	\$76,100.25	\$39,374.94	\$15,855.15	\$15,263.16	\$21,361.23	\$13,001.16	\$180,955.89
02/13/26	ACH	\$2,054,238.90	\$0.00	\$82,169.60	\$0.00	\$1,972,069.30	\$829,345.60	\$429,110.67	\$172,790.50	\$166,338.92	\$232,796.10	\$141,687.50	\$1,972,069.29
03/13/26	ACH	\$0.00	\$0.00	\$0.00	\$4,922.13	\$4,922.13	\$2,069.98	\$1,071.03	\$431.27	\$415.17	\$581.04	\$353.64	\$4,922.13
03/13/26	ACH	\$65,786.97	\$0.00	\$2,631.48	\$0.00	\$63,155.49	\$26,559.78	\$13,742.26	\$5,533.61	\$5,327.00	\$7,455.29	\$4,537.54	\$63,155.48
04/15/26	ACH	\$82,288.45	\$0.00	\$3,019.92	\$0.00	\$79,268.53	\$33,336.05	\$17,248.37	\$6,945.42	\$6,686.09	\$9,357.38	\$5,695.22	\$79,268.53
05/15/26	ACH	\$83,466.21	\$0.00	\$2,576.92	\$0.00	\$80,889.29	\$34,017.66	\$17,601.03	\$7,087.43	\$6,822.80	\$9,548.71	\$5,811.66	\$80,889.29
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,875,131.82	\$ 1,829.13	\$ 113,690.65	\$ 6,423.12	\$ 2,766,035.16	\$ 1,163,244.67	\$ 601,872.97	\$ 242,356.91	\$ 233,307.88	\$ 326,521.09	\$ 198,731.67	\$ 2,766,035.19

97.63%	Net Percent Collected
\$ 67,057.21	Balance Remaining to Collect

SECTION D

SECTION 1

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Storey Park CDD - Hammock Park Soil Samples
Date: May 26, 2026 at 7:43 PM
To:

Begin forwarded message:

From: "Garcia, Abdias"
Date: May 13, 2026 at 3:24:29 PM EDT
To: Shane Bradley
Cc: Chris Arnold
Subject: Storey Park CDD - Hammock Park Soil Samples

Good afternoon,

Our soil samples came back for Storey Park CDD - Hammock Park location. These results show that the park area has Take all root rot and grey leaf spot, hence the decline and inability to show signs of progression with the service calls we have done. We will be applying a round of Heritage fungicide along with Sol PO MAG to help with root structure and cure the grey leaf spot. There is no true cure to Take all root rot disease as it lives in the soil and comes in and out of dormancy based on time of year and weather patterns. If another round of heritage and Sol PO MAG is requested, I can provide an additional proposal for treatment and would recommend it being done in roughly 6-8 weeks after this application being done by us.

I would not recommend re sodding this turf with St Augustine as it is soil based and will remain in the soil even if new sod is put down. Bahia may be an option, but you still have the risk of it being affected as well as this affects all warm season's turfs.

Please see attached soil samples and some information regarding Take all root rot.

Thank you,

Abdias Garcia
Senior Business Development
Orlando Market

Pest Control Operator JF287008

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Take-all Root Rot¹

M. L. Elliott and P. F. Harmon²

Other Names: Bermudagrass decline

Pathogen: *Gaeumannomyces graminis* var. *graminis*

Turfgrasses Affected: All warm-season turfgrasses.

Occurrence: The pathogen very common on warm-season turfgrass roots. High rainfall and stressed turfgrass trigger the disease. It is observed during the summer and early fall months when Florida receives the majority of its rainfall. Prolonged periods of rainfall are most conducive to this disease. *Any* stress placed on the turfgrass can encourage or worsen the disease.

Symptoms/Signs: This is a root rot disease (Figure 1). Damage to the roots prevents the turfgrass from efficiently obtaining water or nutrients from the soil. The plant is also unable to store the products of photosynthesis. The fungus does not attack leaves. Symptoms observed on the leaves are the result of pathogen activity on the root system.

Initial activity of the fungus on the roots can only be observed by looking at the roots. If the turfgrass is not stressed, or if it is under low levels of stress, leaf symptoms may never be observed. However, under high stress conditions, symptoms can appear on the leaves. By the time the leaf symptoms appear, the pathogen has been active on the roots for at least two to three weeks—probably longer.

Initial symptoms aboveground are irregular, yellow (chlorotic) or light green patches ranging in diameter from a few

inches to a few feet. Roots are initially thin and off-white in color with isolated black lesions. Eventually, roots become very short, black, and rotted. Stolons and rhizomes may have black lesions and, under severe disease conditions, begin to rot. Entire plants may die, resulting in irregular patches of thinning grass, and if the rot is not controlled, bare patches may develop (Figures 2). Under a microscope, black strands of fungi (runner hyphae) and special structures called hyphopodia are visible on the outside of the roots, stolons, and rhizomes (Figure 3).



Figure 1. St. Augustinegrass roots rotted due to take-all root rot.

Cultural Controls: This disease is very difficult to control once the aboveground symptoms are observed. Therefore, measures that prevent or alleviate stress are the best methods for controlling the disease or, at least, decreasing the

1. This document is SS-PLP-16, one of a series of the Plant Pathology Department, UF/IFAS Extension. Original publication date May 1991. Revised August 2014. Reviewed August 2018. Visit the EDIS website at <http://edis.ifas.ufl.edu>.

2. M. L. Elliott, professor, Plant Pathology, Fort Lauderdale Research and Education Center; and P. F. Harmon, associate professor, Plant Pathology Department, UF/IFAS Extension, Gainesville, FL 32611.

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U.S. Department of Agriculture, UF/IFAS Extension Service, University of Florida, IFAS, Florida A & M University Cooperative Extension Program, and Boards of County Commissioners Cooperating. Nick T. Place, dean for UF/IFAS Extension.

potential damage. Stress on turfgrass can result from many factors and are addressed below.



Figure 2. Early aboveground symptoms of take-all root rot.



Figure 3. Turfgrass death caused by take-all root rot.

The turfgrass *must* be mowed at the correct height during the summer (Figure 4). Turfgrass should be mowed as frequently as necessary so that only one third of the leaf tissue is removed during any one mowing event. Removing too much of the leaf tissue in a single mowing, or scalping the grass, damages the growing point.



Figure 4. Healthy bermudagrass (green strip at top) cut at the correct height compared to severely diseased bermudagrass (bottom) cut too low.

Nitrogen applications should be balanced with equal amounts of potassium. For every pound of nitrogen applied, an equal amount of elemental potassium should be applied. Slow-release nitrogen and slow-release potassium sources should be used. Nitrate-nitrogen products and quick-release urea products (e.g., uncoated urea) should be avoided. If slow-release potassium is not readily available, then quick-release potassium can be applied to the turfgrass between nitrogen applications. Extra potassium may be useful in late summer and early fall. Micronutrients, especially manganese, should also be applied in the sulfate form as foliar applications. When the disease is active, the roots do not function properly and are unable to obtain nutrients efficiently from the soil. In order to ensure nutrient absorption, frequent foliar (leaf) feeding of all nutrients (N, P, K, and micronutrients) in small amounts is necessary if the root system is severely damaged.

Lime should not be applied to the turfgrass. For centipedegrass, it is acceptable to apply elemental sulfur or iron sulfate to lower the soil pH to below 5.5, but this should not be done with other turfgrasses.

St. Augustinegrass is especially sensitive to herbicides. Even when herbicides are applied correctly, there is some stress placed on St. Augustinegrass. It is possible to manage turfgrass to limit weeds using cultural management techniques and minimal amounts of herbicides. Herbicides should always be applied according to the label instructions. The “Weed Management in Home Lawns” (<http://edis.ifas.ufl.edu/ep141>) publication provides more information on weed control and appropriate herbicide application.

Chemical Controls: Preventative fungicide options include azoxystrobin, myclobutanol, propiconazole, pyraclostrobin, thiophanate methyl, and triadimefon. These fungicides are not as effective as the use of cultural controls once the disease symptoms are observed. These fungicides are best used preventively, meaning they must be applied prior to symptom development. Fungicides can be applied at least one month prior to the time when aboveground symptoms are normally observed. Application should continue once a month until the weather is no longer conducive to disease development. These fungicides should be lightly watered into the root zone immediately after application.

The UF/IFAS Extension Electronic Data Information Source (EDIS) website of the can be referenced for a homeowner’s guide to turfgrass fungicides (http://edis.ifas.ufl.edu/document_pp154). Fungicide labels indicate site application restrictions, as some fungicides cannot be used on residential lawns. Caution should be exercised when

applying DMI (demethylation-inhibiting) fungicides, as they have shown the potential to damage bermudagrass turf. Label directions and restrictions for all pesticides must be followed as required by law. The presence of a fungicide on this list does not constitute a recommendation.

The “Turfgrass Disease Management” section of the *Florida Lawn Handbook* (<http://edis.ifas.ufl.edu/lh040>) can be referenced for explanations of cultural and chemical controls.