

*Storey Park Community
Development District*

Agenda

July 7, 2026

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 30, 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, July 7, 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 June 2, 2026 Meeting
4. Consideration of Resolution 2026-05 Declaring Vacancies in Certain Seats
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - ii. Discussion of Pond K-1 Wetland Trail Overflow
 - iii. Discussion of Pond K-1 Weir Repair
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. Consideration of Proposal for Hammock Park Bahia Sod Installation
 - ii. Discussion of Turf Disease Assessment Report
6. Public Comment Period
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date - August 4, 2026
10. Adjournment

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

Sincerely,



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, June 2, 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
Matthew Antolovich	Vice Chairman
Travis Smith	Assistant Secretary
Ricardo Garcia <i>by phone</i>	Assistant Secretary
David Grimm	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich <i>by phone</i>	District Counsel
Robert Petillo	District Counsel
Cameron Roberts <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Karley Chambers	GMS
Shane Bradley	OmegaScapes
Chris Arnold	OmegaScapes

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 May 5, 2026 Meeting

Mr. Showe: The next item is approval of minutes of the May 5, 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 May 5, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll move with Staff Reports and we'll start with District Counsel.

Mr. Petillo: Nothing for us this month but let us know if you have any questions.

B. Engineer

Mr. Showe: The next item is the District Engineer. Are there any updates on your side, Cameron?

Mr. Roberts: No.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Next is the District Manager's Report and we'll start with the Check Register. In your General Fund, we have Checks #1673 through #1688, Capital Reserve Check #6 and May payroll, for a total of \$305,282.17. I will note that the large check out of the capital, was for the weir replacement work that was done. Alan and I can answer any other questions you have or we can look for a motion to approve.

On MOTION by Mr. Boermans seconded by Mr. Antolovich with all in favor the April 28, 2026 through May 26, 2024 Check Register in the amount of \$305,282.17 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that, is your Balance Sheet and Income Statement. No action is required by the Board. In our General Fund, we are about \$50,000 better than budget to actuals and 98% collected on our assessments. So, we're in really good shape overall.

D. Field Manager's Report

Mr. Showe: With that, we'll turn it over to Alan for the Field Manager's side.

Mr. Scheerer: We got some good news. It looks like we're anticipating getting our meter for the Stanza entrance by next week. The holes have all been backfilled. The trench has been buried, so that's a good sign and I'll get with Shane about redoing the landscaping, once all the lights have been tested on that. The Charade dog park work is complete. Shane and I are trying to determine what the next time frame will be for the Philosophy dog park and then we'll move into

the other ones. We had a depression over by a manhole off of Prologue Avenue. I know the Engineer was looking at that. We authorized him to go ahead and start taking a look at that. It's a pretty good size and it looks like it may be growing. So, we're hoping to get that resolved as quickly as possible.

**Mr. Smith joined the meeting in person at this time.*

i. Discussion of Hammock Park Soil Samples

Mr. Scheerer: I've been working with Mr. Shane Bradley with OmegaScapes. This is Mr. Chris Arnold. If everybody doesn't know Chris, he is the Branch Manager for OmegaScapes. The reason why they're here, is we have developed what's known as take-all root rot in the Hammock Beach Park off of Satire Street. They completed the soil tests. The results of the soil test is in the agenda. A little bit of backup on take-all root rot and some of the problems that you can have with that. I have them here to hopefully answer any questions or to speak about what our next steps and our remedies are, if any. I think that the St. Augustine sod that's in there, is pretty much toast and we're going to have to come up with some other alternative plans for landscaping that park. So, Shane or Chris, if you guys want to kind of over give us an overview of what the take-all root rot is, why we have it and what our next steps are, that would be great.

Mr. Bradley: Well, actually, it's a fungus that gets into the root system and doesn't let the plant take up nutrients, water or any fertilization to it. It doesn't let any nutrients get to it. It's born in the soil, which over time can come into your soils, which is what happened, because we didn't have a lot of problems and all of a sudden it just took off.

Mr. Arnold: Yeah.

Mr. Bradley: So over time you can develop that disease into your soils and turf.

Mr. Boermans: But is it just localized to that area? Does it spread?

Mr. Bradley: No, it could spread.

Mr. Scheerer: Into resident yards, maybe?

Mr. Bradley: Yeah. Oh, yeah, absolutely.

Mr. Arnold: It's in the soil.

Mr. Boermans: Is there something that TruGreen is responsible for?

Mr. Bradley: No, there's nothing that they could be held responsible for. That's an act of Mother Nature, that they can't really control or know when this is going to come about. So, it's hard for them to say. If your grass is doing well and you're doing well and then all of a sudden

you start seeing decline, that's what we started seeing. That's why we decided to do the soil samples. That's when we came back and found out it was all take-all root rock. I had a property up in Timucuan one time. This dates back probably about 15 years ago. We kept having the same problem. This is kind of new to everybody. We were like, "*What's going on?*" We finally found out it was this and it just spread throughout the entire community.

Mr. Scheerer: Jason and I had the same problem at a property in Tampa called Dupree Lake CDD. We had to work with that landscaper to remove the sod and redo everything in that area.

Mr. Arnold: There's no chemical that will take care of it. It'll just hold it down.

Mr. Bradley: It's expensive. St. Augustine's roots are shallow. They grow more on the top. It doesn't mean Bahia can't get it, but it is more susceptible to it. Their roots go deeper. It can work itself out of it, if it does get it, but Bahia doesn't need a lot of water.

Mr. Antolovich: What about replacing the soil?

Mr. Arnold: You have to scrape down.

Mr. Bradley: You would have to go down six feet.

Mr. Antolovich: I didn't know if it was a shallow surface level thing.

Mr. Scheerer: You could put it on the trail in Parcel K and try to build a little bit. Just kidding. Sorry, guys. You have to build a footbridge to get over the swamp land.

Mr. Bradley: So, St. Augustine needs water. Right? Everybody knows, as they have St. Augustine at their house. It produces a lot of water, especially when we get hot. Bahia doesn't need a lot of water. Even if it looks dry, if you get a little bit of water, it comes back. This disease thrives on water.

Mr. Arnold: And fertilizer.

Mr. Boermans: What is the cost to replace it?

Mr. Bradley: We don't know yet. We actually got a guy to give us an estimate.

Mr. Arnold: He's there right now. He's been out there, so we'll get a price for you.

Mr. Scheerer: We're getting some measurements right now and the plan is to bring that back to this Board at next month's meeting.

Mr. Antolovich: Replace the Bahia?

Mr. Scheerer: Yeah, that sounds like the recommendation from our landscape team. I trust them explicitly with the direction that they're going to give us on this. It's either that or you live with the dirt.

Mr. Arnold: It's either that or you put plants there. It costs way more than it is to put the Bahia there.

Mr. Scheerer: Then it would steadily probably work its way back into the St. Augustine that's yet to be infected. The best plan would be to let OmegaScapes go ahead and get their numbers together and we'll bring it back to you folks.

Mr. Smith: Is there any way to box it in or is there other soil around?

Mr. Scheerer: Is it an airborne disease? You're going to have a dog over there, right? I imagine if the dog is digging in the stuff and he goes back to the yard, maybe.

Mr. Bradley: Yeah, if the dog gets it on his paws. Then just a little spore or whatever is in that fungus.

Mr. Scheerer: That is something that the HOA needs to be aware of too.

Mr. Bradley: So, they went ahead and did a treatment, which is not an open scope for that type of fungicide. We have fungicides that are built into your whole community, but not that type of fungicide, because it's so costly. Not a lot of people put those into their contracts, because it's not cost effective.

Mr. Scheerer: That's rare.

Mr. Bradley: There are cases out there, but it just unfortunately happens there.

Mr. Scheerer: If you haven't been by Hammock Park in a while, you'll see some of the site conditions that are in this handout. That's currently happening, especially when you walk in from Satire Street on that right hand side, you can see where it's slowly starting to deteriorate.

Mr. Antolovich: So, we can replace it with Bahia, which might not be as effective, but then it can spread. Do we just pray that it doesn't spread everywhere?

Mr. Scheerer: Actually, that's a good question. If we go ahead and pull out all of the sod, is there a step after the sod's been cut and removed, to treat the soil and then re-lay the new sod? That's going to prohibit or cut back the chance of it spreading to other yards. Is that kind of where you're going with that?

Mr. Antolovich: If we remove the sod and put straw down or something down that's not grass.

Mr. Bradley: So, the chemical that they use, could last for six months and help keep everything at bay, but then six months later, you have to do another application.

Mr. Arnold: Twice a year.

Mr. Bradley: It's twice a year, to keep that down at bay. The chemical is expensive.

Mr. Arnold: Yeah.

Mr. Bradley: The problem is the Bahia, once it's down there, it is probably unlikely for any of it to spread in that area. You know what I mean? It shouldn't spread. You're going to have other brand-new sod on top.

Mr. Boermans: I think it's transferable by the mower as well. Right?

Mr. Bradley: Everything is transferable, if it had it on the edger, just by edging it. Back when they had the citrus canker, they made everybody spray down their mowers and go around. Orange County went out there and it didn't do anything.

Mr. Antolovich: So, we put Bahia down and hope that it doesn't...

Mr. Bradley: Yeah. That's right. Because Bahia takes less water. That type of turf doesn't need that.

Mr. Scheerer: It contributes to the fungus growth.

Mr. Bradley: So, less water. If you have more water, it's going to spread the fungus more.

Mr. Antolovich: But you can't just let it be dirt and die off?

Mr. Grimm: We don't want to let it be dirt either.

Mr. Bradley: If you see mushrooms pop up in your yard, nine times out of ten there's something old underneath there. Something that was there when they built the house. That's how mushrooms form. But there's nothing that really even controls mushrooms either. It's a fungus.

Mr. Arnold: For your property you can see that the Bahia does pretty good job out there. You don't have any issues with Bahia.

Mr. Bradley: Look at Dowden Road. We kind of let that go to seed. The ponds all look really good over there. You should be mowing Bahia around 3 to 4 inches. The same with St. Augustine.

Mr. Scheerer: David, did you have a question?

Mr. Grimm: Well, I'm reading.

Mr. Scheerer: Without your glasses?

Mr. Grimm: I'm trying. When I started reading these chemical names, I was like, "Oh."

Mr. Boermans: What can we do with Epic Park, with the area between the sidewalk?

Mr. Scheerer: We'll get to that in a second. We have a plan.

Mr. Boermans: Yeah, of course.

Mr. Scheerer: If we could just kind of focus on this mess first. There is a plan to replace the sod between the sidewalk and curb at Epic Park, just so you know. I'm just waiting on Shane.

Mr. Antolovich: Just because we have a fiduciary responsibility. It says for chemical controls, "*Preventative fungicide options include a list, once a month.*" While they say these fungicides are not as effective as the use of cultural controls, once these symptoms are observed... So, when you say there's no treatment, this document says otherwise.

Mr. Bradley: I didn't say that there was no treatment. There is a treatment. I just said there's not a cure for it. It's expensive treatment.

Mr. Arnold: You're looking at about \$7,000.

Mr. Antolovich: Is there something that triggers it?

Mr. Bradley: No, because it's not this type of fungicide that they normally apply to a Request for Proposals (RFP) or what we use in normal terms. We don't usually go out and treat the take-all root rot, because it's not probably the systemic fungicide that stays in the soil and needs to latch on to something. Does that make sense? This kills it and stays there for a little while and prevents it. Then six months later, it can come back. It keeps the fungicide at bay. He used a Heritage one and I forget the other name of the other chemical that they put down in that park area.

Mr. Smith: The fungicide that they used, are they okay for pets?

Mr. Bradley: That's why signs are there. If you dig around, that's a different story. I wouldn't be on there, but after at least 24 to 48 hours it should be fine for pets.

Mr. Smith: If it's in the soil, again, because I know both sides of the park, you have neighbors that are right there.

Mr. Antolovich: Yeah.

Mr. Bradley: We want to have turf up to their shrub line.

Mr. Antolovich: Yeah.

Mr. Bradley: To keep it in there, because the rest have shrubs that are blocking that.

Mr. Smith: Should we inform them somehow, just so they know, because we're going to take it out?

Mr. Boermans: What side did it start on? The outside?

Mr. Arnold: It actually started in the center.

Mr. Scheerer: It started in the center by the sidewalk and it's starting to work its way out towards the mulch beds.

Mr. Arnold: You can see by the curve, some of the easement by the curve is still good. It hasn't technically got it yet, but eventually it will.

Mr. Bradley: The way that I see it, it looks like it's not getting enough water. Right? Then we put more water to it and then now it ramped it up even worse, because now you're, *"Oh Wow it looks dry. I need to pump more water. Why is it turning yellow? It's turning yellow, because something is wrong with it."*

Mr. Boermans: Same with chinch bugs.

Mr. Bradley: Well, chinch bugs make it look like it's on fire.

Mr. Arnold: Yeah, they could be taken care of.

Mr. Smith: But then the last question would be, should we close it until we make a decision or until some of these areas are done?

Mr. Scheerer: Well, that's a hard way to try to close that park. We don't really have a way to close sections off.

Mr. Smith: Maybe just put up a sign or something

Mr. Scheerer: Saying, *"Keep Off The Grass"* or *"Don't Smoke The Grass."*

Mr. Smith: Can we do something? I'm close to that park. A lot of times people are there with their dogs and their kids. Is that going to transfer to other people's yard or to our other CDD property?

Mr. Antolovich: The other question is, does it transfer that easily to warrant closing off the park?

Mr. Bradley: I don't think it transfers that easy.

Mr. Scheerer: Plus, you've already done a treatment.

Mr. Bradley: The treatment's already been done.

Mr. Scheerer: We could possibly authorize a second treatment, until we get the numbers back, if we had to. That will keep it at bay.

Mr. Boermans: Is this something like a long-term project, that we don't have to decide today?

Mr. Scheerer: Well, I think the goal would be to bring it...I'm sorry, Jason.

Mr. Showe: Certainly, if the Board chose, you could continue the treatments like they said, if you're willing to pay the expense. But I think what they're saying, is in the long term, it's going to be better just to replace it, value-wise.

Mr. Boermans: What I'm trying to say is, should we allocate money now towards this project or do we have enough time to do it during the next meeting when we have a price?

Mr. Scheerer: Can they allow the Chair to authorize?

Mr. Showe: If we had a ballpark, we could have the Board approve a not-to-exceed amount.

Mr. Grimm: This is not something that is fixed.

Mr. Bradley: That's what I said.

Mr. Scheerer: But we don't want to put St. Augustine back due to the nutrients.

Mr. Grimm: We definitely don't want St. Augustine.

Mr. Bradley: The good thing about Bahia, it's not the fix, but the roots go deeper. It can work itself out of it and you don't have to put a lot of water to Bahia, which helps that fungus grow fast.

Mr. Scheerer: So, I think our recommendation at this time, is once we get the numbers, we just bring it back to the Board.

Mr. Showe: Hopefully the treatment that they already applied, will cover for the next month.

Mr. Scheerer: Yeah.

Mr. Arnold: We're just as surprised as you guys are.

Mr. Bradley: It goes back at bay in the Winter months, because it's drier. It's not as wet and then it kind of keeps itself at bay.

Mr. Antolovich: Looking at their email from May 13th, they had that treatment. If we do an additional treatment, it should be roughly done in six to eight weeks. That would be around the time of our next meeting. So, it sounds to me that we don't know how much replacing sod is going to be, so we can't necessarily approve that. In the meantime, it sounds like we should at least agree to the next round of treatment.

Mr. Showe: If it's needed. Do you guys even think another round is needed before July?

Mr. Bradley: My recommendation is, if you're going to go and put money towards something, it would be better, because it doesn't guarantee anything. Me personally, if I was doing it, I would rather put the money towards putting the Bahia down.

Mr. Scheerer: We don't know what that number is yet.

Mr. Bradley: I know, but they're going to get it pretty quick. We should have it within the next couple of days.

Mr. Antolovich: But we won't meet until next month.

Mr. Bradley: But it just got treated, so you still have a month to go. It was treated on the 13th of May. You'll be right around that.

Mr. Scheerer: Our next meeting is not until July.

Mr. Arnold: I got some numbers from TruGreen for another round of spray. But he also added top dressing. They can top dress and do that spray.

Mr. Antolovich: We replaced sod before. Rough guess, what do you think the cost to replace is?

Mr. Arnold: This is not an estimate or anything. I'm just going to take a guess. It is semi-full over there. It is a big park. I'm going to guess six semi-fulls. I'm just guessing.

Mr. Scheerer: How much per semi-full? I don't think it will take that much. It's a lot of grass.

Mr. Arnold: It's a lot of grass. That's a lot of area to cover. The flatbed semis?

Mr. Scheerer: Yeah.

Mr. Antolovich: It is less than 73,000 square foot. How about that?

Mr. Grimm: There are 48 in a pallet.

Mr. Arnold: 450 square foot pallets. That's just me guessing.

Mr. Bradley: Yeah, if I had to guess, I would say three semi-fulls.

Mr. Arnold: Just for my sake of being new.

Mr. Scheerer: \$4,000.

Mr. Arnold: Do you guys contract TruGreen to fertilize?

Mr. Scheerer: They do our pest control.

Mr. Arnold: So, it's not a separate contract.

Mr. Scheerer: Correct. The fertilizer and pest are part of the landscape contract with the provider.

Mr. Grimm: Because it talks about initial symptoms that are visible above, in this document that you shared with us.

Mr. Bradley: Right. That's what I'm saying. When you start seeing a little bit of yellowing, you think it needs more water. People will tend to over water.

Mr. Arnold: When I saw the yelling, I went to the clock and it was only on one day a week. There wasn't over watering, because we're still coming out of that cold weather to hot weather. It was one day a week. It wasn't like it was running seven days. So, I got with TruGreen immediately. They came out and we started spraying it. But then they realized that we need a soil sample. This is where all of this started, from a little patch to get bigger and bigger.

Mr. Grimm: This was originally publicized in 1991.

Mr. Arnold: It's still the same.

Mr. Grimm: This isn't a new thing. Right?

Mr. Bradley: Right. That's what I'm saying, 20 years ago, when I was at another property in Timacuan.

Mr. Grimm: So, a company like TruGreen should be able to kind of have some experience.

Mr. Arnold: All companies have that. All companies have been dealing with that at some point.

Mr. Grimm: So, they should have recognized it before.

Mr. Arnold: Without the soil sample, they wouldn't have. Without a soil sample, you can't tell. It's a soil-based issue, so you can't really recognize it until you do a soil sample.

Mr. Grimm: My question is, when was this first visible to TruGreen or your company?

Mr. Bradley: When did I send it to you?

Mr. Grimm: Not first sent an email. When was it first identified?

Mr. Arnold: I noticed it and called TruGreen, way before the 12th of May and said, "*Hey, I started seeing some yellowing, what is going on?*" He said, "*Let me take a look at it.*" They sent a guy out. They applied a fungicide. They thought it was a fungus problem. So, I said, "*Hey, the water is only on one day a week.*" He said, "*Keep it at one day a week.*" It went from that to doing a soil sample to doing where we're at right now.

Mr. Scheerer: So, it's been a couple of months.

Mr. Arnold: It's been a couple of months or so. It happened so quickly. We ride weekly, so we kind of noticed it gradually and it's like, "*What's going on?*" But yeah, they would have never known until we turned the soil sample in.

Mr. Smith: What's the other part that really recovered big time? The mailbox part.

Mr. Bradley: Oh, the mailbox part was ten times better, but it was only a little bit.

Mr. Scheerer: That's Bahia grass too.

Mr. Bradley: It's got a mixture of stuff in there.

Mr. Smith: That's St. Augustine.

Mr. Arnold: There is a mixture of grass in that park.

Mr. Bradley: The park has St. Augustine. But anyways, that started yelling a little bit too that one time we were back there.

Mr. Grimm: So, I'm going to say it's a mixture of grass.

Mr. Arnold: Yes.

Mr. Smith: Are they waiting for us to consider the cost beforehand, without having a separate meeting or authorize the Chair?

Mr. Arnold: I could have a cost tomorrow.

Mr. Scheerer: Well, it doesn't do us any good, once the meeting is adjourned.

Mr. Antolovich: It's a lot of money to authorize.

Mr. Smith: No, but question is, can we have something in turn? Because yeah, to me, we are paying \$7,000 and then we're still going to have to come back and spend \$50,000. It's just like throwing money down the drain.

Mr. Antolovich: That's my point, if the current treatment lasts six to eight weeks, through the next meeting.

Mr. Smith: But that's still \$7,000 that we're going to still have to pay.

Mr. Antolovich: No, what I'm saying is, it's already applied. So, if we don't need to apply another treatment.

Mr. Scheerer: I say you wait until we get the number. I don't think waiting until July is going to hurt us.

Mr. Antolovich: No.

Mr. Scheerer: We'll get more information and provide that to the Board in advance of the meeting.

Mr. Showe: Yeah, today was more just of an intent to kind of get you prepped on the issue and give you some information.

Mr. Smith: Maybe if we can, because again, when I think about the decision, what we're facing is either the cost of, I don't know if this is a monthly \$7,000 or if there is a different treatment that can go a little bit longer or replacing the grass.

Mr. Scheerer: You're going to spend the amount on chemical a lot faster than waiting to put the sod down.

Mr. Arnold: You would have to do it twice a year.

Mr. Boermans: I think what's more important, especially for us, it is important to know whether we are talking about \$10,000, 50,000, 100,000 or 150,000.

Mr. Antolovich: We will find out at the next meeting.

Mr. Smith: But I guess the one thing that I'm missing, is are we finding a real option? So, like, what I'm hearing today, of course I want to know the amount. But it is one thing to say. *"We're going to go to the next meeting and at the next meeting you are going to tell us it's \$50,000 and we have no choice."* Or we're going to go to the next meeting and there's going to be an option. So that's what I'm trying to just get a sense for, as we come into it. Because what I'm hearing is that at the next meeting, yes, we'll have more information, but we're going to have to...

Mr. Arnold: There are two options: Option A, you keep spending money on spraying the chemical to hold it down and the grass isn't going to look any better or Option B is to replace it.

Mr. Smith: Yeah. I'm just trying to frame it.

Mr. Bradley: Option C is we just leave it alone.

Mr. Grimm: Option C is that TruGreen pays for it. Because I'm still not okay with just saying it shouldn't have been handled, at least addressed and seen by them. We're all just saying, *"Alright, the CDD has to pay for this."*

Mr. Bradley: So, it's the same thing with lethal yellowing on Palm trees, lethal bronzing.

Mr. Scheerer: Lethal bronzing, yeah.

Mr. Bradley: There's nothing you can do for it. When the Palms die, those are \$10,000 Palm trees.

Mr. Grimm: Well, we're talking about grass right now.

Mr. Bradley: It's the same thing. It's a disease that you can't control or don't know until it's too late when you get it.

Mr. Grimm: Because in my opinion, you pay for a company to manage your grass, just like I would at my own house. Since day one, I've had the same company managing my grass. I call them up, they manage it. If there's an issue, they take care of it. If it's something that they can't fix, then they're going to replace my grass. Period.

Mr. Scheerer: It sounds like we need to have a conversation with TruGreen.

Mr. Showe: Yeah.

Mr. Antolovich: We need to find out what our contract specifies with the OmegaScapes and then it would be between the OmegaScapes and TruGreen.

Mr. Showe: Yeah.

Mr. Antolovich: Because we don't have a contract with TruGreen.

Mr. Grimm: I don't disagree.

Mr. Showe: Yeah.

Mr. Grimm: So, I'm trying to make sure that we take our responsibility to represent the residents of Storey Park and we just don't say, *"Alright, we're going to pay for it."*

Mr. Bradley: Oh, no, no, no, no.

Mr. Smith: I'm not saying that.

Mr. Grimm: That's what I heard so far.

Mr. Smith: I just want to understand what the options are for the next meeting.

Mr. Grimm: The options were to replace it or keep paying to have it treated.

Mr. Smith: Yeah, but we also have management here to help us say, *"Okay, what does the contract say?"*

Mr. Antolovich: My next question would be, what does the contract say? We don't have it here in front of us and there's no decision being made right now.

Mr. Grimm: Well, there is in a way. It's paying for another month of the fungicide treatment, which is \$7,000.

Mr. Smith: No, no, no. We just said we're going to pay for that. It's already been applied.

Mr. Garcia: They did it for free already.

Mr. Smith: My objection was to say, I wouldn't pay for another month without having options, because it's just pushing the can down the road and paying \$7,000 without having any options.

Mr. Grimm: Then the other question is, as I read this, it's like a two-to-three-week period of something. There is a once-a-month application that it recommends, until the weather is no longer conducive to disease. Obviously, we're in the thick of that, right?

Mr. Bradley: Oh, yeah.

Mr. Grimm: Is the initial treatment more expensive? Obviously, you said they did it for free, but would the subsequent treatments be less money or more money? I'm just curious.

Mr. Bradley: Well, we'll double check.

Mr. Arnold: The next time they treat it, if they have to do it again, he told me that they would add some top dressing. It's going to be included with that \$7,000. What they're going to do is top dress it.

Mr. Bradley: With Command soil.

Mr. Arnold: Yeah. We could put Command on it and it might look good for a little while, but next year it might come back and look horrible again and then you're back to square one.

Mr. Grimm: The reality of the situation is, considering I've heard the fact that the soil below the properties of Storey Park is bad anyway, where else is going to pop up? What's the risk factor?

Mr. Bradley: I can't say.

Mr. Grimm: I know you can't.

Mr. Bradley: I'm not a crystal ball.

Mr. Grimm: These are questions that come through my mind.

Mr. Bradley: Well, the problem is, go look at Phase K.

Mr. Garcia: I'm in Phase K.

Mr. Bradley: How many years has that first phase been there? The first phase where the main clubhouse is. How old is that?

Mr. Antolovich: 2015 or 2016.

Mr. Bradley: So, it's almost 10 years old. Over time, when they destroy and come through and build homes and all of that stuff, they uproot a lot of soil. Right? It takes some time, over time, after you pay for your house, he pays for his house. Once they put fungicides and

chemicals down, the turf gets a little bit better. That's why that phase looks a lot better over time. It gets better over time. Stuff stabilizes. Phase K has been a nightmare since we took it over.

Mr. Grimm: I don't disagree.

Mr. Antolovich: It's been a nightmare. We got handed a raw deal on that whole property over there, with the turf conditions and all of that over there. It's been bad. It is just nothing that we can control. You have signal grass that grows up through everybody's neighborhood through there. You know what that is? It's a big grassy weed that pops up through it. It's hard to kill that. Very hard. It's all throughout the entire neighborhood. There are people that re-sodded their yards.

Mr. Grimm: Talking about people in their yards. I started having it treated the day we moved in and it's fine. But there are plenty of yards that don't and it's probably because they've never had it treated. Period. You can't not treat yards in Florida and expect good results. I wrote a message to John about the townhome properties. That grass is atrocious.

Mr. Antolovich: That's the one that got turned over from Lennar like that.

Mr. Grimm: But he was managing before.

Mr. Antolovich: So, they went almost four months without anybody doing any service to it, before they even gave us official turnover.

Mr. Grimm: Even before that took place, it looked horrible. Like the grass in the townhomes has never looked good. I know we're getting off task. Sorry.

Mr. Boermans: Just one question to stay on task. So, when TruGreen pays for the first treatment, does it mean that they take ownership?

Mr. Bradley: No.

Mr. Boermans: Because that is the only thing that I'm curious about. If they paid for this one treatment, does it mean that they take ownership over what's wrong with it? Otherwise, it's a mess. They are going to do it, because they don't want to get in trouble.

Mr. Grimm: They would give you fancy University of Florida IFAS documentation.

Mr. Boermans: I think that's a very important thing. What you said. It's like, who is liable?

Mr. Arnold: Once he got the soil sample back, his boss said, "*Hey, let's put a treatment on this immediately*" and that's what that was about.

Mr. Grimm: I get what you're saying. That doesn't necessarily answer his question.

Mr. Boermans: I don't think it's going to be just \$5,000 or \$10,000 to change everything. We're talking about a lot of money and we need to be sure. Like, are we spending the right amount and still it's not 100%?

Mr. Grimm: There is no guarantee. That is literally what it says right here.

Mr. Arnold: It's the same thing with the treatment. I can put in Command soil and I'm sure Jason and Alan know about that. It does work, but it's not going to be guaranteed. They're going to put it down and it might look good the rest of the year into next year and it comes back again. So, you're going to spend money for Command soil, which is expensive. These guys know that. Why keep spending the same money, when you can solve the problem with Bahia, is how I see it or we don't do anything. We just keep mowing it and maybe just see what happens.

Mr. Grimm: Can I ask District Counsel, what do you think of the Board action is right now?

Mr. Petillo: We could look into the contract. It sounds like what we've heard, it's not something that they can predict and even put in a contract and say, "*We cover this specific thing.*" I'm sure TruGreen says, "*We can take care of this, this and that,*" but this sounds like something that's beyond that and is unpredictable. It would be difficult to find something, but we could look into it.

Mr. Lazarovich: Are you recommending amending the TruGreen contract?

Mr. Showe: Well, the CDD has no contract with TruGreen. They are a subcontractor under the OmegaScapes landscape contract.

Mr. Lazarovich: Yeah. We would have to look into, if anything, amending that contract to somehow bind TruGreen or just putting the onus on OmegaScapes.

Mr. Showe: I think we're going to just have to count on OmegaScapes to have that conversation with TruGreen.

Mr. Lazarovich: Yeah. Let me look at the language, because we do have some language regarding subcontractors and the responsibility of the entity that entered into the agreement to direct certain work. So let me take a look at that.

Mr. Grimm: I know AI is not the end all be all, but it is detectable based upon visible field symptoms and more definitive checks, which obviously the soil test was a definitive check.

Mr. Smith: I guess the other question that I have is, what have other CDDs done? Because again, we can't be the first one facing this. How has it played out?

Mr. Scheerer: I've only had one and the Board chose to replace the grass, because it was identified as not a solvable problem.

Mr. Smith: Every contract is different.

Mr. Scheerer: It didn't go back to the contractor at all. It was actually Brightview that was the contractor at the time that we were dealing with in Dupree Lakes CDD. They came up with the same problem. The same information was presented and the recommendation was to replace the sod. So, the Board did that. There is language in OmegaScapes contract regarding insect and disease control. Section F says, *“Careful inspection of the property on each visit is crucial to maintaining a successful insect and disease control program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained.”* We know Shane and Chris both are responsible in recognizing the symptoms of both insect infestation and plant pathogen damage, basically fungi and bacteria. It further says, *“It is also the contractor's responsibility to treat the conditions in an expedited manner.”* So, these scopes for fertilizer and pest are very generic. There's nothing in the scope that says, *“Take-all root rot,”* as part of their scope that I can see. But the attorney says that they're going to look into it, so we'll let Jay and his team work on that. But these are very generic scopes. I'm doing two RFPs right now, one in Lake County and another one in Osceola County. Both of those have no language whatsoever that deals with take-all root rot.

Mr. Showe: Or any kind of like disease or fungus.

Mr. Scheerer: There are fungi that are treatable. We have brown patch and leaf spot. Those are all treatable but take-all root rot is the death sentence. But we can certainly let Jay and his team work on that end and also work with OmegaScapes to try to get TruGreen on board, with perhaps some assistance with this problem, without paying \$7,000 every time. So, we'll bring that information back in July. That's all I have, unless the Board has any other questions for me.

FIFTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – July 7, 2026

Mr. Showe: Our next meeting is July 7, 2026.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS #4 AND #5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on Tuesday, November 3, 2026, three (3) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period one (1) Qualified Elector qualified to run for the three (3) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats (Seats #4 and #5) vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Elector(s) are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring two seats available for election as vacant.

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

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat #4 (currently held by Ricardo Garcia)

Seat #5 (currently held by Willem Boermans)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson/Vice Chairperson

SECTION V

SECTION B

SECTION 1

Storey Park
Community Development District
YEAR 2026 ENGINEER'S INSPECTION REPORT

Prepared For
Storey Park Community Development District

Date
June 25, 2026

TABLE OF CONTENTS

NARRATIVE AND PHOTOGRAPHS

<i>Section 1</i>	<i>Location & General Description</i>
<i>Section 2</i>	<i>District's Operation and Maintenance Budget</i>
<i>Section 3</i>	<i>Infrastructure Condition</i>
<i>Section 4</i>	<i>District Engineers Letter Report</i>

APPENDICES

<i>Exhibit 1</i>	<i>Location Map</i>
<i>Exhibit 1A</i>	<i>Pond and Park Maintenance Map</i>
<i>Exhibit 5</i>	<i>Roadway Ownership Map</i>
<i>Exhibit 11</i>	<i>Land Ownership Map</i>
<i>Exhibit 12</i>	<i>Future Public & Private Uses Within the CDD</i>
<i>Exhibit A1</i>	<i>Infrastructure Map 1 (South)</i>
<i>Exhibit A2</i>	<i>Infrastructure Map 2 (North)</i>
<i>Exhibit B</i>	<i>Photographic Inventory & Repair Recommendations</i>

**Storey Park Community Development District
2026 Engineer’s Inspection Report
June 25, 2026**

1. Location and General Description

Storey Park Community Development District (the “District”) is within the Wewahootee Planned Development (PD) (the “Development”) (f.k.a. Innovation Place PD) located within the City of Orlando in Orange County, Florida, Sections 32 and 33, Township 23 South, Range 31 East and Sections 2,3,4,5,8,9,10,1,15 and 16 Township 24 South, Range 31 East. The District is located east of SR 417 and north of Wewahootee Road and is approximately 993.3 acres +/- . Zoning for the Development was approved by the City of Orlando as the Wewahootee PD on December 16, 2013. A location map is provided as Exhibit 1.

The Development is a mixed use, multi-phase project. The District is responsible for the maintenance of the roadways, sidewalk curb, trails, alleys, stormwater management facilities, landscape, and amenities within the District. Please refer to Exhibits 1A and 5 for additional information on ownership and maintenance. The following phases have been constructed and conveyed to the District for Maintenance as of June 2026.

Construction Plans Phase	Construction Certified Complete
Storey Park Parcel I Phase 1	October 2015
Storey Park Parcel I Phase 3	June 2017
Storey Park Parcel I Phase 4	December 2017
Storey Park Parcel I Phase 5	May 2020
Storey Park Parcel L Phase 1	November 2018
Storey Park Parcel L Phase 2	January 2019
Storey Park Parcel L Phase 3	December 2019
Storey Park Parcel L Phase 4	July 2020
Storey Park Parcel K Phase 1	September 2021
Storey Park Parcel K Phase 2	October 2022
Storey Park Parcel K Phase 3	October 2023

2. District’s Operation and Maintenance Budget

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2027 as proposed by the Storey Park CDD Board of Supervisors as shown in the table below. The allocations to the following sections of the budget are for maintenance and repairs to the existing infrastructure for which the District is responsible.

Operation and Maintenance Budget Proposed FY2027	
Description	Proposed
Field Services	\$20,440.00
Landscape Maintenance	\$537,756.00
Landscape Contingency	\$20,000.00
Lake Maintenance	\$48,060.00

Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

Description	Proposed
Mitigation Monitoring & Maintenance	\$13,750.00
Irrigation Repairs	\$25,000.00
Repairs & Maintenance	\$20,000.00
Roadways & Sidewalks	\$15,000.00
Trail Maintenance	\$7,500.00
Dog Park Maintenance	\$7,500.00
Operating Supplies	\$1,500.00
Pressure Washing	\$7,500.00
Signage	\$11,000.00
Contingency	\$1,977.00
Total	\$736,983.00

We recommend increasing the Roadways & Sidewalks budget from \$15,000 to \$40,000 in order to address a backlog of existing recommended repairs and to provide for adequate future maintenance. For specific repairs including the repair of the Pond K-1 concrete weir and the Prologue Ave / Theme Alley drainage repair, we recommend adding \$150,000 & \$40,000 respectively to cover these repairs.

3. Infrastructure Conditions

Site visits were completed in June 2026 to review the conditions of the site infrastructure and determine maintenance recommendation for budgeting purposes. The following maintenance & repairs are recommended to be completed under the proposed FY2027 Budget:

- Repair / replace cracked & spalled concrete curb & gutter
- Repair sidewalk fractures & cracking
- Striping & pavement marking replacements
- Maintenance of pond structures

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

**Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026**

4. District Engineers Letter Report

June 25, 2026

George Flint, District Manager
Storey Park Community Development District
Governmental Management Services-CF, LLC
219 E. Livingston St
Orlando, FL 32803

Subject: Storey Park Community Development District
District Engineers Report
Job No. 15-060

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture for the Storey Park Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. Based on our inspection and knowledge of the community, we recommend maintenance and repairs address the following:

- Repair / replace cracked & spalled concrete curb & gutter
- Repair sidewalk fractures and cracking
- Striping & pavement marking replacements
- Maintenance of pond structures

A location map and photographs representative of the needed maintenance are provided in Exhibits A through C.

We have reviewed the proposed operation and maintenance budget for Fiscal Year 2027 as proposed by the Storey Park CDD Board of Supervisors as shown in the table below. The allocations to the following sections of the budget are for maintenance and repairs to the existing infrastructure for which the District is responsible.

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Irrigation Repairs	\$25,000.00
Repairs & Maintenance	\$20,000.00

Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

Description	Proposed
Roadways & Sidewalks	\$15,000.00
Trail Maintenance	\$7,500.00
Dog Park Maintenance	\$7,500.00
Operating Supplies	\$1,500.00
Pressure Washing	\$7,500.00
Signage	\$11,000.00
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We recommend increasing the Roadways & Sidewalks budget from \$15,000 to \$40,000 in order to address a backlog of existing recommended repairs and to provide for adequate future maintenance. For specific repairs including the repair of the Pond K-1 concrete weir and the Prologue Ave / Theme Alley drainage repair, we recommend adding \$150,000 & \$40,000 respectively to cover these repairs.

Please contact me should you have any questions or require any additional information.

Sincerely,

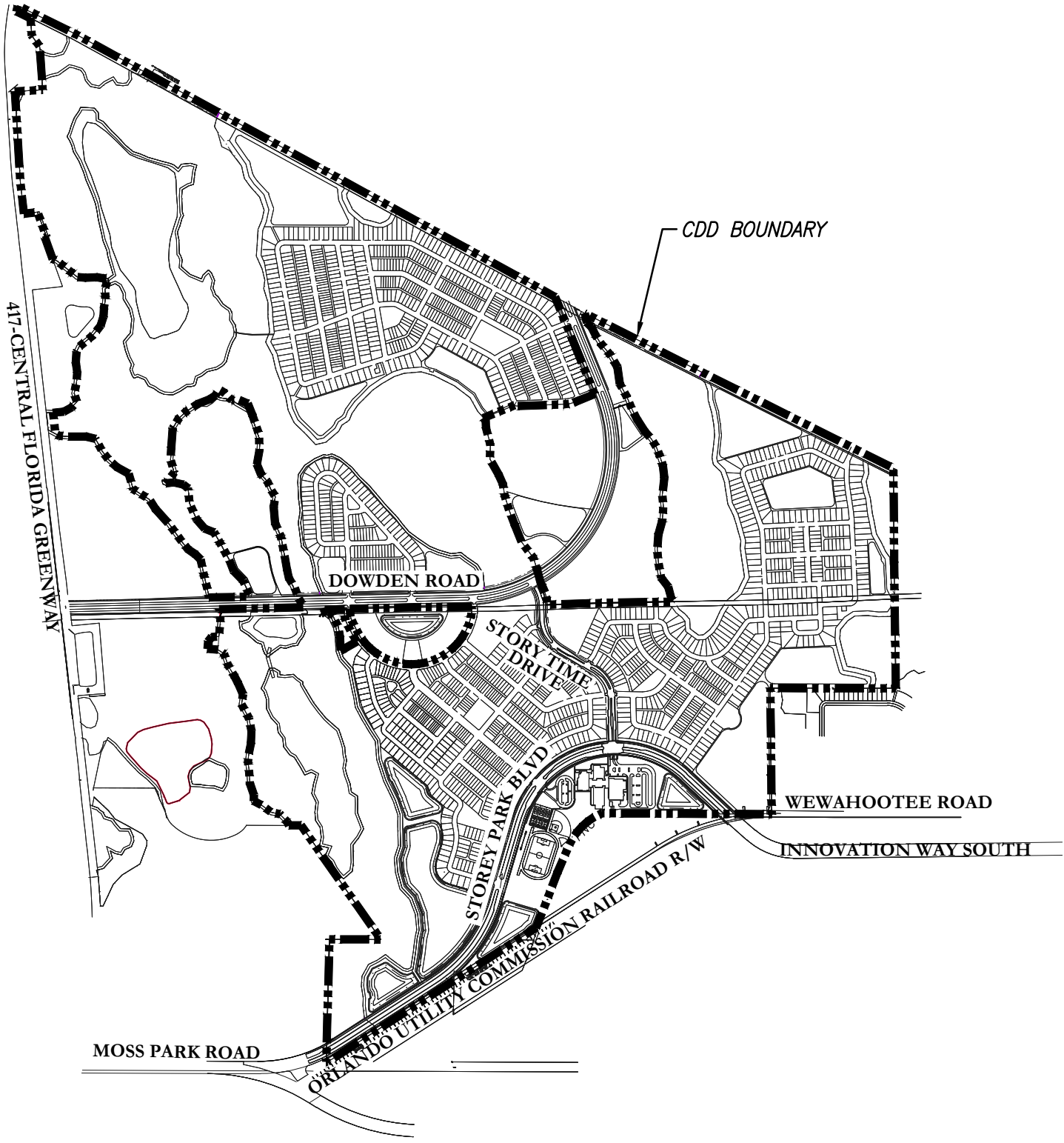


Christina M. Baxter, P.E.
Pape-Dawson Consulting Engineers, LLC

cc: File Folder

Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

Appendix



Location Map
Storey Park Community Development District

POULOS & BENNETT

November 18, 2020
 P & B Job No.: 12-080

2602 E Livingston St
 Orlando, Florida 32803-407.487.2594

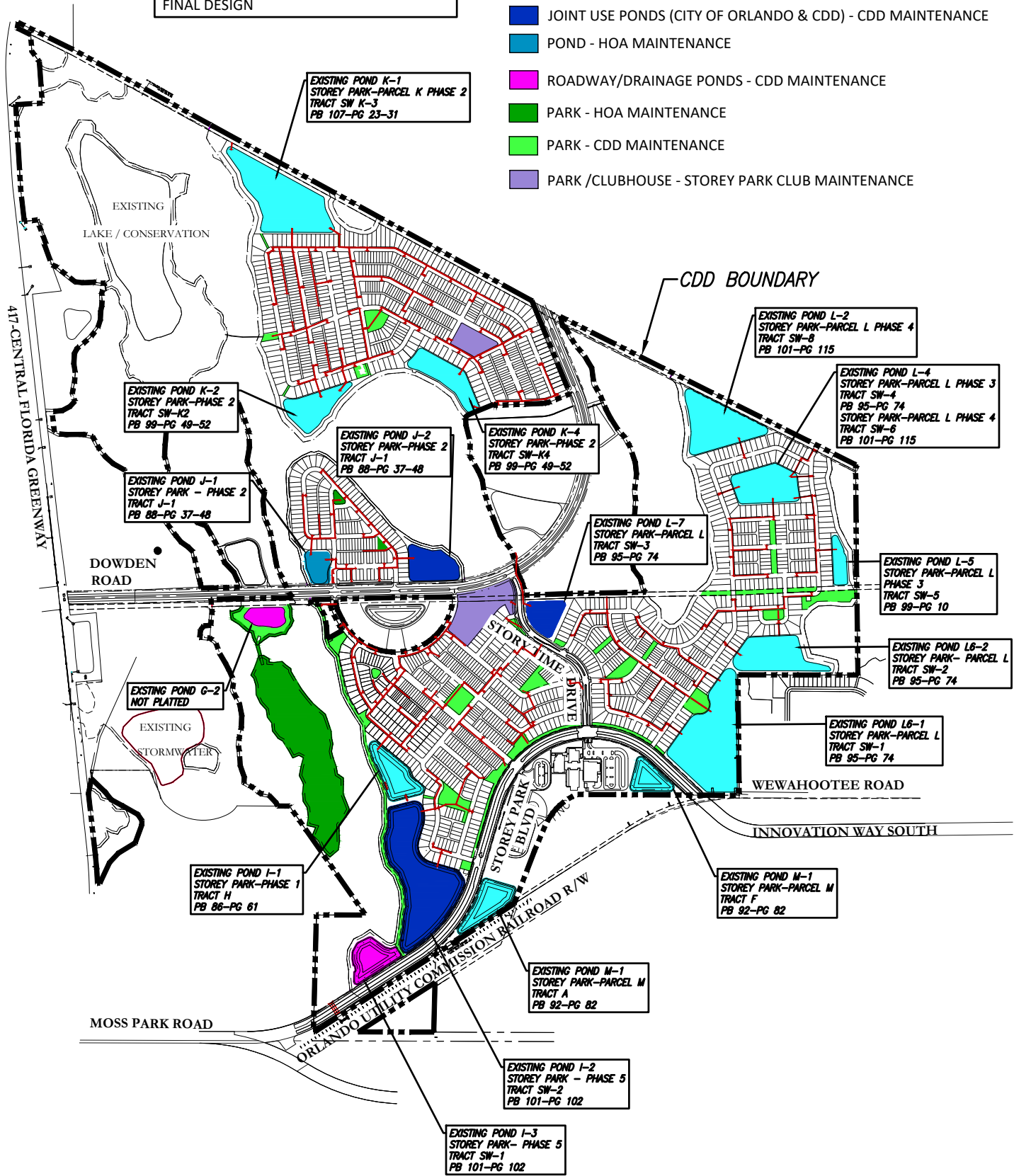
www.poulosandbennett.com
 Certificate of Authorization No. 28567

375' 0 750' 1500'
 SCALE IN FEET
Exhibit 1

NOTE:
STORMWATER MANAGEMENT MAP IS
PRELIMINARY AND WILL BE REVISED UPON
FINAL DESIGN

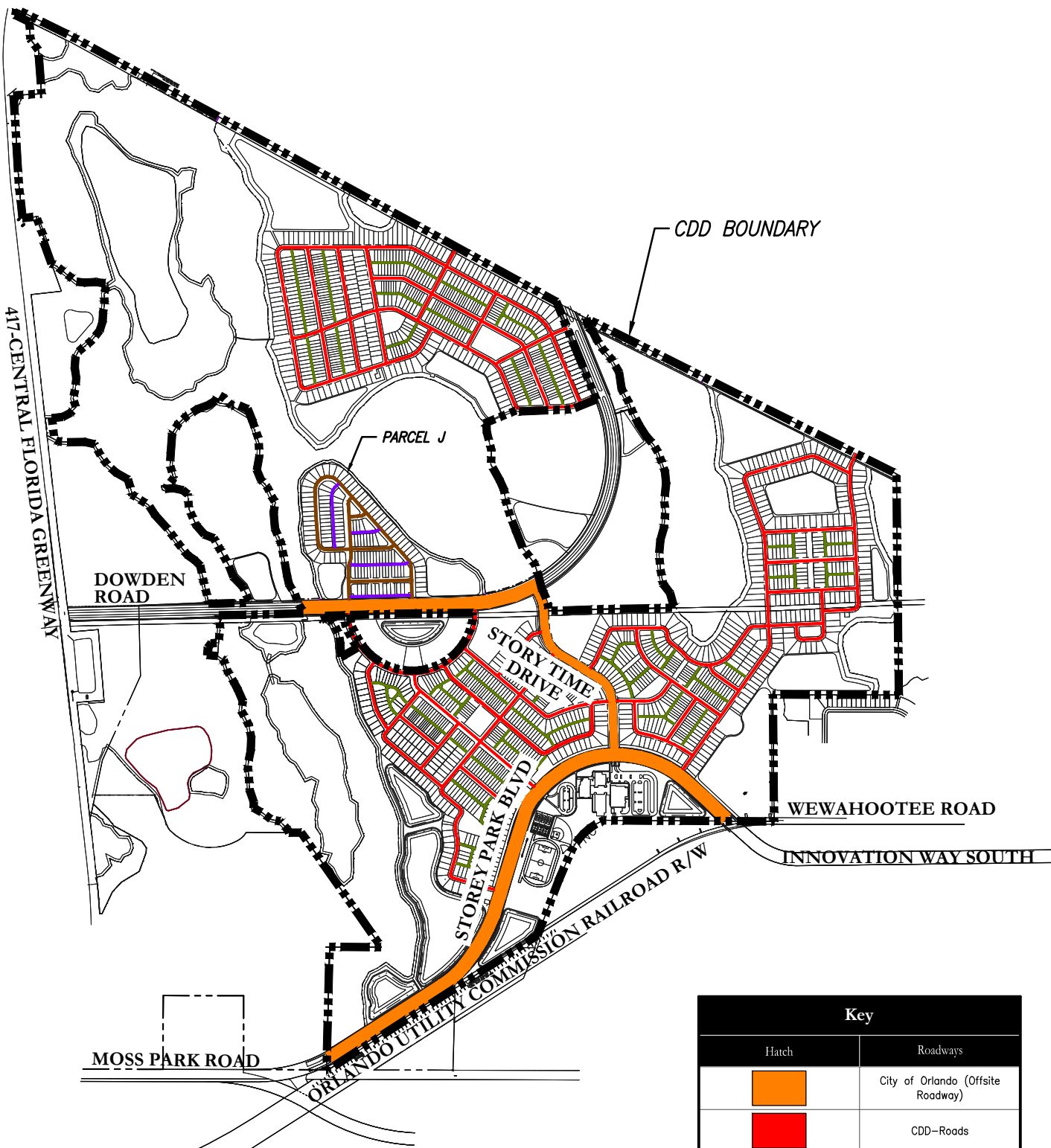
LEGEND

- STORM DRAINAGE CONVEYANCE
- CDD PONDS - CDD MAINTENANCE
- JOINT USE PONDS (CITY OF ORLANDO & CDD) - CDD MAINTENANCE
- POND - HOA MAINTENANCE
- ROADWAY/DRAINAGE PONDS - CDD MAINTENANCE
- PARK - HOA MAINTENANCE
- PARK - CDD MAINTENANCE
- PARK /CLUBHOUSE - STOREY PARK CLUB MAINTENANCE








Pond & Park Maintenance

Storey Park Community Development District

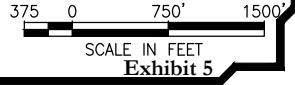


- NOTES:
1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
 2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THE DISTRICT CAPITAL IMPROVEMENTS PLAN
 3. CDD TO MAINTAIN LANDSCAPE AND IRRIGATION ENHANCEMENT FOR ROADS OWNED BY CITY OF ORLANDO.

Key	
Hatch	Roadways
	City of Orlando (Offsite Roadway)
	CDD-Roads
	CDD-Alleys
	HOA-Roads
	HOA-Alleys

Roadway Ownership Map
Storey Park Community Development District

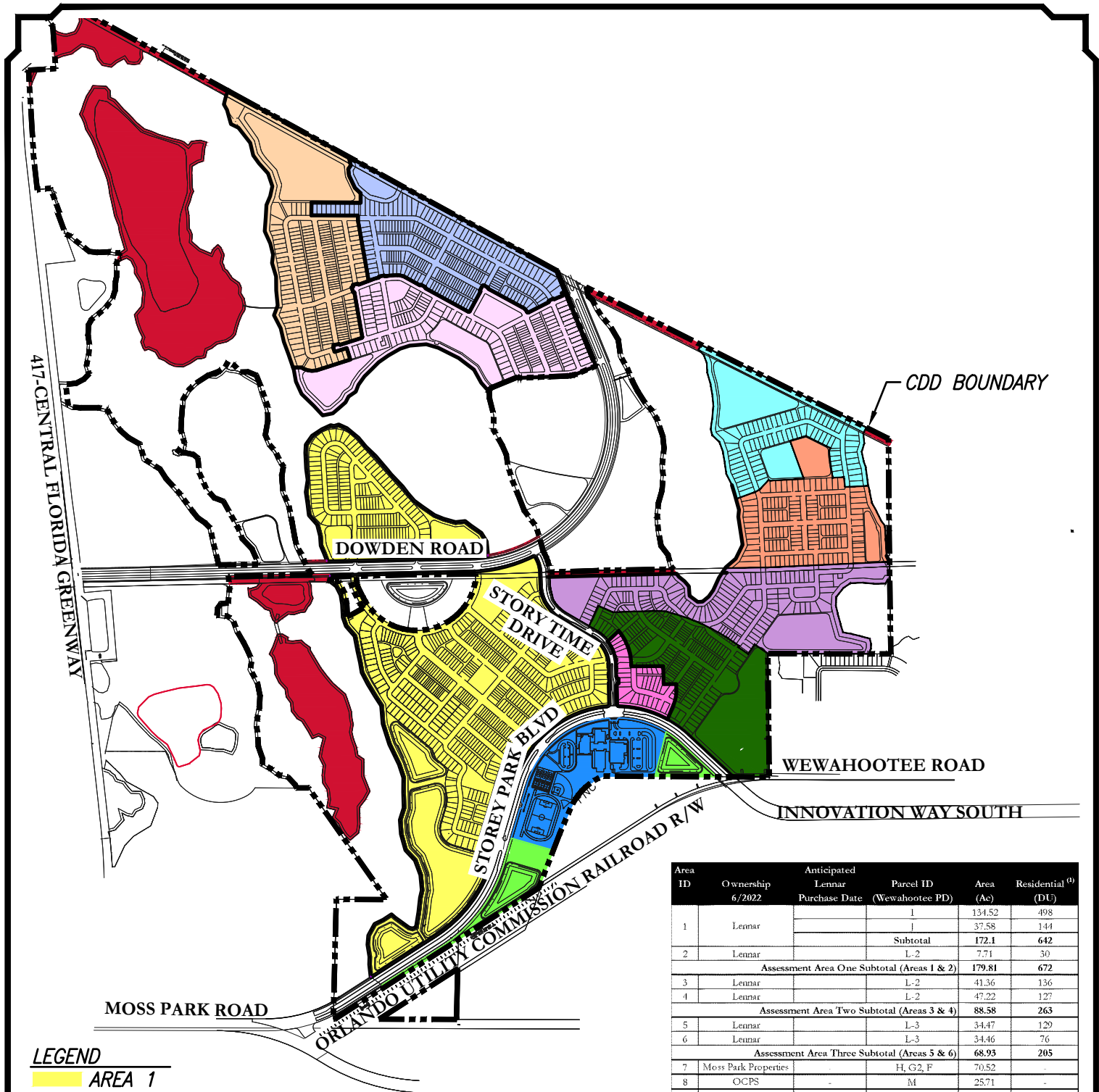
POULOS & BENNETT



November 18, 2020
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- LEGEND**
- AREA 1
 - AREA 2
 - AREA 3
 - AREA 4
 - AREA 5
 - AREA 6
 - AREA 7
 - AREA 8
 - AREA 9
 - AREA 10
 - AREA 11
 - AREA 12

Area ID	Ownership	Anticipated Lennar Purchase Date	Parcel ID (Wewahootee PD)	Area (Ac)	Residential (DU) ⁽¹⁾
1	Lennar		I	134.52	498
			I	37.58	144
			Subtotal	172.1	642
2	Lennar		L-2	7.71	30
			Assessment Area One Subtotal (Areas 1 & 2)	179.81	672
3	Lennar		L-2	41.36	136
4	Lennar		L-2	47.22	127
Assessment Area Two Subtotal (Areas 3 & 4)				88.58	263
5	Lennar		L-3	34.47	129
6	Lennar		L-3	34.46	76
Assessment Area Three Subtotal (Areas 5 & 6)				68.93	205
7	Moss Park Properties		H, G2, F	70.52	-
8	OCPS		M	25.71	-
9	Lennar		M	12.72	-
10	Lennar		K-1	50.95	160
11	Lennar		K-1	54.13	197
Assessment Area Four Subtotal (Areas 10 & 11)				105.08	357
12	Moss Park Properties	7/2022	K-1	42.34	231
Assessment Area Five Subtotal (Area 12)				42.34	231
Total				593.7	1728

(1) Residential Units are based on the Specific Parcel Master Plans and ED entitlements.
 (2) Area 1 and 2 combined represent the Assessment Area One as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida.
 (3) Areas 3 and 4 represent Assessment Area Two as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida. Assessment Area Three was revised in the 5/1/19 Engineer's Report Revision 6 Update to exclude Areas 7, Areas 5 and 6 only now represent Assessment Area Three.
 (4) Engineer's Report Revision 7 includes removing the construction from Area 1 (8,454 sq. ft. MF units and 82,000 SF commercial) and adding Parcel K-3 Areas 10-12.
 (5) Areas 10 and 11 combined represent the Assessment Area Four as detailed in the Master Assessment Methodology prepared by Governmental Management Services Central Florida.

Land Ownership Map
Storey Park Community Development District



June 14, 2022
 P & B Job No.: 12-080

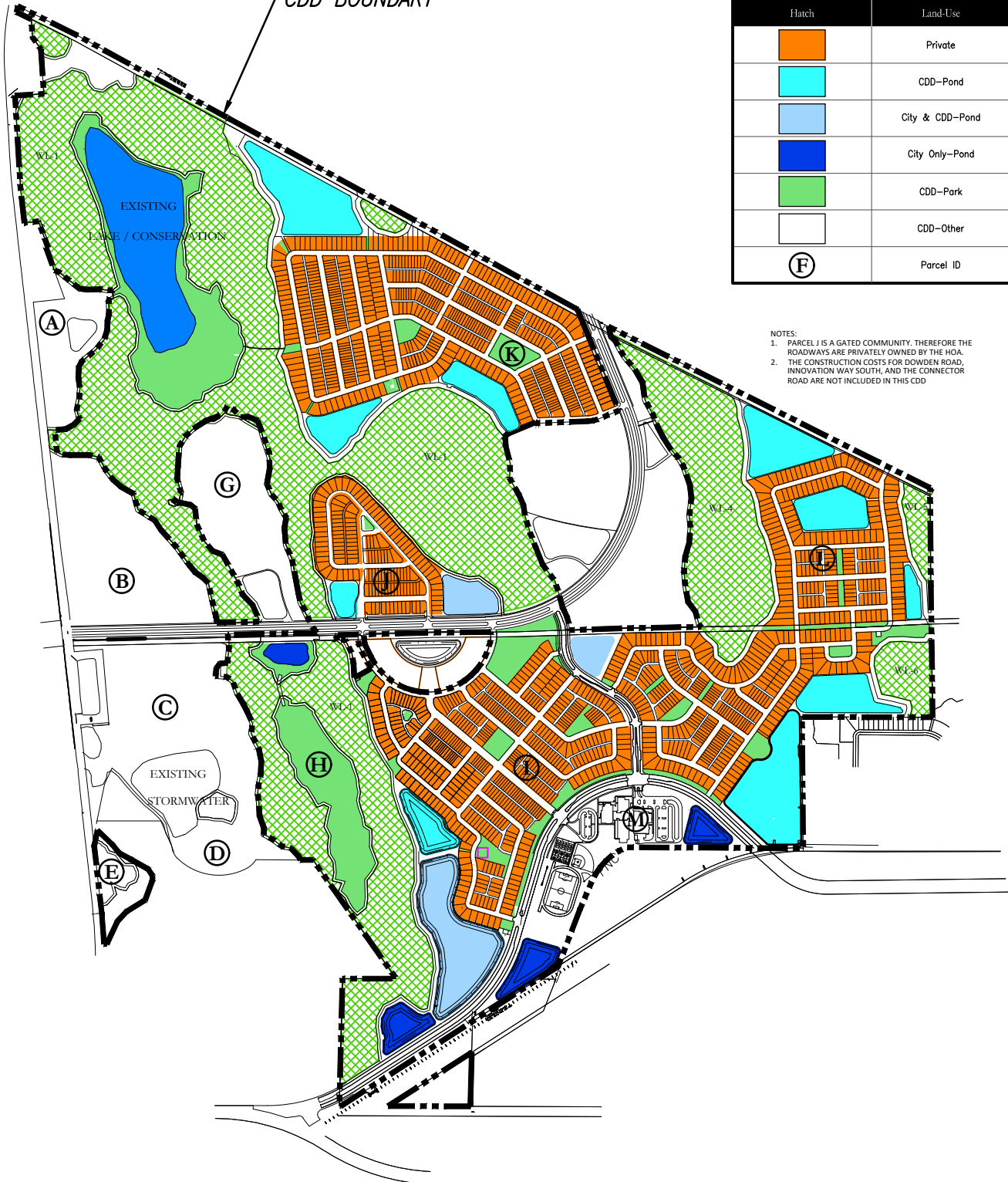
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CDD BOUNDARY

Key	
Hatch	Land-Use
	Private
	CDD-Pond
	City & CDD-Pond
	City Only-Pond
	CDD-Park
	CDD-Other
	Parcel ID

- NOTES:
 1. PARCEL J IS A GATED COMMUNITY. THEREFORE THE ROADWAYS ARE PRIVATELY OWNED BY THE HOA.
 2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THIS CDD



Future Public and Private Uses Within CDD
Storey Park Community Development District



375' 0 750' 1500'

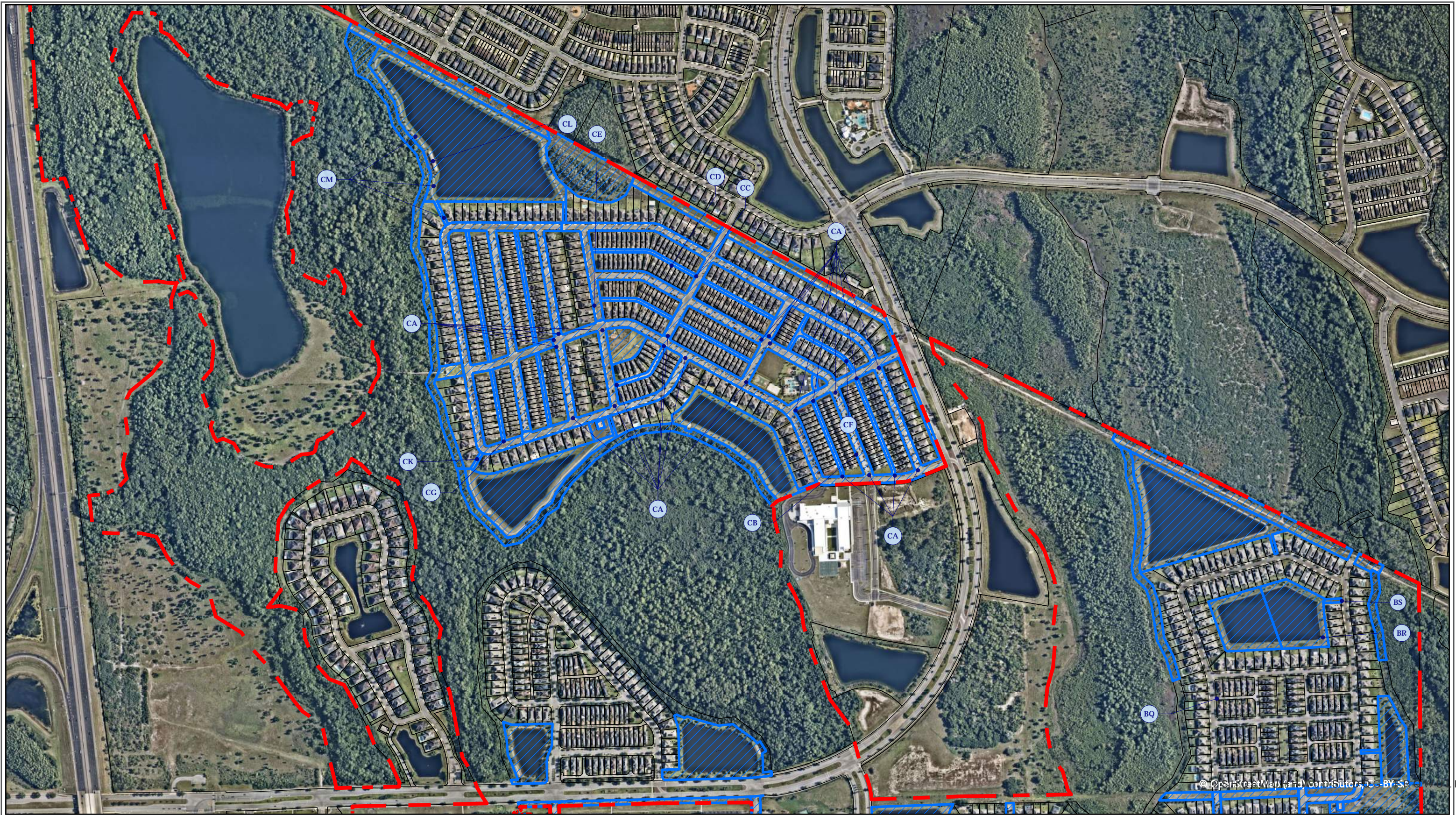
SCALE IN FEET
Exhibit 12

November 18, 2020
 P & B Job No.: 12-080

2602 E Livingston St
 Orlando, Florida 32803 - 407.487.2594

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ODS 6RXUFHV, (VUL
/HJHQG

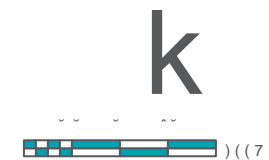
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PAPE-DAWSON

2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB6694



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Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

EXHIBIT B

The table below is a list of the deficiencies observed during a site inspection of CDD owned infrastructure. Recommended repairs are provided.

TABLE: INFRASTRUCTURE DEFICIENCY & REPAIR LIST	
Def. ID	Description
A	Remove & replace ten (10) cracked 5'x5' sidewalk panels.
B	Remove & replace 5'x5' cracked sidewalk panel.
C	Remove & replace cracked handicap ramp.
D	Sawcut, remove & replace spalled section of concrete curb.
E	Remove & replace 2 – 5'x5' cracked sidewalk panels.
F	Remove & replace 80 LF of cracked gutter.
G	Remove & replace 5'x5' cracked sidewalk panel.
H	4" drop-off between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet.
I	Patch Pothole.
J	Replace faded crosswalk striping .
K	Remove & replace 20 LF of cracked valley gutter .
L	3" drop off between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet.
M	4" drop-off between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet.
N	Remove & replace 5'x5' section of cracked sidewalk.
O	Remove & replace 5'x5' & 5'x6' cracked sidewalk panels.
P	Remove & replace 3 - 8'x8' cracked sidewalk panels.
Q	Re-fasten the fiberglass skimmer to the control structure.
R	Remove & replace undermined & broken concrete pavement & eroded soil; replace a minimum area of 400 sf.
S	Remove & replace 5 LF of cracked valley gutter.
T	Remove dried concrete within the gutter.
U	Remove & replace 4 LF of cracked & spalled gutter.
V	Remove & replace cracked handicap ramp.
W	Remove & replace 5'x5' section of cracked sidewalk.
X	Sawcut, remove & replace 2 driveway corner breaks.
Y	4" drop-off between sidewalk & adjacent curb inlet; Remove & replace 13 LF of sidewalk to match grade of the adjacent curb inlet.
Z	Remove & replace cracked gutter in front of crosswalk and note curb inlet drop-off and ponding issue in the area.
AA	Remove & replace cracked gutter in front of crosswalk.
AB	Remove & replace cracked Type F curb & handicap ramp.
AC	Remove & replace 10 LF of cracked Type F curb.
AD	Remove & replace 5'x5' cracked sidewalk panel.
AE	Remove & replace 20 LF of cracked valley gutter.
AF	Remove & replace 5 LF of cracked Type F curb and cracked sidewalk panel with ADA Mat.
AG	Remove dried concrete within gutter.
AH	Remove & replace 5'x5' cracked sidewalk panel at handicap ramp.

Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

Def. ID	Description
AI	Remove & replace 5'x5' section of cracked sidewalk.
AJ	Remove & replace 5' cracked sidewalk.
AK	Replace white crosswalk striping.
AL	Sidewalk is missing joints.
AN	Remove & replace 2' section of cracked curb.
BA	Sawcut, remove & replace corner break at handicap ramp & add ADA mat.
BB	Sawcut, remove & replace 15 LF of cracked valley gutter & 12'x12' area of settled asphalt around storm manhole.
BC	Remove & replace 15 LF of cracked gutter.
BD	Remove & replace 7'x5' cracked sidewalk panel.
BE	Remove & replace 2 – 5'x5' cracked sidewalk panels .
BF	Remove & replace 6 LF of cracked gutter .
BG	Patch 30'x12' section of deteriorated asphalt.
BH	Remove & replace 5'x5' section of displaced/uneven sidewalk.
BI	Remove & replace cracked handicap ramp and chipped corners above ADA mat.
BJ	Remove & replace 5'x5' section of cracked sidewalk.
BK	Sawcut, remove & replace 3 LF of fractured Type F curb.
BL	Remove & replace cracked handicap ramp.
BM	Remove & replace 3 – 5'x6' cracked sidewalk panels.
BN	Remove & replace 5'x5' cracked sidewalk panel.
BO	Remove & replace 5'x5' cracked sidewalk panel.
BQ	Repair cracks at ADA mat and remove and replace cracked valley gutter.
BR	Replace missing grates on control structure.
BS	Sawcut, remove & replace cracked driveway corner.
CA	Replace faded crosswalk striping & stop bar.
CB	Replace faded parking striping.
CC	Replace cracked sidewalk panel with ADA mat.
CD	Replace 70 LF of cracked valley gutter.
CE	There is ponding in various areas.
CF	Remove excess concrete and patch asphalt.
CG	Clean out the curb/gutter of grass and debris.
CH	Replace loose ADA mat.
CI	Replace 2 cracked 4'x5' sidewalk panels.
CJ	Replace 4 – 5'x5' cracked sidewalk panels.
CK	Patch multiple delaminated sections of asphalt.
CL	Repair undermining of concrete weir.
CM	Patch areas of delaminated asphalt on the recreation path.
CN	Clear vegetation from the concrete weir structure.
CO	Repair undermining of concrete weir outfall.
CP	Patch areas of delaminated asphalt on the recreation path.
CQ	Remove & replace 9' x 9' cracked concrete sidewalk panel.

Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

The photos and deficiencies below are examples from the above table that are in need of repair.

<p>DEFICIENCY #1 (Map ID: Def-AA)</p> <p>View of cracked gutter next to 11400 Biography Way.</p> <p>Remove & replace cracked gutter in front of crosswalk.</p>	 A photograph showing a concrete gutter with several cracks. To the right is a brick-paved area, and to the left is a grassy area with a small bush. In the foreground, there is a cracked asphalt crosswalk.
<p>DEFICIENCY #2 (Map ID: Def-CJ)</p> <p>View of cracked sidewalk next to 11880 Sonnet Ave.</p> <p>Replace 4 – 5'x5' cracked sidewalk panels.</p>	 A photograph of a concrete sidewalk panel with a significant crack. The sidewalk is bordered by a strip of green grass on the right and an asphalt road on the left.
<p>DEFICIENCY #3 (Map ID: Def-CJ)</p> <p>Additional view of cracked sidewalk next to 11880 Sonnet Ave.</p> <p>Replace 4 – 5'x5' cracked sidewalk panels.</p>	 A photograph showing a different view of a cracked concrete sidewalk panel. The sidewalk is surrounded by green grass.

Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #4
(Map ID: Def-BB)

View of settled pavement & ponding next to 12087 Theme Aly.

Sawcut, remove & replace 15 LF of cracked valley gutter & 12'x12' area of settled asphalt around storm manhole.



DEFICIENCY #5
(Map ID: Def-CK)

View of recreation path next to 11270 Lore Way.

Patch multiple delaminated sections of asphalt.



DEFICIENCY #6
(Map ID: Def-A)

View of several cracked sidewalk panels in front of Tract OS-8 & 11951 Charades St.

Remove & replace ten (10) cracked 5'x5' sidewalk panels.



**Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026**

DEFICIENCY #7
(Map ID: Def-CI)

View of cracked sidewalk in front of 11900 Sonnett Ave.

Remove & replace cracked 5'x5' sidewalk panel.



DEFICIENCY #8
(Map ID: Def-CL)

View of cracked & undermined concrete outfall weir in Tract SW K-3.

Backfill undermined areas and remove & replace cracked & settled sections of concrete slope pavement.



DEFICIENCY #9
(Map ID: Def-CM)

View of delaminated sections of asphalt on the recreation path around Tract SW K-3.

Patch multiple sections of delaminated & deteriorated asphalt.



Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #10
(Map ID: Def-CN)

View of outfall weir in Tract SW-2.

Clear vegetation within the concrete weir and from around the orifice pipe.



DEFICIENCY #11
(Map ID: Def-CO)

View of eroded outfall spreader swale & undermined concrete slope pavement.

Clear swale area; restore eroded fill, stabilize concrete, regrade & resod swale.



DEFICIENCY #12
(Map ID: Def-CP)

View of weathered & delaminated section of the asphalt recreation path.

Patch deteriorated section of asphalt.



Storey Park Community Development District
2026 Engineer's Inspection Report
June 25, 2026

DEFICIENCY #13
(Map ID: Def-CQ)

View of cracked recreation path concrete next to 12257 Satire St.

Remove & replace approx. 9' x 9' section of concrete.



DEFICIENCY #12
(Map ID: Def-CR)

View of deteriorated asphalt path between 11657 & 11665 Language Way.

Resurface full length (approx. 100 LF) of deteriorated asphalt; Regrade depression around inlet for positive flow to the pond.




NO DEFICIENCY

View of repaired concrete weir structure in Tract H.



SECTION 2

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Pond K-1 - Wetland Trail Overflow
Date: June 30, 2026 at 7:35 PM
To:



From: Cameron Roberts
Subject: Pond K-1 - Wetland Trail Overflow
Date: June 26, 2026 at 7:22:24 AM EDT
To: Jason Showe <jshowe@gmscfl.com>
Cc: Alan Scheerer <ascheerer@gmscfl.com>, Christy Baxter, Nicolle Van Valkenburg, 15-060

Good Morning Jason,

The Pond K-1, wetland, and trail interaction is functioning as designed.

The wetland is designed to overflow across the trail and drain into Pond K-1. It is noted this is only likely to occur during large storm events and at the end of the rainy season

While it is acknowledged the design is unfavorable to the residents, there is no code requirement specifying trails to be above design storm events.

Potential solutions:

1. The trail is reconstructed and raised approximately 0.4' and graded with a 2% cross slope towards the pond.
 - a. The existing trail is inconsistently graded leading to limited draining across the trail and ponding where the existing trail is cross sloped towards the wetland.
 - b. It is noted this solution would not prevent the wetland from overflowing the trail again but can limit the duration of flooding to during/after storm events.
2. A culvert can be installed underneath the trail to drain the wetland.
 - a. A modification to the Storey Park SFWMD ERP and City Permit would be required with scope including but not limited to:
 - i. Revised stormwater calculations and report.
 - ii. Environmental consultation to confirm we are not draining the wetland to the point the natural wetland habitat is not impacted.
 - b. It would still be recommended to reconstruct the portions of the trail that are cross sloped towards the wetland.
 - c. It is noted this solution would not prevent the wetland from overflowing the trail again but can limit the duration and number of times its flooded due to storm events
3. A boardwalk can be installed over the trail.
 - a. The boardwalk would be approximately 500LF per last year's site walkover and extent of ponding.
 - b. A City building permit would be required for the structure.

Solutions 1 & 2 is the most cost-efficient but would not provide certainty the wetland would not overflow the trail again. Solution 3 is the least cost-efficient but does provide ce


Feel free to reach out if you have any questions or advise on which option the CDD would like to move forward with.

Thanks,

Cameron Roberts | Project Engineer

PAPE-DAWSON

SECTION 3

From: Stacie Vanderbilt svanderbilt@gmscfl.com 
Subject: Fwd: Pond K-1 - Weir Repair
Date: June 30, 2026 at 7:33 PM
To:



From: Cameron Roberts
Date: June 23, 2026 at 4:39:50 PM EDT
To: Jason Showe <jshowe@gmscfl.com>
Cc: Alan Scheerer <ascheerer@gmscfl.com>, Christy Baxter, Nicolle Van Valkenburg, 15-060, Stephen Saha
Subject: Pond K-1 - Weir Repair

Jason,

We have inspected the weir and our recommendation remains the same as previous.

The weir condition is still in operable condition. We recommend monitoring for further signs of degradation.

Please be aware, there are signs of degradation comparing the photos received in October 2025 to our most recent inspection (June 2026). While the weir is in operable condition, the cost of repairing it now is likely to be significantly less than the cost of future repairs if the weir condition degrades.

In the event the repairs are to be completed, the Contractor scope should include:

- Demo concrete panels as necessary to excavate any unsuitable material and export offsite.
 - Clean sand is imported and compacted to the construction plans elevations and a geotechnical engineer's specifications. It is recommended a geotechnical engineer provide recommendations and inspection services.
 - Contractor to verify orifice pipe condition and elevations per the construction plans.
 - The concrete weir is poured per the construction plans.
 - Any restoration works as required for access to the weir.
 - As-built survey is provided upon completion.
- As previous, please issue the Contractor's proposal for our review/commentary.

Feel free to get in touch if you have any questions.

Thank you,

[Cameron Roberts](#) | Project Engineer

PAPE-DAWSON

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

May 26, 2026 - June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	5/28/26	1689-1690	\$ 2,156.00
	6/5/26	1591	996.00
	6/12/26	1592-1696	54,476.45
	6/18/26	1697-1705	39,614.30
	6/23/26	1706	2,293.75
			\$ 99,536.50
Payroll			
	<u>June 2026</u>		
	David Grimm	50133	\$ 184.70
	Matthew Antolovich	50134	184.70
	Ricardo Garcia	50135	184.70
	Travis Smith	50136	80.08
	Willem Boermans	50137	184.70
			\$ 818.88
TOTAL			\$ 100,355.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/28/26	00043	5/27/26 INV35585	202605 320-53800-48100	SECURITY 5/18/26-5/20/26	*	996.00	
				OFF DUTY MANAGEMENT INC			996.00 001689
5/28/26	00047	5/14/26 20500006	202604 310-51300-31100	PONDING & WEIR REVIEW	*	1,000.00	
		5/14/26 20500006	202605 310-51300-31100	POND RVW/SOLUTION WORKUP	*	160.00	
				PAPE-DAWSON CONSULTING ENGINEER LLC			1,160.00 001690
6/05/26	00043	6/01/26 INV35842	202605 320-53800-48100	SECURITY 5/25/26-5/27/26	*	996.00	
				OFF DUTY MANAGEMENT INC			996.00 001691
6/12/26	00020	5/30/26 6120	202605 320-53800-47500	POETRY DR-RPLC SIDEWALK	*	865.00	
				BERRY CONSTRUCTION INC			865.00 001692
6/12/26	00002	6/01/26 298	202606 320-53800-12000	FIELD MANAGEMENT JUN26	*	1,622.25	
		6/01/26 299	202606 310-51300-34000	MANAGEMENT FEES JUN26	*	4,055.67	
		6/01/26 299	202606 310-51300-35200	WEBSITE ADMIN FEE JUN26	*	108.17	
		6/01/26 299	202606 310-51300-35100	INFORMATION TECH JUN26	*	162.25	
		6/01/26 299	202606 310-51300-31300	DISSEMINATION FEE JUN26	*	1,577.17	
		6/01/26 299	202606 310-51300-51000	OFFICE SUPPLIES JUN26	*	.72	
		6/01/26 299	202606 310-51300-42000	POSTAGE JUN26	*	36.41	
		6/01/26 299	202606 310-51300-42500	COPIES JUN26	*	7.50	
				GOVERNMENTAL MANAGEMENT SERVICES			7,570.14 001693
6/12/26	00005	6/11/26 153420	202605 310-51300-31500	PREP TASK LIST/CDD MTG	*	551.45	
				LATHAM LUNA EDEN AND BEAUDINE LLP			551.45 001694
6/12/26	00028	6/01/26 9187	202606 320-53800-46200	LANDSCAPE MAINT JUN26	*	43,507.77	
		6/08/26 9219	202605 320-53800-47300	IRRIGATION ENHANCEMENT	*	986.09	
				OMEGASCAPES INC			44,493.86 001695

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/12/26	00043	6/09/26	INV36158	202606	320	53800	48100		OFF DUTY MANAGEMENT INC	*	996.00	996.00	001696
6/18/26	00012	6/15/26	237168	202606	320	53800	47000		APPLIED AQUATIC MANAGEMENT INC	*	3,888.00	3,888.00	001697
6/18/26	00020	6/12/26	6131	202606	320	53800	47700		BERRY CONSTRUCTION INC	*	435.00	1,635.00	001698
		6/15/26	6142	202606	320	53800	48000		OFF DUTY MANAGEMENT INC	*	1,200.00	664.00	001699
6/18/26	00043	6/16/26	INV36400	202606	320	53800	48100		OFF DUTY MANAGEMENT INC	*	664.00	664.00	001699
6/18/26	00015	6/16/26	06162026	202606	300	20700	10000		STOREY PARK CDD C/O REGIONS BANK	*	12,474.72	12,474.72	001700
6/18/26	00015	6/16/26	06162026	202606	300	20700	10100		STOREY PARK CDD C/O REGIONS BANK	*	5,023.20	5,023.20	001701
6/18/26	00015	6/16/26	06162026	202606	300	20700	10200		STOREY PARK CDD C/O REGIONS BANK	*	4,835.66	4,835.66	001702
6/18/26	00015	6/16/26	06162026	202606	300	20700	10500		STOREY PARK CDD C/O REGIONS BANK	*	6,767.64	6,767.64	001703
6/18/26	00015	6/16/26	06162026	202606	300	20700	10600		STOREY PARK CDD C/O REGIONS BANK	*	4,119.01	4,119.01	001704
6/18/26	00001	5/26/26	OSA66599	202605	310	51300	48000		TRIBUNE PUBLISHING COMPANY LLC DBA	*	207.07	207.07	001705
6/23/26	00047	6/08/26	20500006	202605	310	51300	31100			*	620.00		
		6/08/26	20500006	202605	310	51300	31100			*	193.75		

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/08/26	20500006	202605	310-51300-31100	INTERNAL COORDINATION MTG	*	67.50		
6/08/26	20500006	202605	310-51300-31100	MANHOLE INSPECTION	*	75.00		
6/08/26	20500006	202605	310-51300-31100	PARKING & TOWING QC	*	581.25		
6/08/26	20500006	202605	310-51300-31100	ANNUAL INSPECT REPORT	*	756.25		
----- PAPE-DAWSON CONSULTING ENGINEER LLC -----							2,293.75	001706
TOTAL FOR BANK A						99,536.50		
TOTAL FOR REGISTER						99,536.50		

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park

Community Development District

Unaudited Financial Reporting

May 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>Month to Month</u>
6	<u>Capital Reserve Income Statement</u>
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>
12	<u>Capital Projects Series 2021 Income Statement</u>
13	<u>Capital Projects Series 2022 Income Statement</u>
14	<u>Long Term Debt</u>
15	<u>Assessment Receipt Schedule</u>

Storey Park
Community Development District
Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash - Truist	\$ 130,827	\$ 24,174	\$ -	\$ -	\$ 155,001
Investments:					
Series 2015					
Reserve	-	-	364,687	-	364,687
Revenue	-	-	668,392	-	668,392
Interest	-	-	19	-	19
Sinking Fund	-	-	72	-	72
General Redemption	-	-	1,609	-	1,609
Prepayment	-	-	2,220	-	2,220
Series 2018					
Reserve	-	-	76,189	-	76,189
Revenue	-	-	331,217	-	331,217
Interest	-	-	245	-	245
Sinking Fund	-	-	38	-	38
General Redemption	-	-	74	-	74
Series 2019					
Reserve	-	-	122,307	-	122,307
Revenue	-	-	343,116	-	343,116
Interest	-	-	23	-	23
Sinking Fund	-	-	74	-	74
Prepayment	-	-	1	-	1
Principal	-	-	40	-	40
Series 2021					
Reserve	-	-	170,814	-	170,814
Revenue	-	-	413,222	-	413,222
Interest	-	-	30	-	30
Sinking Fund	-	-	64	-	64
Construction	-	-	-	21,264	21,264
Series 2022					
Reserve	-	-	103,959	-	103,959
Revenue	-	-	236,110	-	236,110
Interest	-	-	22	-	22
Sinking Fund	-	-	26	-	26
Construction	-	-	-	15,088	15,088
SBA - Operating	718,865	-	-	-	718,865
SBA - Capital Reserve	-	365,202	-	-	365,202
SBA - OCPS	-	31,970	-	-	31,970
Prepaid Expenses	-	-	-	-	-
Total Assets	\$ 849,692	\$ 421,346	\$ 2,834,570	\$ 36,352	\$ 4,141,960
Liabilities:					
Accounts Payable	\$ 5,899	\$ -	\$ -	\$ -	\$ 5,899
Total Liabilities	\$ 5,899	\$ -	\$ -	\$ -	\$ 5,899
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,036,999	\$ -	\$ 1,036,999
Assigned For Debt Service 2018	-	-	407,762	-	407,762
Assigned For Debt Service 2019	-	-	465,562	-	465,562
Assigned For Debt Service 2021	-	-	584,129	-	584,129
Assigned For Debt Service 2022	-	-	340,118	-	340,118
Assigned For Capital Projects 2021	-	-	-	21,264	21,264
Assigned For Capital Projects 2022	-	-	-	15,088	15,088
Unassigned	843,792	421,346	-	-	1,265,138
Total Fund Balances	\$ 843,792	\$ 421,346	\$ 2,834,570	\$ 36,352	\$ 4,136,061
Total Liabilities & Fund Equity	\$ 849,692	\$ 421,346	\$ 2,834,570	\$ 36,352	\$ 4,141,960

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 1,191,240	\$ 1,163,245	\$ 1,163,245	\$ -
Interest	18,000	12,000	14,194	2,194
Total Revenues	\$ 1,209,240	\$ 1,175,245	\$ 1,177,439	\$ 2,194
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 6,200	\$ 1,800
FICA Expense	918	612	474	138
Engineering Fees	12,000	8,000	16,001	(8,001)
Attorney	25,000	16,667	7,468	9,199
Arbitrage	1,800	600	600	-
Dissemination Agent	18,926	12,617	12,717	(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	32,445	32,445	(0)
Information Technology	1,947	1,298	1,298	-
Website Maintenance	1,298	865	865	(0)
Telephone	100	67	-	67
Postage	750	500	596	(96)
Printing & Binding	750	500	98	402
Insurance	8,553	8,553	7,588	965
Legal Advertising	2,500	1,667	1,103	564
Other Current Charges	700	467	456	10
Office Supplies	100	67	3	63
Property Taxes	-	-	153	(153)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 171,996	\$ 125,410	\$ 120,554	\$ 4,857

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<i>Operation & Maintenance</i>				
Field Management	\$ 19,467	\$ 12,978	\$ 12,978	\$ -
Property Insurance	29,179	29,179	21,520	7,659
Electric	3,000	2,000	950	1,050
Streetlights	263,140	175,427	149,333	26,094
Water & Sewer	56,400	37,600	30,408	7,192
Landscape Maintenance - Contract	522,093	348,062	348,062	(0)
Landscape - Contingency	20,000	13,333	2,375	10,958
Lake Maintenance	46,656	31,104	31,104	-
Mitigation Monitoring & Maintenance	13,750	9,167	-	9,167
Irrigation Repairs	25,000	16,667	22,806	(6,140)
Repairs & Maintenance	20,000	13,333	1,780	11,553
Roadways & Sidewalks	15,000	10,000	5,250	4,750
Trail & Boardwalk Maintenance	7,500	5,000	-	5,000
Dog Park Maintenance	5,000	3,333	8,630	(5,297)
Operating Supplies	1,500	1,000	-	1,000
Pressure Washing	7,500	5,000	7,500	(2,500)
Signage	8,619	5,746	10,555	(4,809)
Enhanced Traffic Enforcement	39,500	26,333	32,453	(6,120)
Contingency	1,977	1,318	-	1,318
Total Maintenance - Shared Expenses	\$ 1,105,281	\$ 746,580	\$ 685,705	\$ 60,875
<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	\$ 961,883	\$ 896,151	\$ 65,732
Excess Revenues (Expenditures)	\$ (157,929)		\$ 281,288	
Fund Balance - Beginning	\$ 157,929		\$ 562,505	
Fund Balance - Ending	\$ -		\$ 843,792	

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	\$ 34,018	\$ -	\$ -	\$ -	\$ -	\$ 1,163,245
Interest	1,205	912	676	1,033	2,007	2,982	2,758	2,621	-	-	-	-	14,194
Total Revenues	\$ 1,205	\$ 52,400	\$ 111,004	\$ 77,134	\$ 831,352	\$ 31,612	\$ 36,094	\$ 36,638	\$ -	\$ -	\$ -	\$ -	\$ 1,177,439
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 1,200	\$ -	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,200
FICA Expense	61	92	-	77	77	46	61	61	-	-	-	-	474
Engineering Fees	1,619	240	1,669	7,149	720	771	1,380	2,454	-	-	-	-	16,001
Attorney	1,272	822	212	893	553	1,291	1,875	551	-	-	-	-	7,468
Arbitrage	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	1,577	1,577	1,577	1,577	1,577	1,577	1,677	1,577	-	-	-	-	12,717
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	4,056	-	-	-	-	32,445
Information Technology	162	162	162	162	162	162	162	162	-	-	-	-	1,298
Website Maintenance	108	108	108	108	108	108	108	108	-	-	-	-	865
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	117	47	27	73	9	147	9	167	-	-	-	-	596
Printing & Binding	1	3	3	-	-	7	5	80	-	-	-	-	98
Insurance	7,588	-	-	-	-	-	-	-	-	-	-	-	7,588
Legal Advertising	-	-	-	-	-	896	-	207	-	-	-	-	1,103
Other Current Charges	44	95	67	46	45	45	53	61	-	-	-	-	456
Office Supplies	0	0	0	0	0	1	0	1	-	-	-	-	3
Property Taxes	-	-	-	-	-	153	-	-	-	-	-	-	153
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 29,793	\$ 8,402	\$ 7,881	\$ 15,140	\$ 8,307	\$ 20,061	\$ 20,686	\$ 10,285	\$ -	\$ -	\$ -	\$ -	\$ 120,554

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	\$ 1,622	\$ -	\$ -	\$ -	\$ -	\$ 12,978
Property Insurance	21,520	-	-	-	-	-	-	-	-	-	-	-	21,520
Electric	119	122	116	133	125	114	113	109	-	-	-	-	950
Streetlights	20,792	16,755	22,457	15,232	18,851	20,346	18,415	16,484	-	-	-	-	149,333
Water & Sewer	3,429	4,398	4,957	3,996	3,070	3,258	3,686	3,614	-	-	-	-	30,408
Landscape Maintenance - Contract	43,508	43,508	43,508	43,508	43,508	43,508	43,508	43,508	-	-	-	-	348,062
Landscape - Contingency	-	500	-	1,875	-	-	-	-	-	-	-	-	2,375
Lake Maintenance	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	-	-	-	-	31,104
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	6,205	-	2,836	1,947	3,287	7,546	-	986	-	-	-	-	22,806
Repairs & Maintenance	-	-	1,580	-	-	200	-	-	-	-	-	-	1,780
Roadways & Sidewalks	1,485	-	885	-	665	1,350	-	865	-	-	-	-	5,250
Trail & Boardwalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park Maintenance	685	465	2,785	1,405	-	-	-	3,290	-	-	-	-	8,630
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	3,569	-	-	-	-	32,453
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Maintenance - Shared Expenses	\$ 107,962	\$ 74,911	\$ 97,157	\$ 81,192	\$ 84,853	\$ 86,147	\$ 75,548	\$ 77,936	\$ -	\$ -	\$ -	\$ -	\$ 685,705
<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	\$ 96,234	\$ 88,220	\$ -	\$ -	\$ -	\$ -	\$ 896,151
Excess Revenues (Expenditures)	\$ (136,549)	\$ (30,913)	\$ 5,966	\$ (19,198)	\$ 648,300	\$ (74,596)	\$ (60,140)	\$ (51,582)	\$ -	\$ -	\$ -	\$ -	\$ 281,288

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Transfer In	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Interest	12,000	8,000	13,996	5,996
Total Revenues	\$ 101,892	\$ 97,892	\$ 103,888	\$ 5,996
Expenditures:				
Contingency	\$ 600	\$ 400	\$ 354	\$ 46
Capital Outlay	161,796	107,864	220,176	(112,312)
Total Expenditures	\$ 162,396	\$ 108,264	\$ 220,530	\$ (112,266)
Excess Revenues (Expenditures)	\$ (60,504)		\$ (116,642)	
Fund Balance - Beginning	\$ 548,449		\$ 537,988	
Fund Balance - Ending	\$ 487,945		\$ 421,346	

Storey Park

Community Development District

Debt Service Fund - Series 2015

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 601,873	\$ 601,873	\$ -
Special Assessments - Prepayments	-	-	17,040	17,040
Interest	24,000	16,000	22,493	6,493
Total Revenues	\$ 640,298	\$ 617,873	\$ 641,406	\$ 23,533
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	188,831	188,828	3
Special Call - 05/01	-	-	15,000	(15,000)
Total Expenditures	\$ 597,500	\$ 597,500	\$ 612,494	\$ (14,994)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 42,798		\$ 28,913	
Fund Balance - Beginning	\$ 648,401		\$ 1,008,086	
Fund Balance - Ending	\$ 691,199		\$ 1,036,999	

Storey Park

Community Development District

Debt Service Fund - Series 2018

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 242,357	\$ 242,357	\$ -
Interest	6,000	4,000	6,694	2,694
Total Revenues	\$ 254,827	\$ 246,357	\$ 249,051	\$ 2,694
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		\$ 166,214	
Fund Balance - Beginning	\$ 163,519		\$ 241,549	
Fund Balance - Ending	\$ 172,671		\$ 407,762	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 233,308	\$ 233,308	\$ -
Interest	8,000	5,333	8,180	2,847
Total Revenues	\$ 246,964	\$ 238,641	\$ 241,488	\$ 2,847
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		\$ 166,213	
Fund Balance - Beginning	\$ 169,500		\$ 299,348	
Fund Balance - Ending	\$ 175,914		\$ 465,562	

Storey Park

Community Development District

Debt Service Fund - Series 2021

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 326,521	\$ 326,521	\$ -
Interest	10,500	7,000	9,719	2,719
Total Revenues	\$ 344,800	\$ 333,521	\$ 336,240	\$ 2,719
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)	\$ (5,600)	\$ -	\$ (5,600)
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (5,600)	\$ -	\$ (5,600)
Excess Revenues (Expenditures)	\$ 4,731		\$ 237,906	
Fund Balance - Beginning	\$ 161,442		\$ 346,224	
Fund Balance - Ending	\$ 166,173		\$ 584,129	

Storey Park

Community Development District

Debt Service Fund - Series 2022

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 198,732	\$ 198,732	\$ -
Interest	5,500	3,667	5,741	2,074
Total Revenues	\$ 209,049	\$ 202,398	\$ 204,472	\$ 2,074
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)	\$ (3,333)	\$ (4,094)	\$ 761
Total Other Financing Sources (Uses)	\$ (5,000)	\$ (3,333)	\$ (4,094)	\$ 761
Excess Revenues (Expenditures)	\$ 1,669		\$ 126,688	

Storey Park

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 05/31/26	Thru 05/31/26	
Revenues:				
Interest	\$ -	\$ -	\$ 520	\$ 520
Total Revenues	\$ -	\$ -	\$ 520	\$ 520
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 520	
Fund Balance - Beginning	\$ -		\$ 20,744	
Fund Balance - Ending	\$ -		\$ 21,264	

Storey Park

Community Development District Capital Projects Fund - Series 2022

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 324	\$ 324
Total Revenues	\$ -	\$ -	\$ 324	\$ 324
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)	\$ -		\$ 4,418	
Fund Balance - Beginning	\$ -		\$ 10,670	
Fund Balance - Ending	\$ -		\$ 15,088	

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	\$364,687	
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)
LESS: SPECIAL CALL 05/1/26		(\$15,000)
CURRENT BONDS OUTSTANDING		\$7,445,000

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	\$76,189	
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		(\$75,000)
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	\$19,695	
RESERVE FUND BALANCE	\$122,307	
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	\$170,814	
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	\$103,959	
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
06/15/26	ACH	\$55,121.84	\$0.00	\$894.09	\$0.00	\$54,227.75	\$22,805.26	\$11,799.64	\$4,751.37	\$4,573.97	\$6,401.40	\$3,896.11	\$54,227.75
06/16/26	ACH	\$0.00	\$0.00	\$0.00	\$3,102.47	\$3,102.47	\$1,304.73	\$675.08	\$271.83	\$261.69	\$366.24	\$222.90	\$3,102.47
		\$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		\$ 2,930,253.66	\$ 1,829.13	\$ 114,584.74	\$ 9,525.59	\$ 2,823,365.38	\$ 1,187,354.66	\$ 614,347.69	\$ 247,380.11	\$ 238,143.54	\$ 333,288.73	\$ 202,850.68	\$ 2,823,365.41

99.66%	Net Percent Collected
\$ 9,726.99	Balance Remaining to Collect

SECTION D

SECTION 1



Proposal #181

Date: 6/3/2026

Customer:
 Storey Park CDD
 6200 Lee Vista Boulevard
 Orlando, FL 32822

Property:
 Storey Park CDD
 6200 Lee Vista Blvd
 Orlando, FL 32822

Hammock park Bahia sod

Strip and removal of existing turf apply herbicide to the existing grass and eliminate remaining growth and prevent regrowth at hammock park installing Bahia grass.

Prep and Demo

Prep and Demo

Items	Quantity	Unit	Price/Unit	Price
Bahia Sod strip and lay	37,800.00	sqft	\$1.50	\$56,700.00
Prep and Demo:				\$56,700.00
Subtotal				\$56,700.00
Estimated Tax				\$0.00
Total				\$56,700.00

Terms & Conditions

Thank you for the opportunity to submit this proposal. This proposal is valid for 30days from day of receipt by client. Should you approve of this proposal, Please sign and email the proposal back.

By _____
Shane Bradley
 Date 6/3/2026

By _____
 Date _____
Storey Park CDD

SECTION 2

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Turf Disease Assessment Report — Take-All Root Rot
Date: July 6, 2026 at 7:28 PM
To:

Begin forwarded message:

From: Chris Arnold
Subject: Turf Disease Assessment Report — Take-All Root Rot
Date: June 12, 2026 at 11:54:55 AM EDT
To: Alan Scheerer <ascheerer@gmscfl.com>
Cc: Shane Bradley

Hello, Alan,

Please see the attached assessment report from an Independent consultant. regarding the take-all root rot conditions on the property.

As the report outlines, this is a soil-borne fungal disease that infects the root system below ground weeks or months before any visible symptoms appear on the turf's surface. By the time decline becomes visible, significant root damage has already occurred, and the pathogen is established in the soil. This is an important context — the disease was present and progressing underground before it could be identified or treated.

Turf Disease Assessment Report,

Following inspection and evaluation of the affected turf areas, it has been determined that the decline is consistent with a root-infecting fungal disease. This type of pathogen presents a unique challenge because infection begins below ground within the root system long before visible symptoms are observed on the turf surface.

Unlike many foliar diseases that can be readily identified and treated upon initial symptom development, root diseases often remain undetected for weeks or months. By the time discoloration, thinning, or turf loss becomes visible, significant root damage has already occurred. At this stage, the pathogen is well established within the root zone, and complete eradication is not possible through fungicide applications or cultural practices alone.

It is important to understand that there is currently no treatment capable of eliminating the pathogen from the soil once it becomes established. Fungicide applications are designed to suppress fungal activity, slow disease progression, and protect healthy root tissue from further infection. However, fungicides cannot restore roots that have already been damaged or destroyed, nor can they completely remove the pathogen from the environment.

The severity of the disease is heavily influenced by environmental conditions, including temperature, soil moisture, drainage, compaction, fertility, and other stress factors. Even when proper fungicide programs are implemented, disease activity may continue during periods of favorable conditions for pathogen development. As a result, management efforts should be viewed as suppression rather than complete control.

The affected turf will remain vulnerable until a healthy root system can be reestablished. Recovery depends not only on disease suppression but also on favorable growing conditions that allow the turf to regenerate roots and recover vigor. In severely affected areas where root loss is extensive, turf replacement or renovation may ultimately be

necessary.

Based on the observed symptoms and the nature of the disease, expectations should be focused on reducing disease pressure and minimizing further damage rather than achieving complete eradication. Long-term management requires ongoing monitoring, preventative fungicide applications, and the reduction of environmental stresses that favor disease development.

NICO HERNANDEZ
PRESIDENT / CEO
Landscape Consultant.



Thank you

Chris Arnold

Operations Manager

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