

*Storey Park Community
Development District*

Agenda

November 3, 2026

AGENDA

Storey Park

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 27, 2026

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

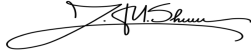
Dear Board Members:

The meeting of the Board of Supervisors of **Storey Park Community Development District** will be held **Tuesday, November 3, 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 September 1, 2026 Meeting
4. Consideration of Proposals for Prologue Ave & Theme Alley Intersection Repair
 - A. Hall Company, Inc.
 - B. All Terrain Tractor Service, Inc.
5. Consideration of Resolution 2027-01 Amending the Fiscal Year 2026 Budget
6. Consideration of Agreement with PayGov.US for Electronic Payment Processing Services
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Proposal for Additional Services Related to Pond K-1 Trail Grading
 - C. District Manager's Report
 - i. Approval of Check Registers
 1. August 25, 2026 – September 29, 2026
 2. September 29, 2026 – October 28, 2026
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – December 1, 2026
12. Adjournment

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

Sincerely,

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

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, September 1, 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
David Grimm	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
Cameron Roberts	District Engineer
Alan Scheerer	Field Manager

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. So, there's no public comment period.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 4, 2026 Meeting

Mr. Showe: We can go to the approval of minutes of the August 4, 2026 meeting. Those minutes were included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Mr. Antolovich seconded by Mr. Boermans with all in favor the Minutes of the August 4, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Pape-Dawson for Theme Alley & Prologue Avenue

This item was discussed later in the meeting.

Mr. Showe: We have a proposal for some survey work. So, we'll turn that over to Cameron.

Mr. Roberts: We sent you guys the proposal for the survey, between the Pond K-1 trail and wetland. I know that the Board approved a not-to-exceed at the last meeting. So, I did bug the guy and asked him if it could be penciled down a little bit tighter. He said it is what it is. He's estimating about two days' worth of work in the field and about a half days' worth of work internally in the office.

Mr. Showe: Does that relate to the map that you handed out or is that separate?

Mr. Roberts: That's separate.

Mr. Showe: Okay.

Mr. Scheerer: That's the asphalt trail by the wetland and the K1 pond.

Mr. Showe: Okay.

Mr. Smith: It was determined what we wanted to do with it, right?

Mr. Roberts: Correct.

Ms. Carpenter: Once you get the survey, what will it provide? Will it give enough information?

Mr. Grimm: The point of that, was to determine if there was some grading to alleviate liability.

Mr. Antolovich: Also, to figure out if it was just a fix that was just going to be new grading or whatnot.

Mr. Smith: Yeah, because I think when we had the discussion last time, it was designed a certain way. It was built, but there was never, I think, what I recall, not a verification of what it was built to. This was to verify the grading, to see if it matched what was permitted and what we expected.

Ms. Carpenter: Well, I thought that they said they weren't any permits. That's why I was asking.

Mr. Showe: Yeah.

Ms. Carpenter: That's why I was asking whether it was a permitted design.

Mr. Smith: I think the permitting was wrong.

Ms. Carpenter: Were there plans?

Mr. Showe: I think it was designed.

Ms. Carpenter: Were there design plans?

Mr. Smith: There were design plans. Whether it was built to design was, I think, one of the things that we wanted to establish. Then I think the other was, if we were to do a fix, are there simpler fixes that could be implemented that were less costly, than the two main options, I think we had to consider.

Ms. Carpenter: Yeah, I was just asking to make sure that the design plans are available, so you don't get a survey and don't have something to compare it to.

Mr. Grimm: That would have to be something that the Chairman would have to approve.

Mr. Roberts: We have design plans.

Ms. Carpenter: Okay. Perfect.

Mr. Boermans: The most important part is the big fix, the most expensive fix, is over six figures.

Mr. Showe: Yeah.

Mr. Boermans: Our job is to be financially responsible. So, that's why we have to find the best solution. What do you all think about this and the price?

Mr. Showe: Yeah. Just for reference. the not-to-exceed proposed at the last meeting, was \$2,500. Obviously, it was over that.

Mr. Grimm: That was based upon?

Mr. Showe: I think it was based on Christie's opinion. She threw out a number.

Mr. Smith: It was just a guess.

Mr. Showe: Yeah.

Mr. Roberts: I think it's the intricacies. I'm not defending any other way. Just FYI, we think we need about 5-foot increments and we're measuring sod levels directly next to trail levels. Then the edge of the trail and then the sod. We're creating a pretty substantial grid to really inform. Hence why it's two days' worth of work for only 500 linear feet.

Mr. Grimm: Well, let me ask this question. You say that the original design plans are available. I guess my fear is that we pay for the survey and all we'll look at whether the survey

matches the plan, without knowing what the plan is. Because up until the last meeting it was always it's working as designed.

Mr. Roberts: The interaction between the wetland overflow into the pond, is working as designed. The trail is graded negatively towards the wetland in certain areas, which is obviously making it worse. I think what we're trying to communicate is, even if we did raise the trail and actually graded positively towards the wetland and we fix those sod areas, that overflow is still going to occur, because there's not enough head and pressure difference.

Mr. Grimm: Because it's coming through the lakeside and not the hillside.

Mr. Roberts: Yes.

Mr. Grimm: In theory. It's overflowing from the lake up until the path, because the lake is too full.

Mr. Roberts: It's going from the wetland to the pond.

Mr. Antolovich: To the lake.

Mr. Grimm: We've been told that it's kind of acting as designed, because the water is coming out of the wetlands, down the slope, across the path and into the pond. But obviously during the wet season, the pond is higher, so then it's just creeping up. There is a portion of the path, where it actually is away from the south end of the path. Every time I drive by it, I can look to the right and there is just standing water on the path itself.

Mr. Roberts: At the edge of the house, that first lot. I know the spot you're talking about.

Mr. Grimm: It is kind of close to the street. Do you know what I'm talking about? Because you can see it from the road when you drive by. My understanding was the issue was always because the water was overflowing in the lake, which crept up to the path. The wetland drainage was working as designed into the lake, but the lake was creeping this way, which was causing the flooding on the path itself. Am I wrong when I say that?

Mr. Roberts: It's more in the wet season, the water level in the wetland raises above existing ground and flows over the trail into the pond.

Mr. Grimm: Which is how it's supposed to work.

Mr. Roberts: Which is how it's supposed to work. So, the elevation of the wetland is 84. The elevation of the trail is 84. The elevation of the water in the lake, the pond is 76.

Mr. Grimm: I guess it depends on what part, because you said that some parts are level with the retention of the wetland.

Ms. Carpenter: We are going totally out of line here.

Mr. Roberts: Approximately, but yes. Some areas are a little bit lower. It slopes down towards the wetland.

Mr. Grimm: Which brings another question. Hypothetically we picked one of the options of fixing the issue. At what point where do we fix it? Because water is not just pulling in one spot. It's pulling in from way up here, all the way down and then actually it's pulling there, no matter what happens with the water, Obviously, Alan can contest that concrete breaks apart like crazy there, causing asphalt potholes.

Mr. Scheerer: Yeah, potholes in the asphalt, because of the water ponding.

Mr. Grimm: Right.

Mr. Scheerer: Yeah.

Ms. Carpenter: Again, this is not legal. This just sort of crossed my mind from the conversations, because of the price this time. There were thoughts that maybe the sod had burned up high along the path, that it was holding water rather than letting it drip down.

Mr. Showe: Drain through.

Mr. Grimm: I heard that insulation facade might be the reason. Grass is lower than...

Ms. Carpenter: Is there any inspection? I know when you look at a yard, sometimes the roots grow up and suddenly you've got this much.

Mr. Scheerer: It's like any yard. Over time, you are going to mow it at a certain height, and that grass is going to grow to that certain height and it's going to stay at that certain height.

Ms. Carpenter: Rather than spending \$6,000.

Mr. Grimm: I think the survey was brought up, because how do you know if there's a landscaper issue that threw the sod after it was ready to be sodded? How do we know if it was a grading issue? We're being told it's not a design issue, because that's what Lennar asked for. Apparently, based upon the comments from Christine, they told Lennar that it was a bad idea and Lennar still said to do it as is.

Ms. Carpenter: They said it was going to flood. Is there anything, inspection-wise, that you can see if you look at and say, *"Hey, yeah, in these four areas?"*

Mr. Scheerer: Well, we know that we have one big area and that's the flooding coming over from the wetland, but then also coming between the two houses off of Imaginary Way, there's a big dip that comes down like this. So, not only are we getting ponding issues right there,

but it's also coming from irrigation from the yards and downspouts facing that way from the gutters.

Mr. Boermans: Yeah, it's absolutely horrible there, at the entrance.

Mr. Scheerer: Yeah.

Mr. Boermans: It's all eroded.

Mr. Scheerer: Yeah. Unfortunately, Dan never fixed what Dan said he was going to do. I got a price to re-asphalt it. At the time, it was about \$21,000 to do it.

Ms. Carpenter: Oh, wow.

Mr. Scheerer: Yeah. It's not a simple pothole.

Ms. Carpenter: I was just wondering, is there any sort of landscaping inspection or something to see, if we trim the stump down?

Mr. Scheerer: Yeah, we do.

Ms. Carpenter: Would it make sense to spend a few hundred dollars doing that?

Mr. Scheerer: We edge the trails from time to time as they grow over. But as far as mowing, there's not a whole lot that we can do for mowing. When I mow my yard, if I'm mowing it at 3 inches, it's going to stay at 3 inches.

Ms. Carpenter: Yeah, but you get that clump of roots and stuff that suddenly is above the path.

Mr. Scheerer: Yeah.

Mr. Boermans: I'm sorry if I interrupted you.

Ms. Carpenter: Oh, that's fine.

Mr. Boermans: The easiest way, what I would think to fix it, is to build a trench and then in some spots, have a pipe underneath, so the water can go underneath the road.

Ms. Carpenter: That would require permit modifications.

Mr. Boermans: Oh, for sure.

Ms. Carpenter: Is the pond discharging properly? Do we know if there's anything flooding the pond?

Mr. Roberts: There is nothing wrong.

Mr. Boermans: There's nothing wrong with it. I've never seen anything wrong with it.

Mr. Roberts: Besides the structures.

Mr. Showe: Yeah.

Mr. Scheerer: Yes, that's a whole other story.

Mr. Roberts: That's another thing.

Ms. Carpenter: That's a whole other thing.

Mr. Roberts: We looked at putting in a pipe. We put an actual structure in the northern corner of the wetlands.

Mr. Showe: Yeah.

Mr. Roberts: You have to raise the trail a little bit in that area, to get the sufficient cover, the depth to the pipe. By the time we actually started looking at permit modifications and applying to the city, there were our fees, environmental fees and geotechnical fees. If you remember from a couple months ago, we sent three options. That was the second option.

Mr. Scheerer: Yeah.

Mr. Roberts: After we actually did a cost breakdown, we said that's just not even an option.

Mr. Boermans: Oh yeah.

Mr. Roberts: That was just not even realistic. I think the purpose of the survey, is to figure out the minimum that we could be achieved, to alleviate to a certain amount. We can't guarantee that it's going to fix it, but in this area, the whole thing has to be re-graded. So, instead of saying all 500 feet raised up to a certain elevation, we would say 100 feet re-graded positively towards the wetland. These 50 feet trimmed down the sod on the western side and these 50 feet trimmed down the sod on the eastern side. That was the idea of getting this detailed grid survey.

Mr. Smith: But if I look at the survey scope, it says that it would provide a comparison to the engineering drawings, horizontal and vertical data, referenced to State planning coordinates. Is that section the reference back to the design?

Mr. Roberts: That's a more standardized coordinate system that surveyors work to in Florida.

Mr. Smith: Okay, but what part? I'm just looking at the scope of what the \$6,500 covers. I don't read anywhere where it says directly it's going to compare back to the engineering drawings or the plan.

Mr. Roberts: The survey scope would not state that. They're just picking up elevations and giving us a topographical map.

Mr. Showe: After the survey, that would then go on to the engineering staff, the engineering staff would have to evaluate that survey and compare it.

Mr. Smith: But I'm just trying to see the total cost of it. Because here, it says that it is \$6,000 for that, but then there's a cost to do the evaluation. So, I was wondering what the all in cost would be. I only see part of the cost here. I'm not seeing the next step.

Mr. Grimm: It's confusing, because it's the same company.

Mr. Smith: Yeah. The scope is missing.

Mr. Grimm: It slides a little bit.

Ms. Carpenter: Yes.

Mr. Grimm: This isn't the full scope of the job. Right?

Ms. Carpenter: Yeah. This is solely for the survey. They usually have separate departments.

Mr. Roberts: Yeah, we can prepare a proposal.

Mr. Grimm: It's not going to make anything clearer. It's going to let us know the total amount. Based upon previous information that we've had with other services, I would say that it's going to cost at least \$1,000. Because if you recall, when we did the parking and there were some other things, when you look at the hourly rates, etc., I'm sure it's not one person doing it. It's probably multiple people doing it. Each level of job title is more expensive. But my question is, would we be able to get the original stuff before this takes place?

Mr. Roberts: Yes.

Ms. Carpenter: You want to just send a copy to Jason, so he has it in the record.

Mr. Grimm: I still don't even really know. I kind of understand Cameron's point. Like, what is it really going to do? You can't stop gravity.

Mr. Showe: Well, he's trying to be clear when he says it.

Mr. Grimm: You have the big hill that comes off of those homes. Do the wetlands, connect or relate to each other at all, if the wetlands come over?

Mr. Roberts: When I went to the site, that sloped down from the homes, where the asphalt sprouted out, I think those are two separate problems. That's a grading issue off of the back of the lots. The wetland is not flooding in. We're just getting a lot of velocity of stormwater coming down that hill. That hole can just be filled today and should go away. The wetland issue would not be related to that.

Mr. Grimm: I don't know, other than call my friend who's running for State House and say, *"listen."*

Mr. Showe: If I'm hearing correctly, what we can do, is we can get them to send me the original plans. We can distribute that to the Board and maybe they can come up with just what their cost would be after they get the survey, so that you guys can see the total cost.

Mr. Grimm: We don't want a ballpark.

Mr. Scheerer: Yeah. We missed that one, didn't we?

Mr. Showe: Yeah. If that's kind of what I'm hearing.

Mr. Smith: Yeah, I think we need that before we can make a decision.

Mr. Showe: Okay.

Mr. Boermans: I agree. Now that almost rainy season is almost getting to the end and before we do anything, whenever we are doing this, we should be one month further.

Mr. Showe: Yeah.

Ms. Carpenter: Well, you can see how bad it is. This is the worst that it should be.

Mr. Showe: Correct.

Ms. Carpenter: In the next four weeks or five weeks.

Mr. Roberts: How is it now?

Mr. Boermans: Do you want to do that or should we approve the survey now? Because now there is so much rain.

Mr. Grimm: They are not going to care about that.

Mr. Roberts: It shouldn't matter, to be honest.

Mr. Grimm: They're like, *"Oh, there's a lot of water here."*

Mr. Antolovich: So, there are two plans. One proposal was \$75,000 and the other was \$180,000 for the boardwalk. What was the cheaper option? Do you guys remember?

Mr. Roberts: We would raise the elevation of the trail.

Mr. Showe: Yeah.

Mr. Roberts: About a foot and regrade the trail.

Mr. Antolovich: Is a survey needed for that?

Mr. Roberts: For?

Mr. Antolovich: Well, I'm trying to figure that out.

Mr. Roberts: Not for us to direct a contractor.

Mr. Antolovich: Yeah.

Mr. Roberts: I think we would want them to get us an actual survey by the time that they finish.

Mr. Antolovich: Yeah.

Mr. Grimm: You're talking out of what they're going to cost?

Mr. Antolovich: Well, I'm wondering, is this survey going to happen no matter what?

Mr. Showe: Or you need a second survey, if you do the first survey.

Mr. Smith: But we may not need the same fine detail of the survey. If we're just going to raise it, we might pay half. I'm not an expert in this, but we probably won't need that finer grid, because it would raise it again in bulk.

Ms. Carpenter: Is this in the capital project for this year?

Mr. Showe: There's been no money, no funding allocated, but any expenses would come out of the capital project account.

Mr. Antolovich: This fiscal year does start next year, though. I mean, next month.

Mr. Scheerer: It does start next year. Very good, sir. Next year and next month.

Mr. Showe: Yeah.

Mr. Grimm: But you said that we're in good shape. Do we have some discretionary money?

Mr. Showe: You have \$423,000 in capital reserves.

Mr. Smith: Yeah, we have \$420,000.

Mr. Scheerer: You have outfall problems.

Ms. Carpenter: If you have a hurricane.

Mr. Boermans: We had to fix one of our weirs and it was \$180,000.

Mr. Smith: Yeah, but we have another one that might come up, too.

Ms. Carpenter: FEMA is not reimbursing very well anymore.

Mr. Scheerer: Pick your poison.

Mr. Antolovich: My thoughts on it, we've had a lot of complaints. People want to get it fixed. It's going to cost money to fix it. Finding out whether it was installed properly or not, if there does get to be a blame put on somebody else, I guess my first question is, is there any actual resource that we have at this point in time? If not, then it's pointless to figure out who is to blame, if there's anyone to blame.

Ms. Carpenter: I guess that's pointed at me. I'm winging it here, with the little bit that I know about it. But if it was not built to plans, you may be able to go after a contractor to say, *"These were the plans. You did not build it appropriately."* If the way it was designed was not something that had to be permitted, it would probably be difficult to go after anybody for the design and the setup that was required by the city as part of the permitting. So, the fact was they did it with something that the city made Lennar build. Again, not knowing anything about Lennar and the Engineer and design, but if no permit had to be complied with, it would be hard to find a standard to comply.

Mr. Antolovich: Yeah and that's what Ms. Baxter was saying, too. There was not a requirement.

Ms. Carpenter: I have a number of CDDs that are looking at developer issues and you have to hire another engineering firm and a consultant. Those reports tend to be in the \$10,000, \$20,000 or \$30,000 range. So, to litigate, you're going to end up spending \$50,000 or \$100,000 minimum, to try to pursue a claim. Whether you get someone to settle, it really depends on the facts that you can find. But most of the cases are where there's permitting or there's an actual contract with specs that said, *"Okay, this did not happen."* Again, I don't know. I haven't seen the plans.

Mr. Grimm: But I mean, I can't imagine they just said, *"Put in a water thing."*

Ms. Carpenter: Yeah, they had to build the pond.

Mr. Grimm: The wetland.

Mr. Showe: Yeah.

Ms. Carpenter: They have to make the stormwater work with the wetland in the pond.

Mr. Grimm: I mean, gosh, it's likely that they have bigger issues than Storey Park CDD, if all they have to say is, *"We're going to put it right there and then just do that and we're good to go."*

Ms. Carpenter: You have to look at all of the other plans to see if there was a better place to put it or was this the only place? I mean again there's a lot of facts.

Mr. Grimm: Would this be county or city?

Ms. Carpenter: The city.

Mr. Grimm: What kind of department would that be? Do you know?

Mr. Roberts: Public Works.

Mr. Scheerer: Public Works or Stormwater Department.

Mr. Showe: Planning Department, if there was an approval process.

Mr. Roberts: As part of the Plan Development (PD), there was a trail required around there, I believe. The location of that was discussed throughout. In the planning, they only care that there's a trail there, that's 6 feet wide. That's the only thing that they will care about. The city would look at the connectivity of how it flows and code requirements of maintaining our stormwater for pre and post discharge. That would usually be the Public Works Department or if the City of Orlando has their own Stormwater Department. I'm not sure. But either way Public Works would be the ones for you to call.

Mr. Grimm: They would be the ones that said we need to have a pond that meets the specific parameters of this plan.

Mr. Roberts: It's more that we tell the city that we would like to put a pond here, this big, to cater for this much, to meet your overall final development stormwater criteria.

Mr. Grimm: Would the Public Works Department be the people that drafted that criteria at some point in time?

Mr. Roberts: Yes.

Mr. Grimm: Then of course the commissioners approved that particular situation.

Mr. Roberts: Yes.

Mr. Antolovich: Correct me if I'm wrong. A lot of times it's more just almost like a point system. It not necessarily always has to be these exact dimensions of this or whatever. It's the minimum standards and whatever way the developer comes up with that, as long as it checks the boxes.

Mr. Grimm: I asked this question, because I'll just reach out to people and say, *"This is what the situation is"* and I'm curious to know what their response is going to be. We have very strict parameters.

Ms. Carpenter: We have to be really cautious, if you talk with other government officials.

Mr. Grimm: I'll do my own research on it.

Ms. Carpenter: But if you're doing it as a Board representative, the Board needs to approve you doing it.

Mr. Grimm: To do my own research?

Ms. Carpenter: If you're contacting government officials.

Mr. Grimm: I'm not contacting anybody.

Ms. Carpenter: Okay.

Mr. Grimm: Yeah.

Mr. Boermans: Yeah. It's so difficult, because I think whenever you would look at a main road with a sidewalk and there are structural issues with it, it's easier than the trail, because the trail is like an amenity. So, it's so much more difficult.

Ms. Carpenter: Yeah. It doesn't have specifics. Like a sidewalk has to be a certain width. You can't have certain depth. It has to be level. A trail is much more flexible.

Mr. Grimm: I understand.

Ms. Carpenter: Okay, thanks.

Mr. Antolovich: If we were to just do the re-grading, what would we need beforehand? Surveys or no?

Mr. Roberts: The \$95,000?

Mr. Antolovich: Yeah.

Mr. Roberts: I want to say no, at least not to the extent that, that survey is.

Mr. Smith: Cut it in half.

Mr. Roberts: Because really, it's just to get the contractor out there.

Mr. Antolovich: Yeah.

Mr. Roberts: Get his own survey done before, if he needed one.

Mr. Smith: But if we raise it, how will we verify that by fixing it?

Mr. Roberts: We would request as-builts, as well as do inspections.

Mr. Boermans: Would it be a good idea to get proposals from contractors?

Mr. Antolovich: Yeah, I guess we're running down two avenues. One, whose fault is it and can we get someone else to pay for it? And two, we still need to get it done, whether it's us paying for it or not.

Mr. Smith: But I don't know. From what I've heard, it has to be a very high bar, for someone pay for it, unless the cause of action is...

Mr. Grimm: Unless there is a plan and after the survey the plan says this was not done.

Mr. Smith: Yeah.

Mr. Grimm: Now who do you go after? Do you go after Lennar as the developer or the subcontractor that Lennar hired?

Mr. Smith: And what's the statute of limitations?

Mr. Grimm: I'm sure that the statute of limitations hasn't expired. I'll ask the attorney.

Mr. Boermans: It's within five years.

Ms. Carpenter: When was the flooding discovered?

Mr. Antolovich: Last year.

Mr. Boermans: The year before.

Mr. Grimm: When I first moved there, I've been there for just over three years.

Ms. Carpenter: I can confirm it for you.

Mr. Smith: But if my understanding is correct, right now the survey is \$6,500. If we need to survey anyway, maybe it's not going to be this fine, but it still would be something for a few thousand plus dollars.

Mr. Antolovich: Potentially.

Mr. Smith: Maybe it's \$3,000 to \$4,000 to have that option to proceed with someone else and is that worth it? The way that I think through it, we're going to probably have to have a survey at some point anyway. It may not be the fine detail here, but it will be several thousand dollars that we have to cover. It may not be the 5 feet or 10 feet.

Mr. Grimm: It's a \$100,000 job, plus or minus.

Ms. Carpenter: Yeah. What would it take for you to draft a scope of work to put out to bid?

Mr. Roberts: A couple grand.

Mr. Antolovich: If it's going to cost \$100,000 to fix it.

Mr. Grimm: Does it cost us money to solicit business?

Mr. Showe: Well, they have to develop a scope. They need to develop a solid scope that we can send apples-to-apples.

Ms. Carpenter: Yeah, just to develop the scope.

Mr. Scheerer: Right.

Mr. Antolovich: So, we would need that anyways. Right? I mean, if we can prove something that they did wrong and we want them to fix it and they go, "*Okay, how do we fix it?*" We can tell them how we want it fixed, right? Or try to sue them for an amount of money to pay for it. So, no matter what...

Mr. Boermans: We need to survey it.

Mr. Antolovich: No, we need to get proposals.

Mr. Smith: The way I'm thinking of it, is it's going to cost us roundly \$100,000, no matter what options we go with. We are potentially paying \$3,000 or \$4,000 more, to explore the option that they may not fall back to us. So, that's what I think the option to me is. It's \$3,000 for that option, if it wasn't built to plans or to the engineering design, to try to hold something. I think that's at least certainly how I think the decision should be made.

Ms. Carpenter: Do we have a contract for that work or know who even did it? Do we know who did the construction?

Mr. Scheerer: We can find out. I know Lennar had a contractor out there and we have a Lennar employee that works for us now. So, she might get some information for us. Who is it?

Mr. Smith: Elevate.

Mr. Scheerer: I'm not sure. I thought just the main contractor did all of the pond digging and stuff over in K-1.

Ms. Carpenter: It's something to find out, if you want to pursue looking at somebody.

Mr. Roberts: It was the same contractor?

Mr. Scheerer: Yes.

Mr. Roberts: Do you know who that was?

Mr. Showe: I don't know off hand if we do.

Mr. Scheerer: Well, we probably have requisitions somewhere that were paid through bonds for whatever work.

Mr. Grimm: I'll just put it out there. I'm a Real Estate Agent.

Mr. Antolovich: Is there any overlap between potentially going down this detailed survey route and getting proposals?

Mr. Showe: I think they are two separate issues.

Mr. Antolovich: If you go to the proposal route, are you going have to get some survey work done that this would cover?

Mr. Roberts: Me creating the scope for the Option 1 \$95,000 fix, could that also be used for Option 2 for the minimum works scope? Yes, I think so. Because regardless, we would be reconstructing trails and grading appropriately using the same cross sections. So, yes.

Mr. Boermans: I'm just worried with the \$95,000 proposal, that it is really \$95,000 and it would not exceed more, because initially we were thinking that it would cost \$110,000 to \$150,000 and then it ended up being \$180,000.

Mr. Antolovich: These are rough estimates.

Mr. Roberts: We compare it to schedules that we receive from contractors. But it's for 300 or 400 lots, right? I think we've learned now, that we need to upscale that nearly 100% to their unit rates. So, that \$95,000 is higher than what it would be if it was just our normal jobs. But they are going to tell you the most. You don't get three quotes.

Mr. Boermans: Yeah. Of course,

Mr. Grimm: While I have an opinion on this, I don't have opinion on what direction you go in, so I'll defer to the other two gentlemen.

Mr. Showe: Yeah. I'm kind of hearing a lot of different directions.

Mr. Scheerer: Yeah.

Ms. Carpenter: That was why I had questions. Just because I've seen too many CDD's spend money.

Mr. Antolovich: I would like to know what it costs to replace it. I doubt that we're going to find somebody who is at fault and then litigate and then get money back and not drag it on forever. Even if we did get some money back, how long is that going to take and how much are we actually going to save?

Mr. Boermans: Yeah, I agree on that.

Mr. Grimm: I assume repairs can't be made and then you try to litigate at that point.

Ms. Carpenter: Only if it's an emergency or a health and safety issue.

Mr. Showe: Yeah. It has to be a health and safety issue.

Ms. Carpenter: Can you give galoshes to all of the runners?

Mr. Antolovich: Being quoted at \$250,000, is a lot different, if it actually comes back quoted at \$50,000.

Mr. Showe: I agree.

Mr. Smith: I don't know how long it would take to get the quote and prepare the spec.

Mr. Antolovich: Yeah and get some bids.

Mr. Smith: For us to consider, because I'd like to know if we're saying...

Mr. Antolovich: What are we trying to achieve?

Mr. Smith: Yeah, just weigh it against it.

Mr. Antolovich: Are we trying to save \$30,000 or are we trying to save \$200,000? So, I would like to get quotes and bids for the re-grading. What do you guys think?

Mr. Smith: I agree.

Mr. Showe: So, what I'm hearing is that we would need a motion to authorize the Engineer to go ahead and put a scope together and get bids.

Ms. Carpenter: With a not-to-exceed. We need some number.

Mr. Showe: Well, would you have a not-to-exceed for your work?

Ms. Carpenter: What do you need?

Mr. Scheerer: \$2,000.

Mr. Grimm: Can you sign something that says \$2,000?

Mr. Scheerer: We'll have them on record.

Mr. Grimm: I'm just kidding.

Mr. Roberts: I'm just doing math in my head real quick.

Mr. Antolovich: No pressure.

Mr. Roberts: \$2,500 is probably fair.

Mr. Antolovich MOVED to authorize the District Engineer to prepare a scope and obtain bids to re-grade between the Pond K-1 trail and wetland in a not-to-exceed amount of \$2,500 and Mr. Boermans seconded the motion.
--

Mr. Smith: I would approve \$3,500 with Chair approval, if it comes to that.

Mr. Showe: So, then why don't we just do a not-to-exceed of \$3,500?

Mr. Roberts: Okay.

Ms. Carpenter: Let the Chair approve it.

Mr. Antolovich: Yeah.

Mr. Showe: We'll still give the Chair approval once we get the proposal.

On VOICE VOTE with all in favor authorization for the District Engineer to prepare a scope and obtain bids to re-grade between the Pond K-1 trail and wetland in a not-to-exceed amount of \$3,500, with the Chair's approval was approved.

Mr. Showe: Keep working the issue.

Mr. Boermans: It is a pain in the butt.

FIFTH ORDER OF BUSINESS

Consideration of Addendum #1 to Landscape Maintenance Agreement with OmegaScapes, Inc. - Added

Ms. Carpenter: We sent a demand letter to OmegaScapes last month, laying out the issues that we saw in the performance of their work and requested not the \$20,000 contribution, but 50% and they came back and agreed. So, we drafted an agreement and they've been cooperative and did not contest it.

Mr. Showe: They've executed the agreement. It also includes the one-year warranty that the Board requested and also the language.

Ms. Carpenter: Language stating that this isn't precedent for something else.

Mr. Showe: Correct.

Mr. Showe: So, we believe it represents what the Board approved. We just wanted to have a motion to go ahead and have that approved. OmegaScapes has already signed it. I think they're ready to start on Monday.

Mr. Scheerer: Yeah. If it gets approved today, they're going to have somebody out to spray all of the grass on Monday. The grass is going to end up brown and dead. So, you may want to let your neighbors know.

Mr. Showe: We can send something out too.

Mr. Smith: Yeah, we can just send a communication out, because I see a lot of people take their pets to Hammock Park.

Mr. Antolovich: Yeah, we'll send it to John.

On MOTION by Mr. Grimm seconded by Mr. Boermans with all in favor Addendum #1 to Landscape Maintenance Agreement with OmegaScapes, Inc. was approved.

SIXTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser - Added

Mr. Showe: Behind that, is more of just a housekeeping item. This is for next year's Property Appraiser Agreement. It's required for us to use the on-roll assessment. There's really no change in the agreement, so we would just look for a motion to approve.

On MOTION by Mr. Grimm seconded by Mr. Antolovich with all in favor the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser was approved.

Ms. Carpenter: You left out the most exciting thing. The Orange County Tax Collector isn't going to hold the money any longer, because people pay early.

Mr. Grimm: Does the Controller hold it?

Ms. Carpenter: No, the Tax Collector.

Mr. Showe: Well, this agreement is with the Property Appraiser.

Ms. Carpenter: Oh, okay. Bummer.

Mr. Showe: These are different folks. We've had some issues with the Orange County Tax Collector, but Jan has been helpful in getting that resolved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: With that, we'll turn it over to the attorney.

Ms. Carpenter: Sorry. I had something good and it took a long time. No, we don't have anything else. I don't mean to be negative on the potential claims. My litigators would love to jump in, but from what we're seeing in our Districts, a lot of money is going out the door without really remedying the problem. If there was something that was clear negligence or clearly something wasn't done properly, then I say go for it.

Mr. Grimm: What would you encourage residents who have some issues with developers after the fact, using our neighborhood as an example? Contact legislators?

Ms. Carpenter: Contact legislators and then go after your seller, if you get large groups of people all bringing up the same issues.

Mr. Grimm: The seller is the developer.

Ms. Carpenter: Then the developer will respond, if they get enough people pushing back on the same issues. Because the homeowners have the private rights, if their yard is flooding or if somebody's yard is not graded properly. They have much more clear construction claim 558

rights. It's much harder when a government is getting something that's been permitted or isn't required to prove something different.

Mr. Grimm: Being only less than a year on the Board, do we have the ability to figure out these types of things that have come up since 2015? In 11 years, not just Parcel K, but the whole community, how many issues have come up that are CDD related, that could potentially be pointed to the developer? I'm not trying to get you to make something up. I'm just curious. Just being here, there have been multiple issues.

Mr. Boermans: We had the weir damage.

Mr. Showe: Yeah.

Mr. Boermans: You can go look at engineering, but a hurricane came through at that time. So, there was a lot more water than normally came through. That's how it started to erode and it just collapsed completely. At that moment, I think the developer can say, "*Well, there was a hurricane.*" It's so hard to fight that one, especially when you look for a major developer, well, a major developer that have a big law firm behind them. To start that fight from our side, from the CDD side, will cost so much money. Is it really worth it?

Mr. Grimm: That's why I asked for a ballpark number in the last 11 years. Is it multi million dollars? Is it \$500,000? Is it \$5 million? I don't know.

Mr. Showe: Just since I've been involved, the weir is the only real issue and then the trail and the other weir.

Mr. Scheerer: The other weir.

Mr. Grimm: The grass issues.

Mr. Scheerer: Yeah, the sod issue.

Mr. Antolovich: But that's really more of an HOA issue.

Mr. Scheerer: No.

Mr. Antolovich: Do we have a bunch of it?

Mr. Scheerer: Well, Parcel K.

Mr. Grimm: You should see the dog park.

Mr. Scheerer: The dog park and the areas.

Mr. Grimm: There is not even grass anymore.

Ms. Carpenter: But we've got that in one CDD. But then you're looking at whether it was due to the landscaper or the maintenance people or the irrigation.

Mr. Showe: If that's on the plan to install, then we've got a hard case to make.

Mr. Scheerer: They just put in the wrong sod in Parcel K, in our opinion.

Mr. Showe: Yeah.

Mr. Scheerer: That ProVista sod has roots that grow laterally. They don't sink. So, you end up with surface turf that doesn't always perform well.

Ms. Carpenter: But then the other side that we see and I don't know in Storey Park, are the things that the developer did in addition, after the fact, to restore problems. Because most of the developers in the early years, find a bunch of things and do more than they had to.

Mr. Antolovich: Yeah, they do.

Mr. Grimm: I'm just curious to know if there was something worth exploring.

Ms. Carpenter: Yeah.

Mr. Grimm: You mentioned a full community of people.

Mr. Boermans: It's a difficult situation and it's frustrating.

Ms. Carpenter: It is. CDDs are a relatively new invention, so there's no case law. There isn't a body of law to be able to say this should happen. Just treat it as any other governmental entity.

Mr. Boermans: So, now my next question. I just passed by on...

Mr. Smith: Story Time Drive?

Mr. Boermans: No, no, no. Conway Gardens Drive. In that area, they have retention ponds and they put solar panels in there. Would that ever be an option for us to save money?

Ms. Carpenter: Are the solar panels for OUC?

Mr. Boermans: They were OUC's. Correct.

Mr. Grimm: There's also one at the main toll booth, in the Curry Ford area. There's a pond in there. It's starting to become something maybe more.

Mr. Scheerer: Interesting.

Ms. Carpenter: We don't have a utility, so I don't know what we would be using the power for.

Mr. Antolovich: I actually did this with the city. I went through a little program on it. What they're doing, is they are slowly putting more and more solar panels out on unused water areas, whether they're retention ponds or parts of lakes or whatnot. Then they basically pay whoever owns that waterway, to put it there. It just goes back to the grid.

Mr. Boermans: But I think with this CDD, we can do it towards the management fee.

Mr. Grimm: To lower the fee?

Mr. Boermans: Yeah.

Mr. Antolovich: It would come in as some sort of income stream. But the biggest issue to address your point though, is they are very slowly rolling that out. If CDD wanted to try to get into that program, there's apparently a mini multi-year wait list.

Mr. Grimm: I'll call Tom. No, I won't.

Ms. Carpenter: You also have a lot of homeowners that might not want them in their neighborhood. I can just see that as being a problem with residents saying, *"I can see it from my house. I bought a lake view. I didn't buy a solar panel."*

Mr. Grimm: There are plenty of ponds that are hidden, wouldn't you say?

Mr. Scheerer: Yeah, we got a few in the back.

Ms. Carpenter: Do you want to get the information to them to see if there's a list to get on?

Mr. Grimm: Yeah.

Ms. Carpenter: Sure, that makes sense.

Mr. Smith: I see where you're going, because on Story Time Drive, there's a path between Dowden Road and Moss Park Road. I don't know if that's ours or not.

Mr. Scheerer: It is city property.

Mr. Smith: Okay. Because they dug it up and they were repaving.

Mr. Scheerer: There was a lot of work that was going on there. I actually saw All Terrain Tractor doing some underground work in that area. It looks like somebody came in and repaved all of the areas that they were doing work on.

Mr. Smith: Yeah.

Mr. Scheerer: But that's not CDD property. That road is owned by the city.

Mr. Smith: Okay.

Mr. Scheerer: Story Time Drive is owned by the city. Moss Park Road is owned by the city and Dowden Road is owned by the city. I know Brandon sent us a truncated dome that was dislodged.

Mr. Grimm: Why do we have county utility for water?

Mr. Showe: I think they just provide the water.

Mr. Scheerer: Yeah. City, County, City, County, City, County.

Mr. Showe: Wherever the line is.

Mr. Scheerer: It all looks like the City of Orlando to me.

Mr. Antolovich: It wasn't owned by the City until it was built out.

Mr. Grimm: The City is cheaper.

Mr. Scheerer: Is it?

Mr. Grimm: I've always found that it is.

Ms. Carpenter: Yeah.

Mr. Scheerer: I wouldn't know. I have a well.

Mr. Grimm: They're cheaper for power too. I don't understand why we have Duke. I know who owns everything.

Mr. Scheerer: Yeah. It just depends on your area. That big smokestack that you see over there.

Mr. Boermans: Now we're talking about these roads. I think for eight years, we had lights on Story Time Drive and Dowden Road and there are always jumper cables in between. Nothing is underground.

Mr. Grimm: They plug them in. That's how they do it.

Mr. Boermans: No, they're all above ground, because the underground is broken.

Mr. Grimm: Are you talking about the holiday lights?

Mr. Boermans: No.

Mr. Antolovich: No, the lights themselves.

Mr. Scheerer: I believe that's all been corrected. There was one power pole, when I was out there probably four years ago or so, that we were fighting with Lennar on. They actually had to run power from one side to the other.

Mr. Antolovich: Yeah, I think that was there this year.

Mr. Boermans: The one on Dowden Road is still there.

Mr. Scheerer: Yeah. Well, as far as I know. We can check with them and see if it can be removed, but I know they do jumpers. I thought like Travis was saying, they were hanging the Christmas lights and the holiday lights on them.

Mr. Boermans: We don't have Christmas lights, right?

Mr. Antolovich: No, we don't.

Mr. Grimm: Not until Christmastime.

Mr. Scheerer: You get big snowflakes.

Mr. Antolovich: They don't light up where I live.

Mr. Grimm: I like the Christmas trees.

Ms. Carpenter: Holiday trees.

Mr. Scheerer: Christmas trees.

Mr. Antolovich: Okay.

Ms. Carpenter: I have nothing else to report.

Mr. Boermans: Thank you.

Mr. Scheerer: Wow! That was quick.

B. Engineer

Mr. Showe: We can go to the Engineer's Report. Are there any updates on your end?

Mr. Roberts: One question. Not to bring up the trail again, but am I going to include in this scope, the regrading of the hill portion?

Mr. Grimm: Yeah.

Mr. Scheerer: Yeah.

Mr. Boermans: Do we need to make a motion?

Mr. Showe: No. I think he just wanted clarification. The Board already made the motion.

Mr. Smith: But just for clarity, again, I know it was just a rough estimate. Did that \$95,000 include that scope, that estimate?

Mr. Scheerer: I don't think so.

Ms. Carpenter: We'll just have them billed separately.

Mr. Smith: Okay.

Ms. Carpenter: Ask them to break out their proposal to include that, versus not including it.

Mr. Scheerer: I think the original scope was just for the wetland area.

Mr. Smith: I'm not saying that we shouldn't do that. I just want to have a comparison.

Mr. Roberts: That will all be included in my scope.

Ms. Carpenter: A separate cost so they can see the difference.

Mr. Scheerer: Yeah, pricewise.

Mr. Roberts: I'll include that to be separate.

Ms. Carpenter: Perfect. Thank you.

Mr. Roberts: In front of you are the Prologue Avenue and Theme Alley intersection plans.

Mr. Smith: What's happening there? What's the change?

Mr. Roberts: There's the low point at the northwest corner, where the manhole is.

Mr. Smith: Okay. Yeah.

Mr. Roberts: That's ponding.

Mr. Antolovich: Where is this?

Mr. Showe: It's at the intersection of Prologue Avenue and Theme Alley.

Mr. Scheerer: At the intersection of Theme Alley and Prologue Avenue, there's a manhole that's underwater.

Mr. Grimm: It's not too far from Imaginary Way.

Mr. Roberts: There are potentially two causes. The pipe at the manhole is degrading the dirt around it. It's gotten loose somehow. That's probably more unlikely. More likely is that water just seeps through over time and the road is just slowly degrading with water infiltration.

Mr. Smith: When I lived on that side, at least the first couple years, there were some sewer issues in that area when we first moved in, that were persistent. I don't live right on that street or that area, but I saw various kind of professionals out there doing work in that area. I don't know if that contributed to it.

Mr. Roberts: Repetitive tracking over the same area, will degrade the road more significantly over time. The roads are only designed for a certain amount of load that the cars or trucks are on and the number of times that they're driven over.

Mr. Grimm: Can you explain why developers can build the road, then start building homes and big old dump trucks come through and then they never fix them after that? Why is that?

Mr. Roberts: Not to be combative, but I guess how else do you do it?

Mr. Grimm: You would resurface after the fact. But I know resurfacing doesn't necessarily prevent or fix any kind of indentions and things like that. I mean, obviously you have to have roads in there to develop it.

Mr. Roberts: You're 100% correct. But the city or agency will say that the road needs to be finished before you can lot it and plat it. We need to provide access. So, the only way that we can provide access, is if you have your finished road to our standards.

Ms. Carpenter: It's one of those that you can't win.

Mr. Grimm: Well, it's just a crazy situation, because the roads are destroyed by that.

Mr. Roberts: I'm shocked that in Florida, they allowed us to build sidewalks. Because the sidewalks are always destroyed. Always. And 90% of the time, the builders come by and rebuild it again. But now, a lot of the agencies, don't require us to build the sidewalks as part of the master infrastructure. I kind of consider that a win.

Ms. Carpenter: It is a win. I just drafted an agreement for that.

Mr. Scheerer: In Wellness Ridge, they don't even require them to put the second lift asphalt on first.

Ms. Carpenter: Which is nice.

Mr. Scheerer: The best thing to do, is put the base in, put the sub asphalt in and leave it until all of the construction is done. Then you come in, fix all your curbs, redo all of your asphalt and you have a fresh lift. They should do that everywhere, in my opinion.

Ms. Carpenter: Orlando and Orange county don't do that. You have to have fully permitted roads to drive on.

Mr. Antolovich: So, where this manhole is being relocated, it's a big area of the road. When you open that manhole up, is that just a giant area underneath that whole road? I thought manholes usually just went to a little claustrophobic service area.

Mr. Roberts: I think that one's about 3-foot diameter, maybe 4-foot diameter.

Mr. Antolovich: Yeah.

Mr. Scheerer: It connects to other manholes.

Mr. Antolovich: Oh, do they?

Mr. Scheerer: Yeah.

Mr. Showe: Yeah.

Mr. Scheerer: That's a stormwater manhole.

Mr. Antolovich: Okay.

Mr. Boermans: Do we have to pay for it?

Mr. Scheerer: Pay for what? The stormwater, yes.

Mr. Showe: Yes, the stormwater.

Mr. Scheerer: If it's sanitary sewer, then it goes to the municipality. But I'm pretty sure that's stormwater. Right?

Mr. Roberts: There's an inlet over here. You can barely see it.

Mr. Antolovich: Yeah.

Mr. Roberts: I believe that manhole connects to that inlet.

Mr. Antolovich: Got it. Okay.

Mr. Scheerer: It drains into the inlet and into the manhole.

Mr. Roberts: So, what this proposes, is to again, minimize the amount of work required, utilize the now existing levels and grades and elevations that are there now, because it's all been funneled to the manhole or at least around the manhole. It proposes that we lower the manhole lid and replace the top with a slotted grate. So, that way stormwater can go into the top. The manhole lid now becomes the new low point and everything grades towards the manhole.

Mr. Smith: Are any other road improvements needed?

Mr. Roberts: We would recommend the asphalt remediation. You have to fix the road or else it's going to keep degrading over time.

Mr. Smith: Yeah, but the question is, just in this one area, do you need to go out further?

Mr. Roberts: We have it going to the edge of the travel lane on the other side, just before the parking and as well as pretty much up to an inlet that is here in the alley.

Mr. Antolovich: How much does this cost?

Mr. Scheerer: \$20.

Mr. Grimm: \$1 million.

Mr. Roberts: We've done an estimate.

Mr. Smith: I say \$25,000.

Mr. Roberts: We've done an estimate with our one-time markups. It was \$46,000.

Mr. Smith: \$46,000.

Mr. Scheerer: Is that all?

Mr. Showe: Yeah.

Mr. Roberts: But it's a one-time cost. They have to get multiple crews out here to do one small amount of work.

Mr. Antolovich: Do we have other areas, with similar situations that we need to get fixed or is this the main one?

Mr. Roberts: This is a significant one where the road is actively failing.

Mr. Showe: Yeah. This is one where we have received a lot of resident input.

Mr. Scheerer: Especially from the guy on the corner.

Ms. Carpenter: Maybe they could asphalt the trail, if it's dangerous and people are complaining and its degrading and you don't want the rest of the road to fail.

Mr. Smith: We still need to go out for bids. So today, are we just making it aware and then we get a markup?

Mr. Roberts: This is what would be sent to the contractor.

Mr. Antolovich: Not for bid?

Mr. Roberts: Yes.

Mr. Antolovich: Yeah.

Mr. Showe: Would the same type of vendor do this as would do the trail work? I mean could we maybe go out for bid and do two separate scopes to the same vendor, so we can see if maybe there are some cost savings and mobilization by using the same vendor? But then if we can have each one of them bid separate, you also pick different ones for different pieces.

Ms. Carpenter: Yeah. How quickly can you do a better scope?

Mr. Roberts: It would not take long.

Mr. Showe: Okay.

Mr. Antolovich: Yeah, that sounds good. Do we need a motion for that or is this more informational?

Mr. Showe: I think he's already done the work. So, as long as there's no opposition, then we can have him proceed with getting proposals for this project.

Mr. Antolovich: Yeah.

Mr. Smith: I guess the only question is timing. How long has it been at this level or is there a timeline for acting at this point?

Mr. Antolovich: Is the road going to collapse in the next three months?

Mr. Grimm: It's not going to collapse. The concern is that it expands.

Mr. Antolovich: Yeah. Okay.

Mr. Scheerer: We have plywood.

Ms. Carpenter: Is there anything dangerous out there?

Mr. Scheerer: No.

Mr. Showe: It's just standing water.

Mr. Scheerer: It's just standing water. There is a depression in and around the manhole at the entrance to the alley.

Mr. Antolovich: But we're not going to get a sinkhole that will swallow somebody?

Mr. Scheerer: Let's hope not.

Ms. Carpenter: You never know in Florida.

Mr. Scheerer: Let's hope not. Think positive and happy thoughts, sir.

Mr. Smith: Okay. So, then for the next meeting would we have the bid package?

Mr. Showe: We would hope so.

Mr. Smith: Is this part of the capital budget?

Mr. Showe: That is where it would come from.

Mr. Roberts: That's all I have.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: Then we can go to the approval of the Check Register. In your General Fund, we have Checks #1722 through #1734.

Mr. Smith: I just had one question. If you can remind me, we replaced damaged sod. Was that the treatment or was that something else?

Mr. Scheerer: Is this on the Check Register?

Mr. Smith: Yeah.

Mr. Boermans: \$5,600.

Mr. Scheerer: It's all good. I got you. If you recall, we had a lot of damage sod around the rights-of-way at Epic Park, between the sidewalk and the curb. So, we had those all replaced. That was discussed over several meetings, I believe. Then as you know, annually we close the dog parks down.

Mr. Smith: Yeah.

Mr. Scheerer: So, we closed the one on Charades Street.

Mr. Smith: Okay. So, it's dog park sod.

Mr. Scheerer: Well, the dog park is included in that. You're looking at Bahia versus Bermuda around Epic Park. So, it's a different turf, but that comprises that replacement. That wasn't anything that I tried to slide in.

Mr. Showe: No.

Mr. Scheerer: I got you. I already had it written down. I knew you guys were going to ask about it.

Mr. Grimm: I figured it was old.

Mr. Scheerer: Yeah, it's old stuff.

Mr. Showe: Then certainly there are some debt service transfers starting in August. Those are just transfers from your General Fund to the Debt Service Fund, as those assessments come in.

On MOTION by Mr. Grimm seconded by Mr. Boermans with all in favor the July 29, 2026 through August 25, 2026 Check Register in the amount of \$104,367.26 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. We are performing about \$70,000 better than budget to actuals for the year. So, we're in great shape there. With that last bit of assessment revenue that we received in late August, we are at up to 102% collected on our assessments. So, we're in great shape there.

Mr. Antolovich: How do we collect more?

Mr. Showe: This is fundamentally how the CDD works. So, for us to collect \$100, we have to assess \$106. People that pay their Tax Bill in November, can take a 4% discount and then we pay the Tax Collector 2%. So, again, for us to get \$100, we have to bill \$106. So, if there are people that pay their Tax Bill in January, we receive 1% or 2% extra.

Mr. Antolovich: Got it.

Mr. Showe: So, we almost always get over 100%, slightly.

Mr. Scheerer: It is like bonus money.

D. Field Manager's Report

Mr. Showe: We'll roll on to Alan for his report.

Mr. Scheerer: Yeah. I don't have a lot on the field stuff. I am working on all of the proposals for next month's meeting. I know that the Board had requested information on the pros and cons of fountains and ponds. Unfortunately, about 15 minutes ago, my contractor sent that to me and I don't feel comfortable sending it to anybody right now, until I have a chance to read it. I also have documents on how a stormwater pond functions and the different positive and negative plants that can go in there. Should you not choose to do a fountain, you may want to look at maybe some littoral plantings around the perimeter, which will help with your insect and algae control and stuff like that. So, next month we'll have a little more information. I'll get the stormwater stuff to Jason. If he feels that we need to send it out in advance, we can certainly do that.

Mr. Grimm: I'm so sorry to interrupt. Can you see if there's a solar option that's viable?

Mr. Scheerer: For fountains?

Mr. Grimm: Yeah.

Mr. Scheerer: Of course. Like I said, I know for a fact, the power ones are very expensive.

Mr. Grimm: We have a lot of ponds.

Mr. Scheerer: Again, I think somebody brought up that that apartment complex has a fountain in the pond out front. You have a beautiful view as you're going down Dowden Road, but most of the CDDs that we deal with, find fountains that are beneficial going into ponds that are beneficial for everybody that travels through the neighborhood.

Mr. Showe: Right.

Mr. Grimm: Someone complained today about a nice, new paved path. I'm just saying.

Mr. Scheerer: I understand, sir. But anyway.

Ms. Carpenter: Fountains are difficult.

Mr. Boermans: Yeah, it's very difficult, because a lot of our ponds are behind people's homes. There is one on History Avenue. Not everybody can actually enjoy it.

Ms. Carpenter: Exactly.

Mr. Scheerer: The thing about that, is you have to have a power source. The nearest power source could be in Mr. Grimm's front yard and we have to trench all the way back to put in the rack. For a seven and a half horsepower fountain, on average running from 8:00 p.m. to

10:00 p.m., seven days a week, you are going to generate anywhere between \$500 to \$600 a month in electric. That does not include service.

Mr. Showe: Yeah.

Mr. Scheerer: But we will certainly bring that information to you, unless there are solar panels.

Ms. Carpenter: Does anybody fish at the ponds?

Mr. Antolovich: Yes, they do. They're not supposed to, but they do.

Ms. Carpenter: That's why I was asking. We have one District that just put a beautiful fountain in. I think it's on its third motor now, because of fishing lines. There is more now in maintenance than the cost of installation.

Mr. Scheerer: It's about \$6,000 for a motor.

Mr. Showe: Yeah.

Mr. Scheerer: It cost you a couple hundred to pull it out and clean it and put it back, but if the motor goes...

Ms. Carpenter: They're trying to figure out cages, anything to stop the fishing lines.

Mr. Grimm: She wants to tie it into her house.

Ms. Carpenter: Oh yeah, another \$500.

Mr. Scheerer: Whereabout are you on K-1?

Mr. Grimm: I'm near the wetlands. Not directly related. I'm at the big lake over the weir into the conservation where the path to nowhere goes.

Mr. Scheerer: Yeah. As we talked about earlier with the cleanup of Hammock Park on Satire Street, OmegaScapes has indicated that they will be out on Monday to spray that. We'll make sure that they have proper placards in place to let people know that it is being sprayed.

Mr. Showe: We'll get a message out through the HOA.

Mr. Grimm: Thank you.

Mr. Scheerer: That's all I have.

Mr. Showe: Obviously that's all weather permitting too.

Mr. Smith: Yeah.

Mr. Boermans: About the fountains, when I just did my quick research, whenever you look for the water fountains on solar, it can maybe go up to one horsepower, maybe sometimes

three to five horsepower with configurations. But to get seven and a half horsepower, you still need a main grid.

Mr. Showe: Yeah.

Mr. Scheerer: Well, you don't necessarily need to have a seven and a half horsepower one. If you were looking at the corner fountain at Story Time Drive and Dowden Road, you may not need any more than a three horsepower. You just need something that's going to move the water.

Mr. Grimm: Just get three horses for that.

Mr. Boermans: That was initially what Lennar told us.

Mr. Scheerer: I used to have one when I had a pool. Now I don't have a pool.

Mr. Antolovich: We were supposed to have equestrian shows. That was in the original sales literature.

Mr. Scheerer: Equestrian trails?

Mr. Antolovich: Quarterly equestrian shows and stables and everything for everyone in the community.

Mr. Scheerer: Reunion has one.

Ms. Carpenter: We've got a stable for sale.

Mr. Scheerer: Yeah, we've got a stable for sale, if you have a couple of million dollars.

Ms. Carpenter: You have stables, but no trails.

Mr. Antolovich: Horses?

Ms. Carpenter: Well, the horses can't go anywhere.

Mr. Scheerer: Well, the horses couldn't go in there, because they built the stable and found out that they had sand skinks.

Mr. Grimm: Is this at Reunion West?

Mr. Scheerer: Reunion.

Ms. Carpenter: Up on I-4.

Mr. Scheerer: Yeah, I-4 at Champions Gate. I have the prettiest office on the planet up there.

Mr. Smith: I visited for a family event. Is it like an Airbnb or Vrbo type of community or is it open?

Mr. Scheerer: It's everything.

Mr. Smith: Okay.

Mr. Showe: They have a little bit of everything.

Mr. Scheerer: Yeah. They have long term rentals, short term rentals and full-time residents.

Mr. Grimm: It's in a unique pocket. It's technically old county Davenport, right?

Mr. Showe: Reunion is all Osceola.

Ms. Carpenter: It's right on the Osceola/Polk County line.

Mr. Scheerer: This is one of the newest houses.

Ms. Carpenter: Yeah, they're nice, small little homes.

Mr. Antolovich: Did we have any complaints regarding the fireworks?

Mr. Scheerer: Not one. They did a great job.

Mr. Showe: Alan said that they did a great job cleaning up. We had no issues. That was kind of our foray into CDD fireworks. That's something we would not have any opposition to next year with the same vendor.

Mr. Scheerer: Whoever coordinated it, did a good job.

Mr. Showe: Yeah.

Mr. Antolovich: Did you see it?

Mr. Showe: No.

Mr. Grimm: I heard it.

Ms. Carpenter: Was it good?

Mr. Grimm: I wasn't going to get out in the rain.

Mr. Antolovich: When you do these packages, they show you a video, to show you kind of what it will look like. It was five times better than what they were advertising.

Mr. Showe: Wow.

Ms. Carpenter: Wow.

EIGHTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Carpenter: Are there any Supervisor's Requests?

Mr. Grimm: No.

Mr. Antolovich: No.

Mr. Boermans: No.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – October 6, 2026

Mr. Showe: The next meeting is scheduled for October 6, 2026. We need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

2026



Hall Company, Inc.
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
Orlando: 407.327.4930
Fax: 407.327-7345
www.HallCompanyInc.com



STOREY PARK CDD

Presented to: Jason M. Stowe

- Site Work
 - Paving
- Asphalt repair
- Pot hole repair
- Overlay of existing asphalt
 - Sealcoating
- Striping and signage
- Crack and joint repair
 - ADA Compliance
 - Sport courts
 - Speed bumps
 - Wheel stops
- Concrete repair
- Concrete Replacement
- Drainage corrections
 - Storm line repairs
- General pipe repair



Date of Estimate:
Estimate Number:
Project/Job:
Estimator:

9.23.26
LP00200
Storey Park CDD
Eric Donaldson

RE: Storey Park CDD

Dear Jason,

Please find attached hereto our proposal for our services. The proposal describes in detail the procedure and/or products used to ensure a very professional and efficient completion of the project.

After reviewing this proposal, please do not hesitate to call me if you have any questions or concerns.

We sincerely appreciate the opportunity to submit our proposal and look forward to working with you on this project.

Respectfully,

Eric Donaldson/Estimator



Date of Estimate:
Estimate Number:
Project/Job:
Estimator:

9.23.26
LP00200
Storey Park CDD
Eric Donaldson

Storey Park CDD

Description	Qty	Unit	Amount
Mobilization/General Conditions			
Mobilization/Demobilization	1	EA	
MOT	1	LS	
Clean Up	1	LS	
On Site Utility Locates	1	LS	
Mobilization/Demobilization	1	EA	
SUBTOTAL			24,817
Site Demolition			
Demo Asphalt	1559	SF	
Demo Sidewalk	92	SF	
Demo Curb	84	LF	10,234
Earthwork			
Grade Roads and Parking	174	SY	
Grade For Concrete	15	SY	
SUBTOTAL			5,237
Storm System			
Replace Manhole Lid with Grated Lid	1	EA	
SUBTOTAL			1,574
Base and Paving			
Prime and Sand Base	174	SY	
1.5" SP 12.5 Asphalt Paving	174	SY	
1" SP 9.5 Asphalt Paving	174	SY	
Base			
8" Crushed Concrete Base	174	SY	
12" Stabilized Subgrade	200	SY	
SUBTOTAL			36,566
Curbs			
12" Ribbon Curb	20	LF	
3' Valley Gutter	68	LF	
SUBTOTAL			3,406
Concrete Walks			
4" Sidewalk	92	SF	
ADA Matt, Truncated Dome	20	SF	
SUBTOTAL			2,367
Pavement, Striping and Signage			
Striping and Signage	1	LS	
SUBTOTAL			1,265

TOTAL DUE UPON COMPLETION: \$85,466.00



Date of Estimate:
Estimate Number:
Project/Job:
Estimator:

9.23.26
LP00200
Storey Park CDD
Eric Donaldson

We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the future. If you have any questions regarding our proposal, please do not hesitate to contact our office.

Eric Donaldson/Estimator
Phone: (407) 327-4930

Acceptance of Proposal

Print Name

Date

	QUALIFICATIONS
	GENERAL CONDITIONS
1)	NO SOD, MULCH, LANDSCAPING OR IRRIGATION INCLUDED.
2)	NO ENGINEERING OR DESIGN SERVICES ARE INCLUDED. ALL SUCH SERVICES WILL BE PROVIDED BY THE EOR.
3)	NO PERMITS OR FEES ARE INCLUDED UNLESS SPECIFICALLY ENUMERATED IN OUR SCOPE OF WORK ABOVE.
4)	NO PERFORMANCE, PAYMENT OR MAINTENANCE BONDS ARE INCLUDED.
5)	NO BOLLARDS, DUMPSTER ENCLOSURE OR PAD INCLUDED.
6)	TEMPORARY FACILITIES AND UTILITIES AND COST OF SAME ARE NOT INCLUDED.
7)	SOILS AND MATERIALS TESTING AND COST FOR SAME NOT INCLUDED.
8)	SURVEY AND LAYOUT SERVICES ARE PROVIDED FOR OUR WORK ONLY.
9)	CONNECTION FEES, UTILITY DEPOSITS AND IMPACT FEES ARE NOT INCLUDED IN THIS PROPOSAL.
10)	NO GAURDRAILS ARE INCLUDED IN OUR PROPOSAL
11)	DUST ABATEMENT NOT INCLUDED.
12)	NO CONCRETE PAVEMENT INCLUDED.
13)	NO ELECTRICAL (EX. STREET LIGHTING/TRANSFORMER PAD) INCLUDED.
14)	NO HARDSCAPES (BIKE RACK) INCLUDED.
15)	NO ROOF DRAINS INCLUDED.
16)	CONSTRUCTION AND PERMANENT FENCING AND GATES ARE NOT INCLUDED.

Sheet #	Description	Date	Last Revision
	EXISTING CONDITIONS	8.26.26	
	SITE PLAN	8.26.26	
	GRADING AND DRAINAGE PLAN	8.26.26	
	Addenda		
	None		



Date of Estimate:
Estimate Number:
Project/Job:
Estimator:

9.23.26
LP00200
Storey Park CDD
Eric Donaldson

HISTORY:

Hall Company is locally owned and has operated in Central Florida for over thirty years. During this time, we have created both a highly successful site development division and asphalt division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

LEADERSHIP:

James C. Hall, Chief Executive Officer

Michael Eubanks, President

FACILITIES:

Hall Company's facilities are company owned and located on prime industrial property in Winter Springs, Florida. All operations are based from these facilities.

PRODUCTS:

Hall Company specializes in site development such as earthwork, clearing, roadway base, paving utilities, pavement repair (drainage repair and correction), overlay, sealcoating, parking bumpers, sports courts, ADA compliance, crack and joint repair, striping, signage, drain correction/mitigation, and concrete installation and repair.

COMMITMENT:

Hall Company operates under a steadfast commitment to ensure each and every project undertaken is afforded the same quality workmanship and professionalism. We have proven that our high standards for producing a quality project ensure customer satisfaction. As a result of our stellar commitment, we have become a highly regarded leader in our community in the construction arena and possess a widely recognized reputation for completion of quality projects in a timely fashion.



Date of Estimate:
Estimate Number:
Project/Job:
Estimator:

9.23.26
LP00200
Storey Park CDD
Eric Donaldson

HALL COMPANY REFERENCES:

GREER CONTRACTING

670 Clay St.
Winter Park, FL 32789
Mr. Scott Greer
(407) 599-5380

R.H.S. CONSTRUCTION COMPANY

1706 E. Semoran Blvd.
Apopka, Florida 32703
Mr. Roger Stitt
(407) 880-7099

ERNEST HOLMES

11420 Old Well Drive
Baton Rouge, LA 70810
Mr. Ernest Holmes
(225) 761-1966

SHOEMAKER CONSTRUCTION

2701 W. 25th Street
Sanford, Florida 32772
Mr. Dean Shoemaker
(407) 322-3103

D.J. HAYCOOK CONSTRUCTION CO.

431 North Causeway
New Smyrna Beach, FL 32169
Mr. Reed Hadley
(407) 427-8222

SENTRY MANAGEMENT

2180 W. SR 434 Ste. 5000
Longwood, FL 32779
Ms. Vallery Harrison
(407) 788-6700

GLR, INC.

3795 Wyse Road
Dayton, OH 45414
Mr. Aaron Crabtree
(937) 418-2422

AAGAARD-JUERGENSEN, INC.

5695 Beggs Road
Orlando, Florida 32810
Mr. Walt Juergensen
(407) 298-1550

AAGAARD-McNARY

P.O. Box 608003
Orlando, Florida 32860
Mr. Doug Aagaard
(407) 296-6885

SEMINOLE COUNTY GOVERNMENT

205 W. County Home Rd.
Sanford, FL 32773
Mr. Carlo Scorpio
(407) 665-5268

SEMINOLE COUNTY SCHOOLS

400 E. Lake Mary Blvd.
Sanford, FL 32776
Mr. Perry Moore
(407) 320-0000

SKANSKA USA

60 N. Court Avenue
Orlando, Florida 32801
Mr. Randy Nixon
(407) 839-2925

SI GOLDMAN

799 Bennett Dr.
Longwood, FL 32750
Mr. Conrad Sutliff
(407) 830-5000

PCL CONSTRUCTION

6700 Forum Dr. #100
Orlando, FL 32821
Mr. Cooper Chesebro
(407) 363-0059

SECTION B



1980 Cameron Ave
Sanford, FL 32771
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

Proposal

Project Name: **Storey Park Parcel L**

Project Phase:

Project Address: **Prologue Ave & Theme Alley**

City, State, Zip: **Orlando, FL 32832**

Proposal Date: **Thursday, October 8, 2026**

**Proposal price good for 30 days from
the date of this proposal.**

Prepared for: **GMS Central FL**

Address: **219 E Livingston Street**

City, State, Zip: **Orlando, FL 32801**

Contact: **Jason Showe**

Phone: **407-841-5524 ext 105**

Cell: **4017-470-8825**

Email: jshowe@gmscfl.com

Scope of Work

- Under The Terms and Conditions of This Proposal. All Terrain Tractor Service Inc, Hereby Proposes to Provide Labor, Materials, Supervision **Necessary to Complete "ONLY" the Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.**

Inclusions & Exclusions

- There are no permitting fees included in this proposal. Permitting obtained by All Terrain Tractor Service will be invoiced separately, outside of this contract, at the time of permit issuance, as a direct pass through to be paid within 10 days of receipt and no retainage held.
- No bonds are included in this proposal, if required there will be additional costs incorporated by change order or as part of the contract proposal agreed upon during negotiations.
- No handling of contaminated, hazardous or unsuitable material is included in this proposal, if required there would be additional costs.
- Any existing electrical, gas, cable tv, phone, internet or other existing utilities are to be relocated or removed by others.
- Any electrical work related to the sitework package is to be provided by others and is not included in this proposal, if required there would be additional costs.
- It is assumed that all material on site is suitable for backfill in structural areas and no costs are included for double handling, hauling off or import fill to replace unsuitable material is included in this proposal.
- The MOT pricing does not include "Jersey" barricades of any kind unless specifically called out in the proposal.
- No Seeding, sodding, landscaping, irrigation or irrigation repairs are included in this proposal except as specifically called out in the proposal.
- There is no night work or weekend work included in this proposal, if required there would be additional costs.
- There are no plant opening fees for concrete and/or asphalt included in this proposal, if required there would be **additional costs**.
- There is no dewatering of any kind included in this proposal, if needed there would be additional costs.
- No SWPPP maintenance, monitoring, (weekly/rain event inspections) or reporting is included in this proposal.
- There is only one (1) mobilization included for each phase of the scope of work in this proposal. If the General Contractor's schedule requires a specific phase to be done out of sequence, there would be costs incurred for additional mobilizations.

CODE	DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
1.001	Mobilization	1	LS	\$4,500.00	\$4,500.00
1.001	Locates & Utility Verification's	1	LS	\$100.00	\$100.00
1.002	Proctor, Density, & Concrete Tests	1	LS	\$2,250.00	\$2,250.00
1.003	Layouts, Survey, & Asbuilts	1	LS	\$7,500.00	\$7,500.00

1.005	Signs, Barricades, Message Boards Only	1	LS	\$800.00	\$800.00
1.001	Superintendent	40	HR	\$85.00	\$3,400.00
3.003	Saw Cut Asphalt & Concrete Curb	125	LF	\$6.50	\$812.50
3.003	Remove Concrete Curb	225	SF	\$10.00	\$2,250.00
3.003	Remove Concrete Sidewalks	110	SF	\$8.00	\$880.00
3.004	Remove Asphalt & Base (180 SY Area)	1600	SF	\$10.00	\$16,000.00
5.1	Cut & Lower Existing Manhole Top to New Proposed Grade (86.88)	1	LS	\$4,250.00	\$4,250.00
5.1	Remove Existing Manhole Soild Lid & Replace with Grated Lid	1	EA	\$785.00	\$785.00
6.5	Replace Concrete Curb (Ribbon, Miami, Valley, & Transition)	225	SF	\$42.50	\$9,562.50
6.4	Replace 6" Concrete ADA Ramp 4000 PSI & Light Broom Finish	110	SF	\$12.50	\$1,375.00
6.4	Detectable Warning Mats (2- Total)	20	SF	\$52.25	\$1,045.00
4.003	Compact Existing Subgrade	180	SY	\$25.25	\$4,545.00
7.6	8" Crushed Concrete Base	180	SY	\$33.66	\$6,058.80
7.1	2" Asphalt SP 12.5 RAP 30% (One Lift)	180	SY	\$69.69	\$12,544.20
	NOTE: No Re-striping Required in Our Scope				
Proposal Total					\$78,658.00

Terms & Conditions:

1. This proposal is valid for thirty (30) days from the date of this proposal.
2. This proposal is subject to the receipt and review of final stamped approved plans ready for construction. Any differences will be agreed upon and incorporated into the contract proposal during negotiations.
3. During the performance of the contract, if the price of materials and various surcharges increase significantly, through no fault of All Terrain Tractor Service Inc., the price may be adjusted to cover any such significant price/surcharge increases.
4. Should All Terrain Tractor Service Inc. be delayed, obstructed, hindered or interfered with in the commencement, prosecution or completion of the Work by any cause, beyond the control of and not due to any fault, neglect, act or omission of All Terrain Tractor Service Inc., including delays caused by any act, neglect or default of the General Contractor, Owner, Engineer, Architect, or other Contractors then All Terrain Tractor Service Inc. shall be entitled to an extension of time and additional compensation from the General Contractor for such delay. The entitlement to and/or receipt by the General Contractor for additional time and/or compensation from the Owner related to the subject matter of All Terrain Tractor Service Inc.'s claim shall not be a condition precedent to All Terrain Tractor Service Inc.'s receipt of additional time and/or compensation.
5. All Terrain Tractor Service Inc.'s invoices must be paid on terms of net 30 days. Payment to the General Contractor by the Owner shall not operate as a condition precedent to payment to All Terrain Tractor Service Inc. If payment is more than ten (10) days overdue, All Terrain Tractor Service Inc. has the right to suspend performance with no liability to General Contractor until the outstanding amount is fully paid.
6. Any plan changes or changes to scope by the Engineer, Owner, General Contractor, or Inspector may constitute a change order. No change order work will commence without written authorization of a signed change order.

Landon Massa

All Terrain Tractor Service, Inc.

Jason Showe

GMS Central FL

_____/_____/_____
Authorized Signature Date

_____/_____/_____
Authorized Signature Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.

11865 Prologue Ave

Orlando, Florida



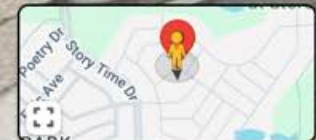
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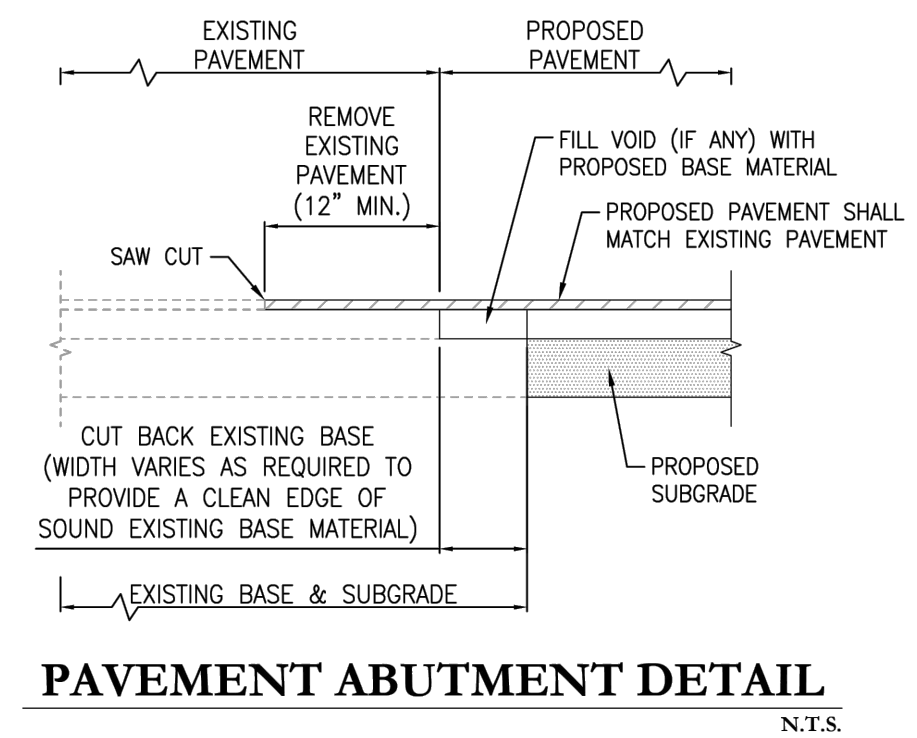
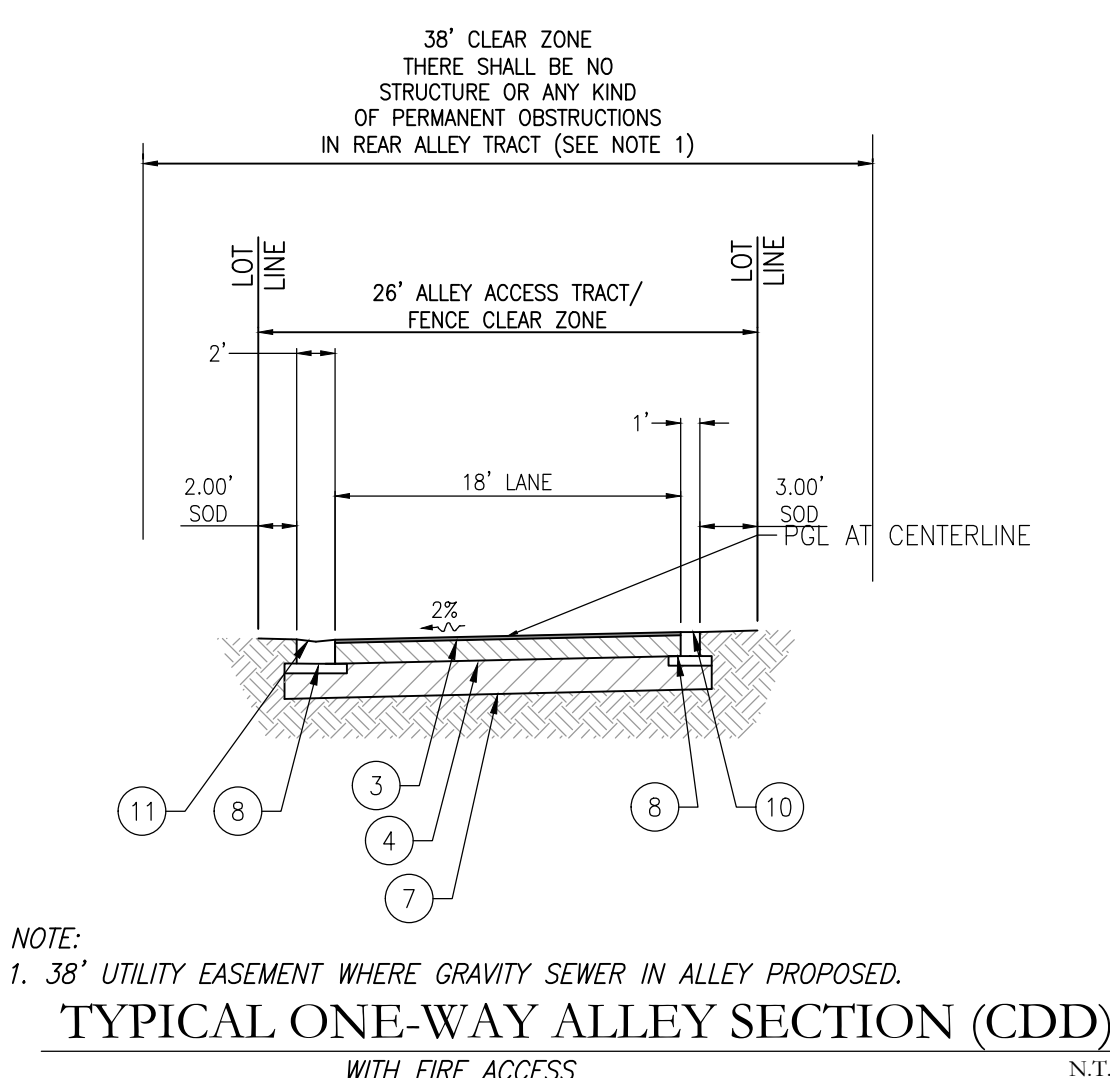
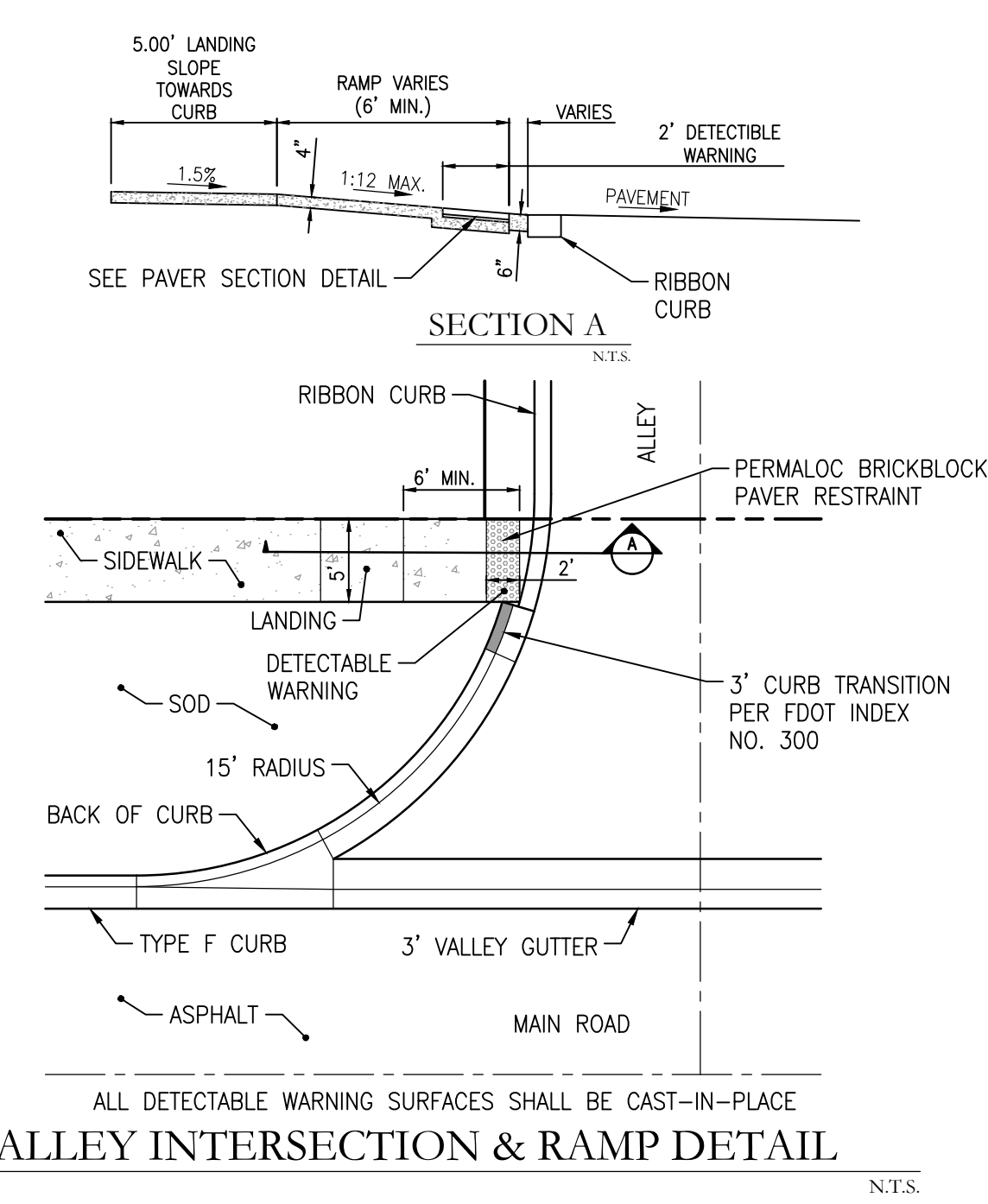
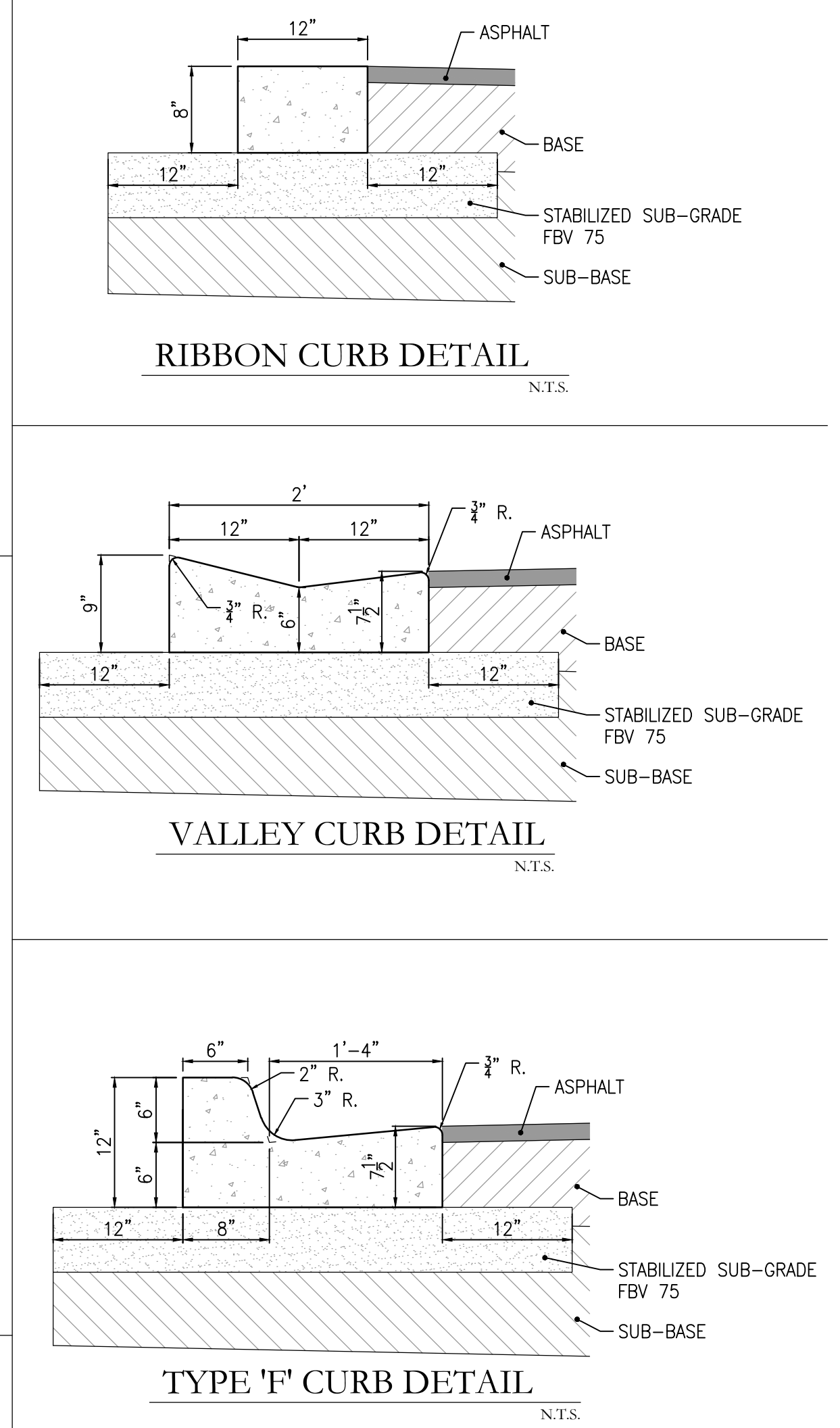
Jan 2025 [See more dates](#)

Share



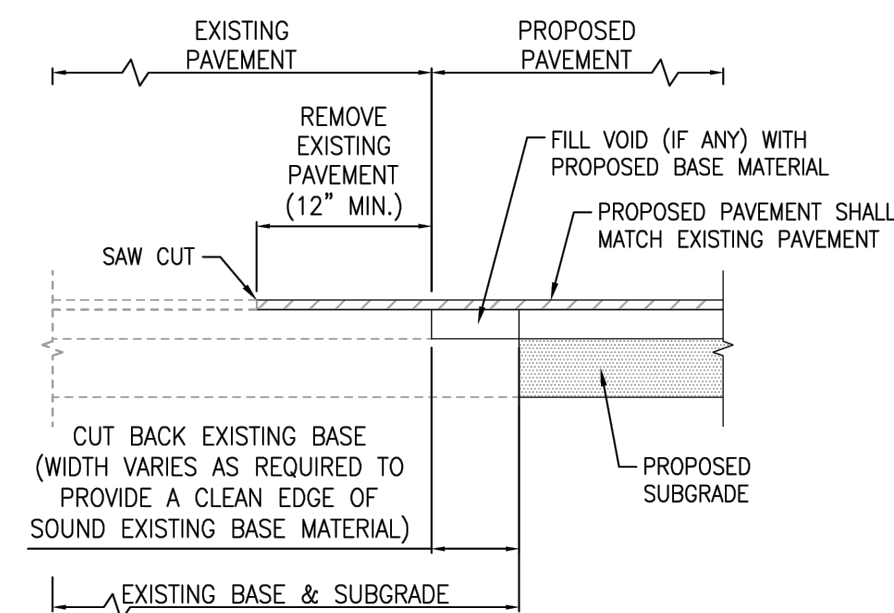
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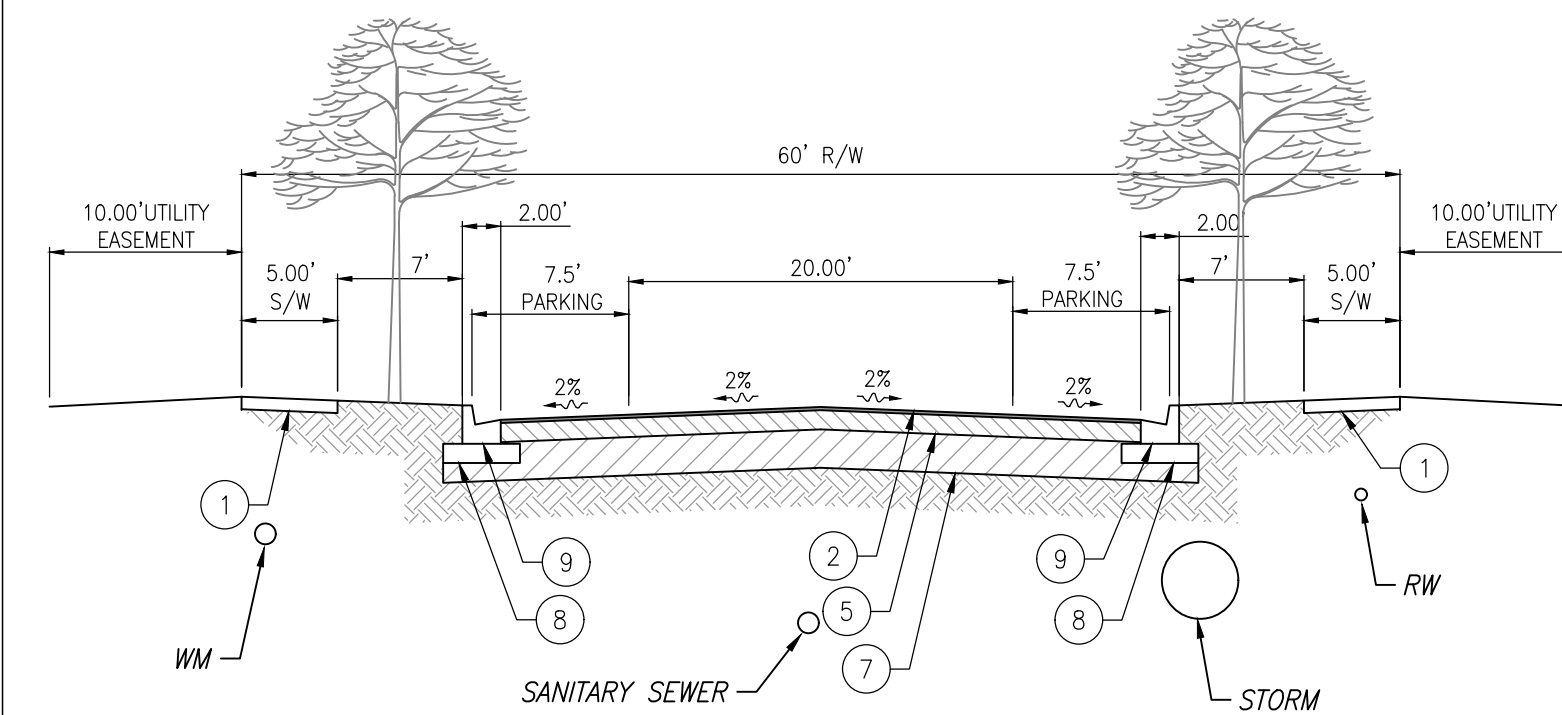


- LEGEND:**
- | | |
|---|--|
| ① | 4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.) |
| ② | 1.5" (IN.) TYPE SP-12.5 ASPHALT |
| ③ | 1" (IN.) TYPE SP-9.5 ASPHALT |
| ④ | 6" (IN.) SOIL CEMENT BASE OR CRUSHED CONCRETE (SEE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL, SECTION 6.06) |
| ⑤ | 8" (IN.) SOIL CEMENT BASE OR CRUSHED CONCRETE (SEE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL, SECTION 6.06) |
| ⑦ | 12" (IN.) COMPACTED SUBGRADE TO 98% AASHTO MODIFIED PROCTOR T-180 |
| ⑧ | 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV |
| ⑨ | TYPE 'F' CONC. CURB |
| ⑩ | RIBBON CURB (12"x12") |
| ⑪ | VALLEY CURB |
- NOTE:**
1. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHEN TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.

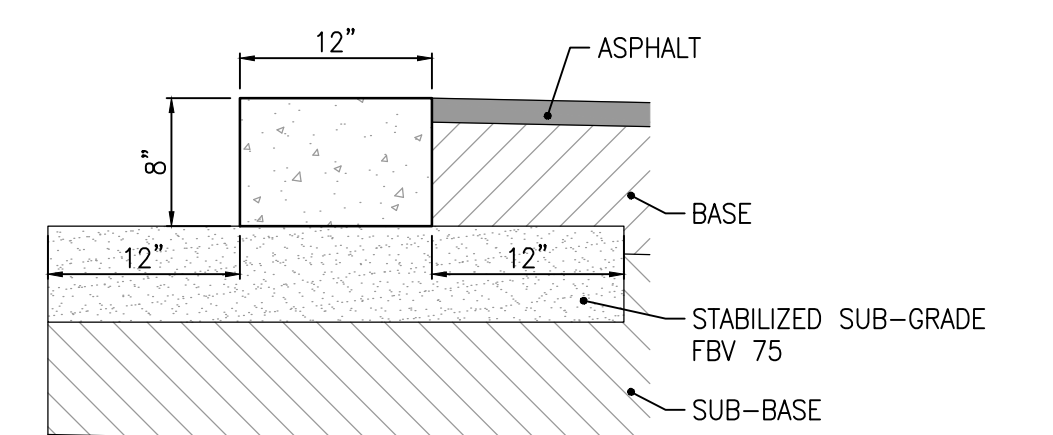
1. ASPHALT ROAD REMEDIATION TO BE CONSTRUCTED AS PER TYPICAL SECTIONS AND DETAILS PROVIDED ON THIS PLAN.
2. EXTENTS OF ASPHALT ROAD REMEDIATION TO BE CONFIRMED AT THE TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH THE ENGINEER SUITABILITY OF EXISTING SUBGRADE AND/OR BASECOURSE ROADING LAYERS.
3. CONTRACTOR TO ADHERE TO ASPHALTIC PAVEMENT SPECIFICATIONS OF UES GEOTECHNICAL EXPLORATION REPORT No. 1368122 DATED 08/30/2016. ALL TESTING RESULTS ARE TO BE SUPPLIED TO THE ENGINEER FOR APPROVAL.
4. ALL UNSUITABLE MATERIAL IS TO BE REMOVED OFF-SITE.
5. CONTRACTOR TO MAINTAIN ACCESS TO ALL PROPERTIES DURING CONSTRUCTION AND REPAIR DRIVEWAYS TO EXISTING OR BETTER CONDITION.



PAVEMENT ABUTMENT DETAIL

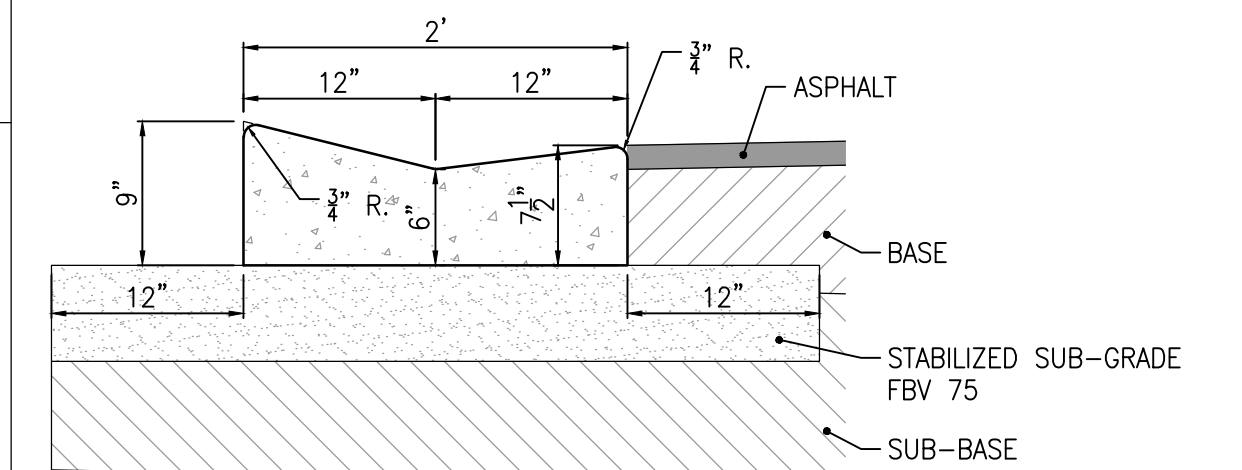


TYPICAL 60' R/W SECTION PARKING BOTH SIDES (CDD)
N.T.S.



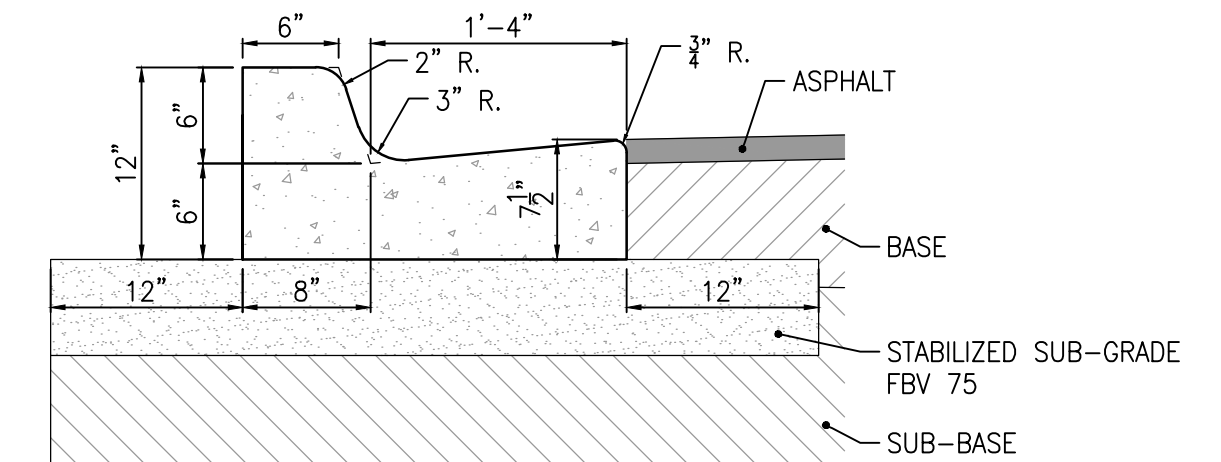
RIBBON CURB DETAIL

N.T.S.



VALLEY CURB DETAIL

N.T.S.



TYPE 'F' CURB DETAIL

- ① 4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)
- ② 1.5" (IN.) TYPE SP-12.5 ASPHALT
- ③ 1" (IN.) TYPE SP-9.5 ASPHALT
- ④ 6" (IN.) SOIL CEMENT BASE OR CRUSHED CONCRETE (SEE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL, SECTION 6.06)
- ⑤ 8" (IN.) SOIL CEMENT BASE OR CRUSHED CONCRETE (SEE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL, SECTION 6.06)
- ⑦ 12" (IN.) COMPACTED SUBGRADE TO 98% AASHTO MODIFIED PROCTOR T-180
- ⑧ 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FVB
- ⑨ TYPE 'f' CONC. CURB
- ⑩ RIBBON CURB (12"x12")
- ⑪ VALLEY CURB

1. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.

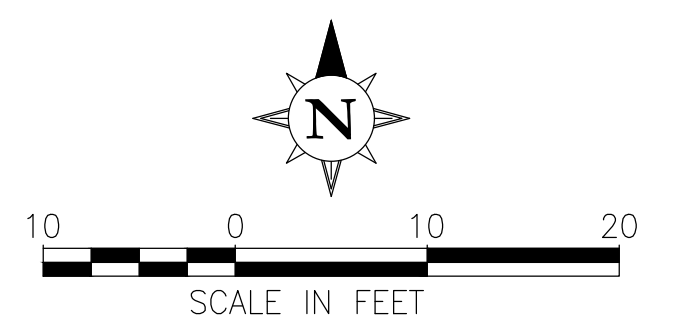


Exhibit 1

SOURCE:
BING MAPS

Prologue Ave & Theme Aly Intersection Plan SITE PLAN

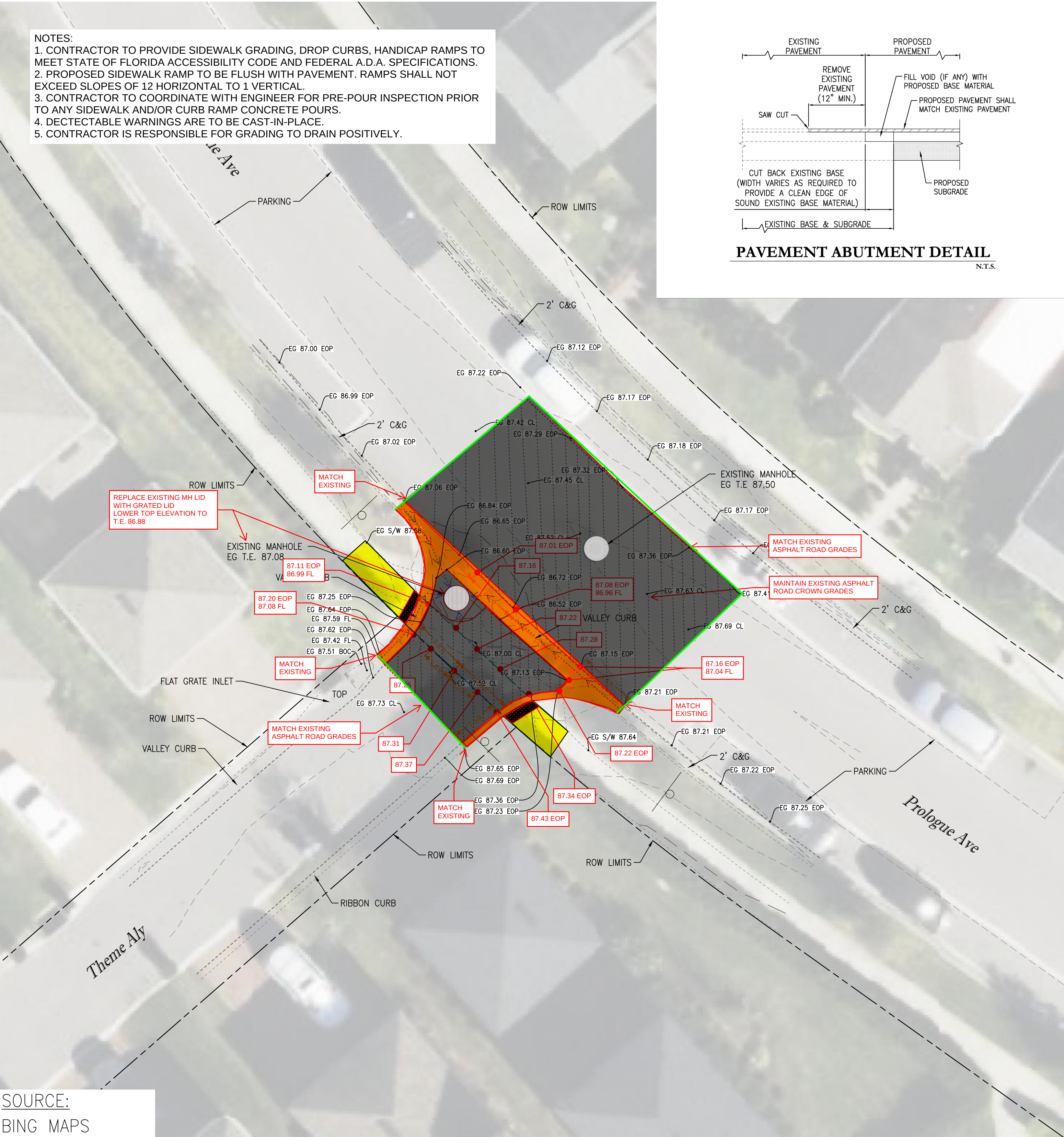
Storey Park CDD

PAPE-DAWSON

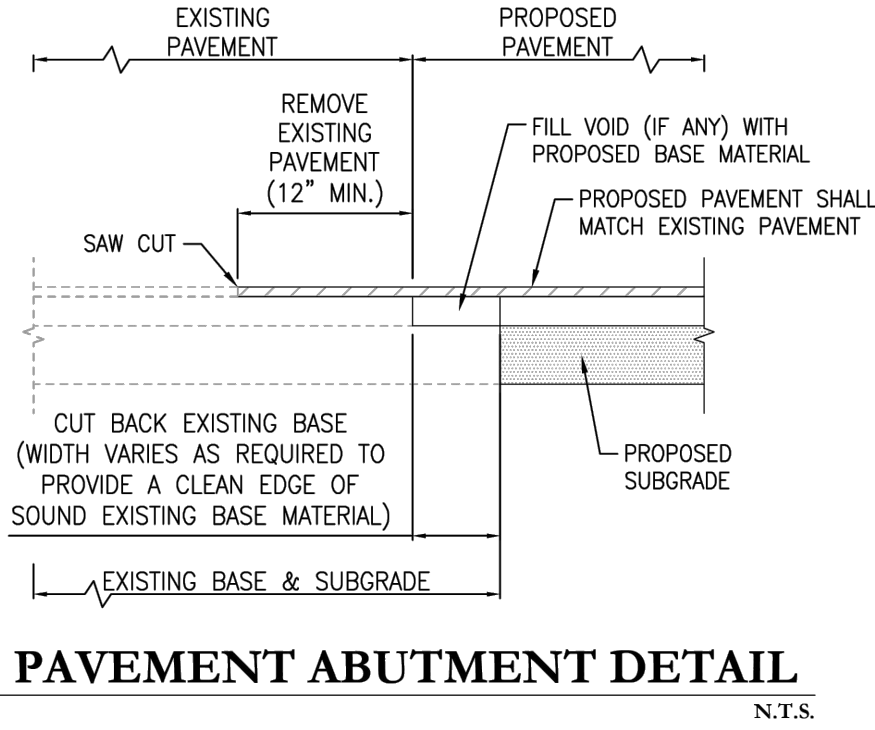
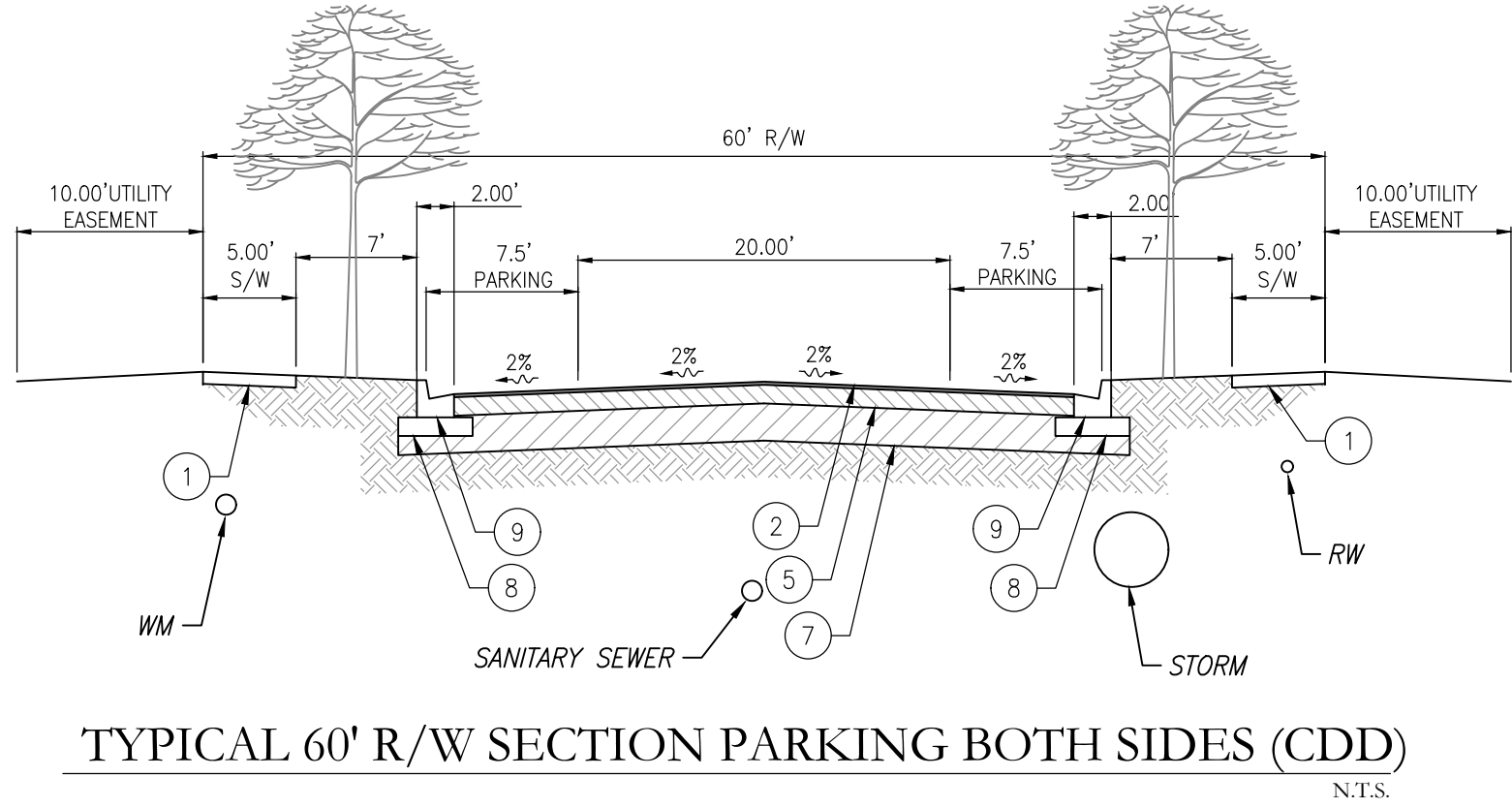
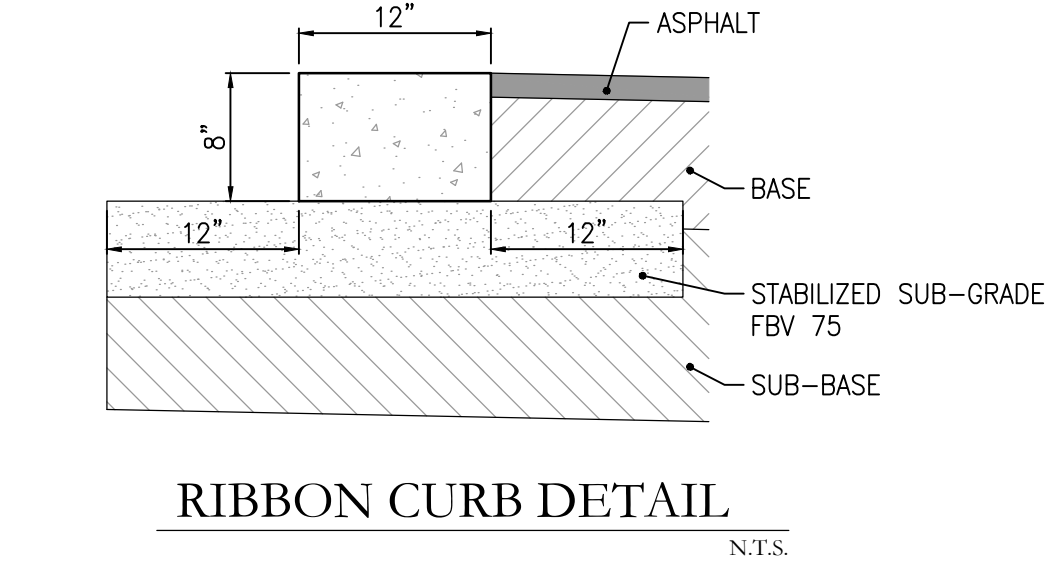
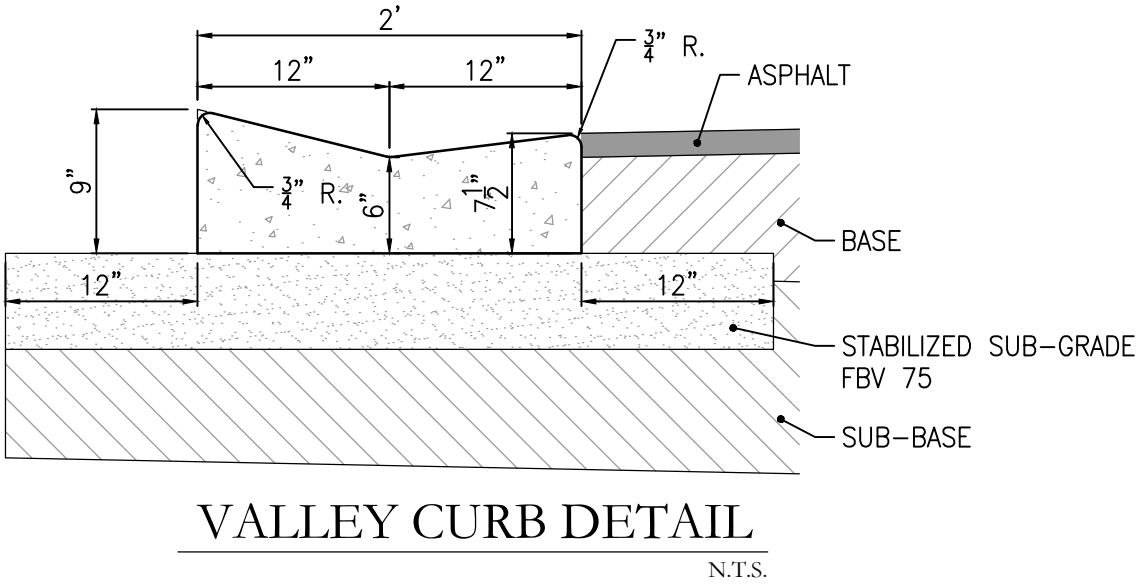
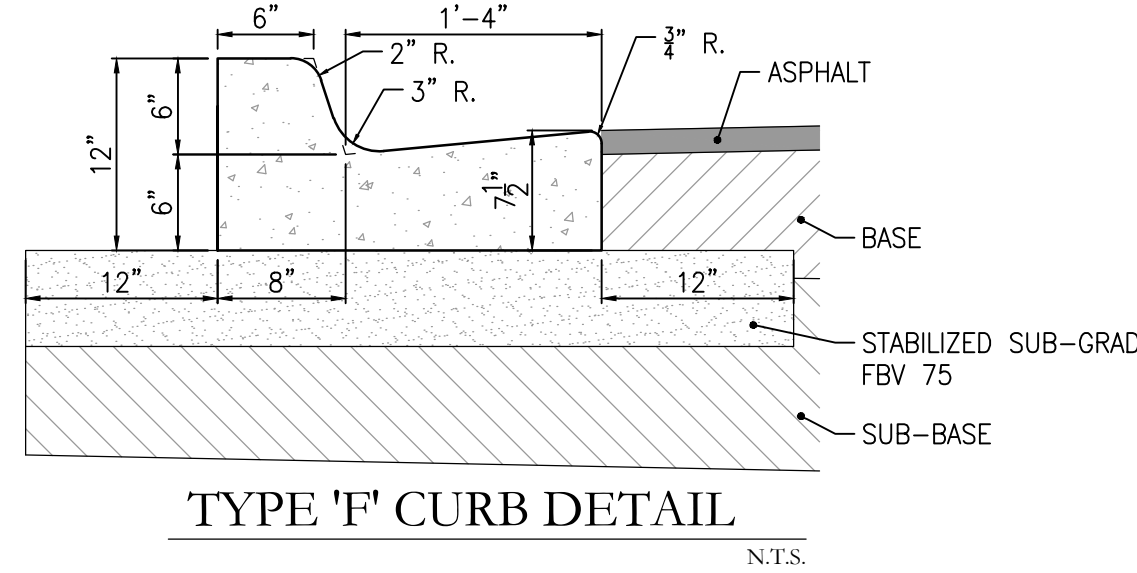
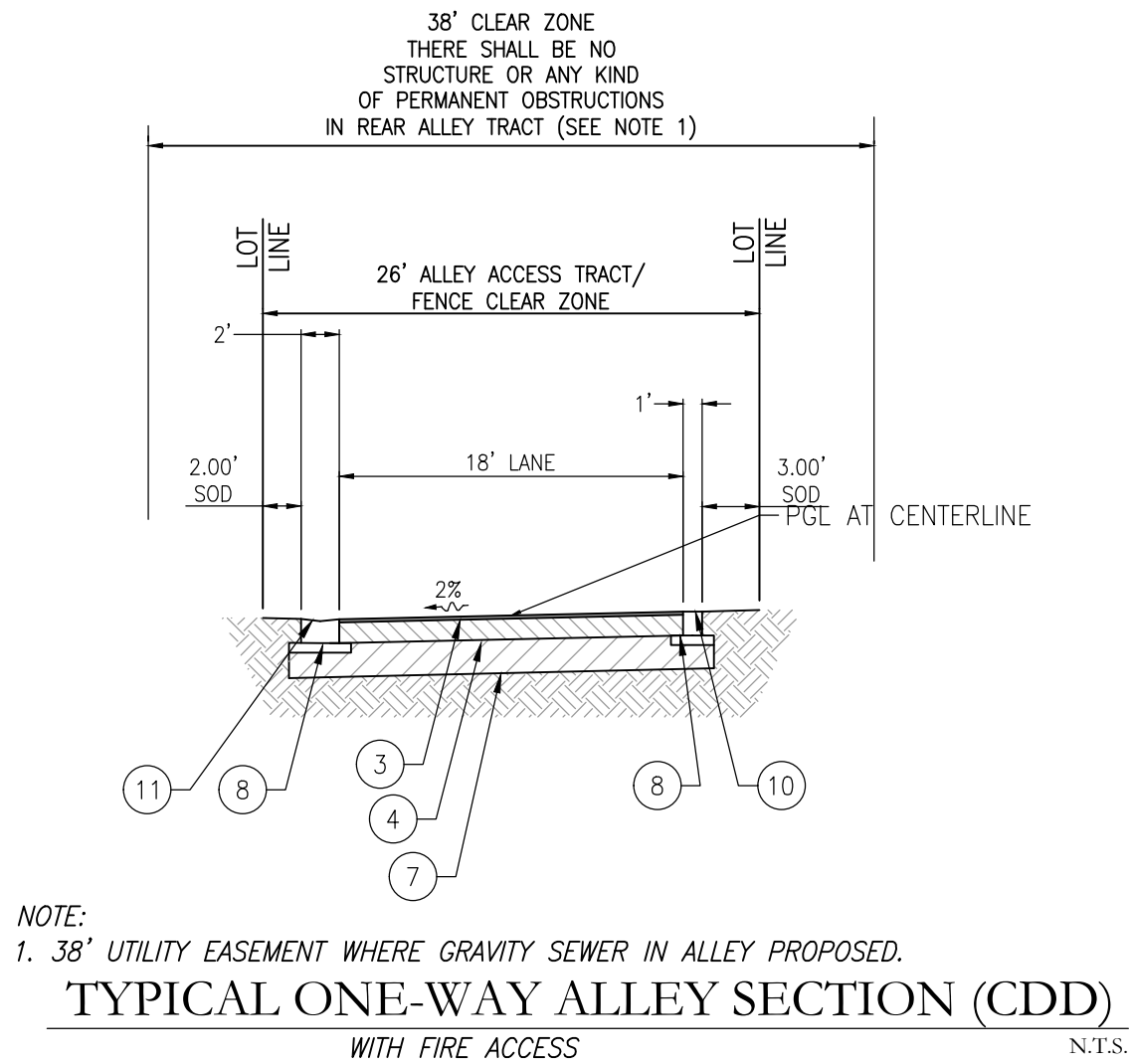
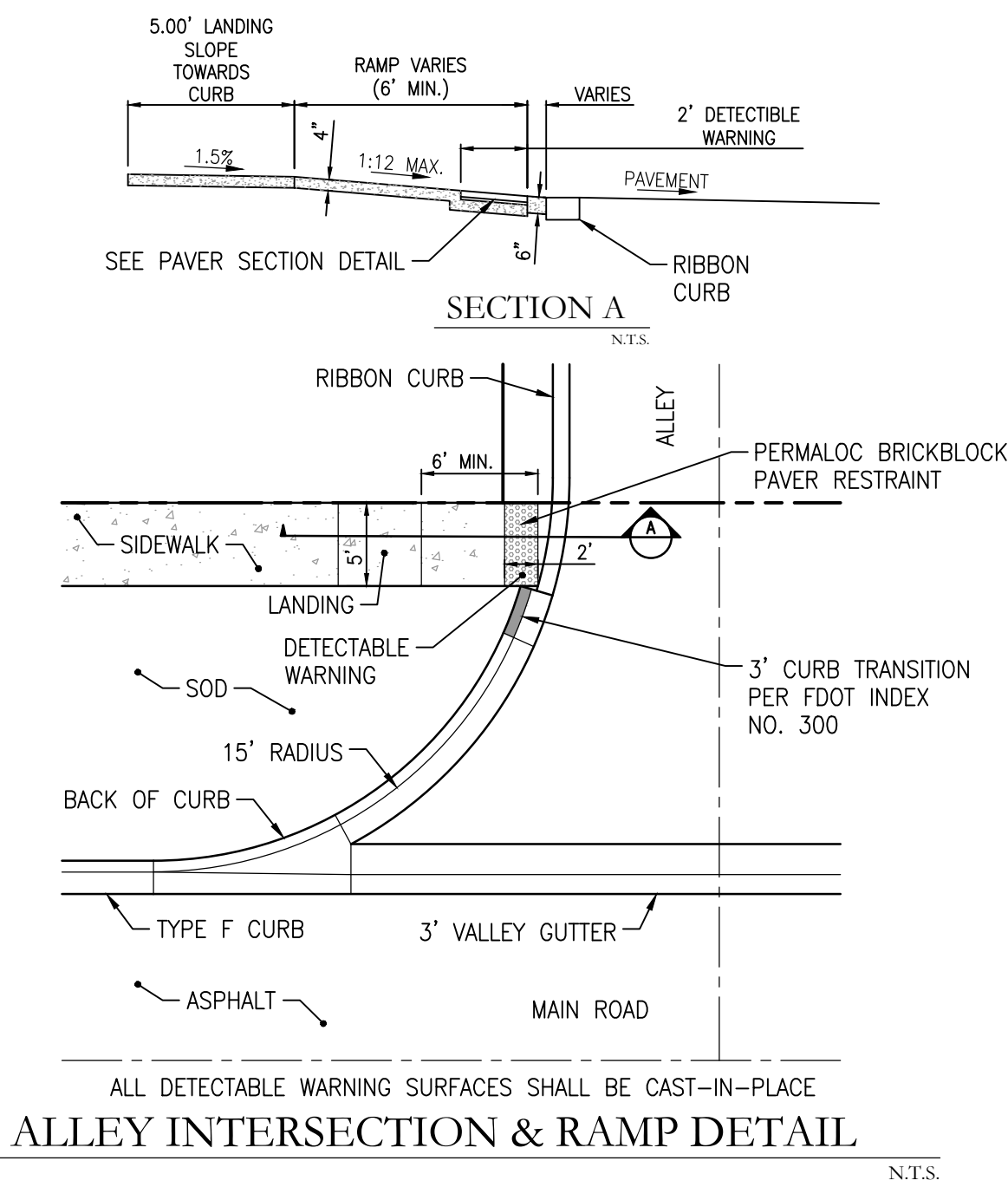
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM

PD Job No.: 15-060

Z:\2015\15-060 STOREY PARK CDD\2026-06-19 THEME ALLEY & PROLOGUE AVE - TOPO SURVEY\15060-WATER POOLING EXHIBIT



SOURCE:
BING MAPS



- LEGEND:
- ① 4" (IN.) THICK CONC. SIDEWALK (3000 P.S.I.)
 - ② 1.5" (IN.) TYPE SP-12.5 ASPHALT
 - ③ 1" (IN.) TYPE SP-9.5 ASPHALT
 - ④ 6" (IN.) SOIL CEMENT BASE OR CRUSHED CONCRETE (SEE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL, SECTION 6.06)
 - ⑤ 8" (IN.) SOIL CEMENT BASE OR CRUSHED CONCRETE (SEE CITY OF ORLANDO ENGINEERING STANDARDS MANUAL, SECTION 6.06)
 - ⑦ 12" (IN.) COMPACTED SUBGRADE TO 98% AASHTO MODIFIED PROCTOR T-180
 - ⑧ 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
 - ⑨ TYPE 'F' CONC. CURB
 - ⑩ RIBBON CURB (12"x12")
 - ⑪ VALLEY CURB

NOTE:
1. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.

Prologue Ave & Theme Aly Intersection Plan GRADING & DRAINAGE PLAN

Storey Park CDD

PAPE-DAWSON

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

August 27, 2026
PD Job No.: 15-060

Z:\2015\15-060 STOREY PARK CDD\2026-06-19 THEME ALLEY & PROLOGUE AVE - TOPO SURVEY\15060-WATER POOLING EXHIBIT

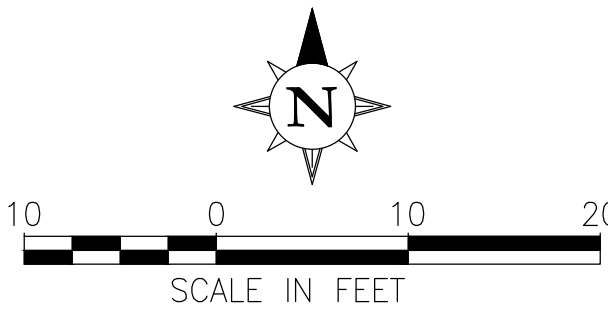


Exhibit 1

SECTION V

RESOLUTION 2027-01

**A RESOLUTION AMENDING THE STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT BUDGET FOR
FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Storey Park Community Development District, hereinafter referred to as the “District”, adopted Capital Reserve Fund and Debt Service Fund Series 2015 Budgets for the Fiscal Year 2026, and

WHEREAS, the Board desires to amend the budgets to reflect the Capital Reserve Fund and Debt Service Fund Series 2015 for Fiscal Year 2026.

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

1. The Capital Reserve Fund and Debt Service Fund Series 2015 Budgets for Fiscal Year 2026 are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 2nd day of November, 2026 and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

Adopted this 2nd day of November, 2026.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Storey Park
Community Development District

Amended Budget
FY2026



Table of Contents

1	<u>Capital Reserve Fund</u>
2	<u>Debt Service Fund Series 2015</u>

Storey Park
Community Development District
Amended Budget
FY2026
Capital Reserve Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
Revenues:				
Transfer In	\$ 89,892	\$ -	\$ 89,892	\$ 89,892
Interest	12,000	7,310	19,310	19,307
Misc. Revenue - OCPS	-	-	-	-
Total Revenues	\$ 101,892	\$ 7,310	\$ 109,202	\$ 109,199
Expenditures:				
Contingency	\$ 600	\$ -	\$ 600	\$ 544
Capital Outlay	161,796	58,704	220,500	220,176
Total Expenditures	\$ 162,396	\$ 58,704	\$ 221,100	\$ 220,720
Excess Revenues (Expenditures)	\$ (60,504)	\$ (51,394)	\$ (111,898)	\$ (111,521)
Fund Balance - Beginning	\$ 548,449	\$ -	\$ 548,449	\$ 537,988
Fund Balance - Ending	\$ 487,945	\$ (51,394)	\$ 436,551	\$ 426,467

FY2026 Capital Outlay Expenses	
Description	Amount
All Terrain Tractor Service, Inc.	
Retention Pond Concrete Weir Replacement	\$ 175,956
Fausnight Stripe & Line, Inc.	
Section 1 - West of Storey Time Drive - Stop Bars, Crosswalks & Painted Curbs	\$ 39,900
Berry Construction, Inc.	
Furnish 2 Park Tables	\$ 4,320
Total	\$ 220,176

Storey Park

Community Development District

Amended Budget

FY2026

Debt Service Fund

Series 2015

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Actuals Thru 9/30/26
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Revenues:

Special Assessments	\$ 616,298	\$ -	\$ 616,298	\$ 632,984
Special Assessments - Prepayments	-	-	-	17,040
Interest	24,000	11,000	35,000	34,947
Carry Forward Surplus	648,401	-	648,401	652,323

Total Revenues	\$ 1,288,699	\$ 11,000	\$ 1,299,699	\$ 1,337,295
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Expenditures:

Series 2015

Interest - 11/01	\$ 193,669	\$ -	\$ 193,669	\$ 193,666
Principal - 11/01	215,000	-	215,000	215,000
Interest - 05/01	188,831	-	188,831	188,828
Special Call - 05/01	-	15,000	15,000	15,000

Total Expenditures	\$ 597,500	\$ 15,000	\$ 612,500	\$ 612,494
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Excess Revenues (Expenditures)	\$ 691,199	\$ (4,000)	\$ 687,199	\$ 724,801
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Principal - 11/1/2026	\$225,000
Interest - 11/1/2026	\$188,831
Total	\$413,831

Net Assessment	\$616,298
Collection Cost (6%)	\$39,338
Gross Assessment	\$655,636

Property Type	Units	Gross Per Unit	Gross Total
Apartments	0	\$0	\$0
Townhome - 20'	18	\$506	\$9,108
Townhome - 25'	117	\$633	\$74,061
Single Family - 32'	170	\$810	\$137,700
Single Family - 40'	159	\$1,013	\$161,067
Single Family - 50'	161	\$1,266	\$203,826
Single Family - 60'	46	\$1,519	\$69,874
Total	671		\$655,636
Commercial	82	\$0	\$0

SECTION VI

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

PAYMENT PROCESSING SERVICES AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DISTRICT:

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A

DISTRICT REQUIRED PROVISIONS

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

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

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

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

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

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

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

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

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

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

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

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

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

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

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

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

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

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

Signature of Affiant

Printed Name: _____

Title: _____

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

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

SECTION B

SECTION 1

September 28, 2026

Via Email

Storey Park Community Development District
c/o Jason M. Showe, District Manager
Governmental Management Services – Central Florida
219 East Livingston Street
Orlando, FL 32801
jshowe@gmscfl.com

Subject: Proposal for Additional Services
 Storey Park Community Development District
 Pond K-1
 Project No. 20500006-013 (15-060)

Dear Mr. Showe:

Pursuant to the original executed agreement dated April 7, 2015, Pape-Dawson Consulting Engineers, LLC provides this proposal for additional services to the original agreement for the additional services as outlined below. All services shall be accomplished in accordance with the terms and conditions of the original Agreement.

Pape-Dawson is pleased to provide this Proposal for professional engineering services associated with the Pond K-1 multi-purpose trail in the Storey Park Community Development District located within Orlando, Florida.

Pape-Dawson Consulting Engineers LLC (Pape-Dawson) and Storey Park Community Development District (Client) enter into this Proposal as follows:

SCOPE OF SERVICES

A. Pond K-1 Trail Grading Modification (Task 301)

It is understood the Client would like to obtain contractor bids for grading modifications and reconstruction of 1025 LF +/- of the multi-purpose trail located along the east side of Pond K-1 (Exhibit 1). The modifications are anticipated to include raising the trail 0.4 ft and graded with a cross slope of 2% to allow drainage to sheet flow towards the pond.

To facilitate contractor bids Pape-Dawson will complete a markup of the previously approved Parcel K Phase 2 Construction Plan Sheets. Markups to include the following level of detail:

1. Grading Plan C4.00 – grading limits, grading spot elevations at 100 ft cross section intervals, locations of typical grading sections. Grading elevations will be provided for

- existing pond top of bank, trail edge-of-pavements, and tie-in locations to the existing elevations at 100' increments.
2. Typical grading cross sections

Please note, survey of the existing conditions is recommended to facilitate design and bidding from contractor(s). At this time the above scope will be completed based on the pre-development topographic survey as shown in the city approved construction plans, as well as any as-built data available.

Pape Dawson will also provide a brief bid scope narrative to assist the Client and contractors with bidding the grading and trail modifications.

FEE SCHEDULE

Task Number	Description	Amount	
		Lump Sum	Hourly Fee Estimates in Accordance with Exhibit B
301	Pond K-1 Trail Grading Modification	\$2,100.00	---

Hourly services will be billed in accordance with the hourly rates listed in Exhibit B. Should the cost of hourly services requested by the Client exceed the Estimated Hourly Fee budget in the table above, Pape-Dawson will notify the Client and submit an Amendment to avoid interruption of services.

These fees do not include required application fees made payable to the respective public agencies through which permitting is required, reimbursable expenses as specified in this agreement or illustrative plans that may be required for community/public meetings.

ASSUMPTIONS AND EXCLUSIONS

1. Scope does not include construction plans, permitting, and/or construction services.
2. Scope does not include survey or geotechnical services
3. Scope assumes grading markup and bid scope will be provided to the Client, bid coordination and/or bid review services are not included.

SERVICES NOT INCLUDED

This scope of services does not include geotechnical services, environmental, landscape architecture, National Pollution Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) permitting, transportation engineering/planning or site lighting design. It is assumed that these consultants will contract directly with the Client.

REIMBURSABLE EXPENSE

Reimbursables will be charged on a direct cost basis times a multiple of 1.20. Reimbursables shall include, but not be limited to, all print and reproduction costs associated with reports, prints and reproducibles, postage and shipping, expenses to travel outside a thirty (30) mile radius of the office.

OTHER

The costs, fees, budget, and scope of work set out herein are valid for ninety (90) days from the date of this Proposal. If Pape-Dawson does not receive an executed document from the Client within ninety (90) days from the date of this Proposal, the costs, fees, budget, and scope of work are subject to revision at Pape-Dawson's sole discretion. Pape-Dawson to provide a revised Proposal with the modified costs, budget, and scope of work should revisions be made.

Should you have any questions regarding the information included in this Proposal please do not hesitate to contact us. Please return a signed copy of this Proposal for our records.

We appreciate the opportunity to work with you on this project.

Sincerely,

Pape-Dawson Consulting Engineers, LLC



Nicolle Van Valkenburg, P.E.
Associate Vice President



Christina M. Baxter, P.E.
Senior Vice President

ACKNOWLEDGED & ACCEPTED

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

Name: _____

Title: _____

Date: _____

ACCOUNTS PAYABLE CONTACT INFO

Name: _____

Address: _____

Phone: _____

Invoice Email: _____

Attachment(s):

- Exhibit "B" – 2026 Schedule of Representative Rates – Florida
- Exhibit "1" – Grading Plan
- Exhibit "2" – Grading Details
- Exhibit "3" – Option 1 Email

SCHEDULE OF REPRESENTATIVE RATES - FLORIDA
Effective: July 4, 2026

<u>Classification</u>	<u>Hourly Rate</u>
Administrative Assistant	100.00
Assistant Project Manager	225.00
Associate Vice President	280.00 – 380.00
Aviation Planner	120.00 – 150.00
CAD Manager	160.00 – 205.00
Client Services Manager	240.00 – 365.00
Construction Inspector	130.00 – 140.00
Construction Manager	185.00 – 255.00
Construction Operations Leader	340.00
Construction Representative	160.00 – 180.00
Construction Survey Manager	225.00
Data Analyst	145.00
Design Leader	250.00 – 325.00
Designer	160.00 – 170.00
Document Controls Specialist	210.00
Electrician	100.00
Environmental Scientist	120.00 – 165.00
Executive Officer	450.00
Executive Vice President	450.00
Field Coordinator	150.00
Field Manager	215.00
Geoscientist	160.00
Geospatial Manager	210.00
Geospatial Staff	135.00 – 175.00
GIS Analyst	135.00
GIS Manager	185.00 – 200.00
GIS Specialist	155.00
Grad Eng / EIT	140.00 – 185.00
Graphic Designer	75.00 – 120.00
I&C Specialist	145.00 – 200.00
I&C Technician	105.00
Intern	75.00 – 95.00
Land Planner	140.00 – 160.00
Landscape Architect	200.00
Landscape Designer	125.00 – 175.00
Lead Aviation Planner	190.00
Managing Principal	400.00
Managing Vice President	390.00
National Practice Leader	400.00

<u>Classification</u>	<u>Hourly Rate</u>
Permitting Manager	240.00
Permitting Specialist	135.00 – 170.00
Planner	150.00 – 170.00
Plat Coordinator	150.00 – 160.00
Platting Manager	155.00 – 175.00
Practice Leader	280.00 – 390.00
Principal	400.00
Principal Engineer	240.00
Principal Investigator	160.00
Principal Planner	250.00 – 300.00
Production Manager	165.00
Program Manager	270.00 – 360.00
Project Archaeologist	135.00
Project Controls Manager	195.00 – 215.00
Project Controls Specialist	140.00
Project Coordinator	125.00 – 180.00
Project Engineer	200.00 – 240.00
Project Manager	225.00 – 280.00
Project Specialist	125.00
Project Surveyor	175.00 – 225.00
S.I.T.	140.00
Senior Associate	250.00 – 350.00
Senior Construction Inspector	160.00
Senior Construction Manager	220.00 – 250.00
Senior Construction Representative	180.00
Senior Designer	180.00 – 205.00
Senior Environmental Manager	230.00
Senior Environmental Scientist	170.00
Senior Field Coordinator	195.00
Senior Graphic Designer	150.00
Senior Land Acquisition Agent	160.00
Senior Landscape Architect	225.00
Senior Permitting Specialist	170.00
Senior Planner	225.00
Senior Plat Coordinator	175.00
Senior Project Coordinator	160.00
Senior Project Engineer	230.00 – 250.00
Senior Project Manager	270.00 – 340.00
Senior Project Surveyor	225.00 – 280.00
Senior Survey Project Manager	245.00 – 290.00
Senior Survey Technician	175.00 – 195.00

Classification

Hourly Rate

Senior Utility Coordinator	230.00
Senior Vice President	400.00
Shared Services	100.00 – 200.00
Staff Archaeologist	90.00
Survey Department Manager	280.00 – 325.00
Survey Field Crew Member	150.00 – 195.00
Survey Project Manager	225.00 – 265.00
Survey Technician	130.00 – 155.00
Technician	135.00 – 180.00
Utility Designer	160.00
Vice President	390.00
Technician, Planning	120.00 – 145.00
Technologist I	100.00

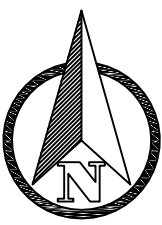
Survey Crew

1-Person Robotic Crew	195.00
2-Person Survey Field Crew/Senior Party Chief	195.00
3-Person Survey Field Crew/Senior Party Chief	235.00
Catamaran & Sonar	275.00
Drone & Licensed Pilot	295.00

REVIEWED FOR CODE COMPLIANCE

DATE: 06/01/21 by City Engineer
PERMIT NO. ENG2020-12598 TYPE C-DBI
ADDRESS 12013 DOWDEN RD Orlando FL INV. 78.43 (S)
CONTRACTOR BROCK EVANS
NOTE: Permit issuance does not grant permission to violate applicable codes. Keep this plan on-site at all times.

CITY OF ORLANDO
PERMITTING SERVICES DIVISION

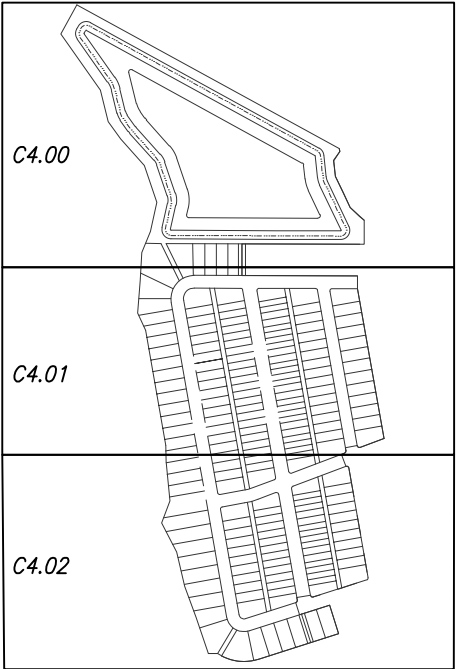


NOTE

** LOT 357 SHALL HAVE LEFT SIDE DRIVEWAY FOR RAISED CROSSWALK

- SIDWALK TO BE CONSTRUCTED BY SITE CONTRACTOR
SIDWALK TO BE CONSTRUCTED BY HOME BUILDER

Key Map:



Consultant:

03/05/2021	RESUBMIT TO DUKE ENERGY	
02/02/2021	RESUBMIT TO DUKE ENERGY	
01/01/2021	RESUBMIT TO CITY/OCU/SFWD	
10/23/2020	SUBMIT TO CITY/OCU	
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		12-080
DESIGNED BY:		NVV/ME
DRAWN BY:		CSL/ME
CHECKED BY:		CMB/NVV
APPROVED BY:		CMB
SCALE IN FEET:		1" = 50'

Project Name:

STOREY PARK -
PARCEL K
PHASE 2
(WEWAHOOTEE PD)

Submittal To:

CITY OF ORLANDO, FL

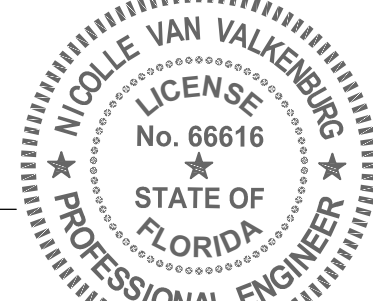
Sheet Title:

GRADING PLAN

Sheet No.:

C4.00

Seal:



DATE: March 30, 2021

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

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2012\12-080 LENNAR - INNOVATION PLACE\PARCEL K_LPHASE 2\CAD\FINAL CITY\2020-K-PH2-GP

REVIEWED FOR CODE COMPLIANCE

DATE: 06/01/21 by: [Signature] City Engineer

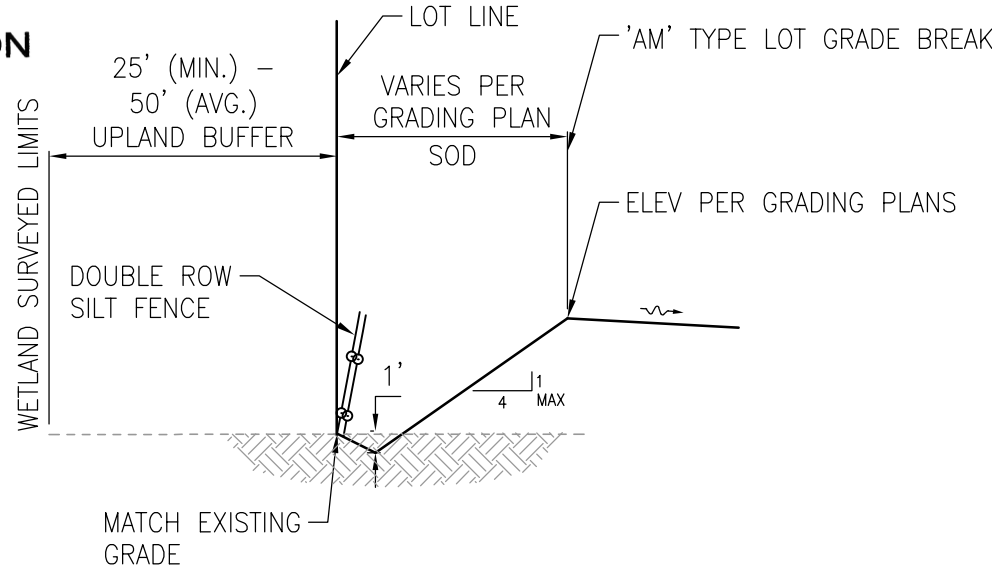
PERMIT NO. ENG2020-12598

ADDRESS 12013 DOWDEN RD Orlando FL

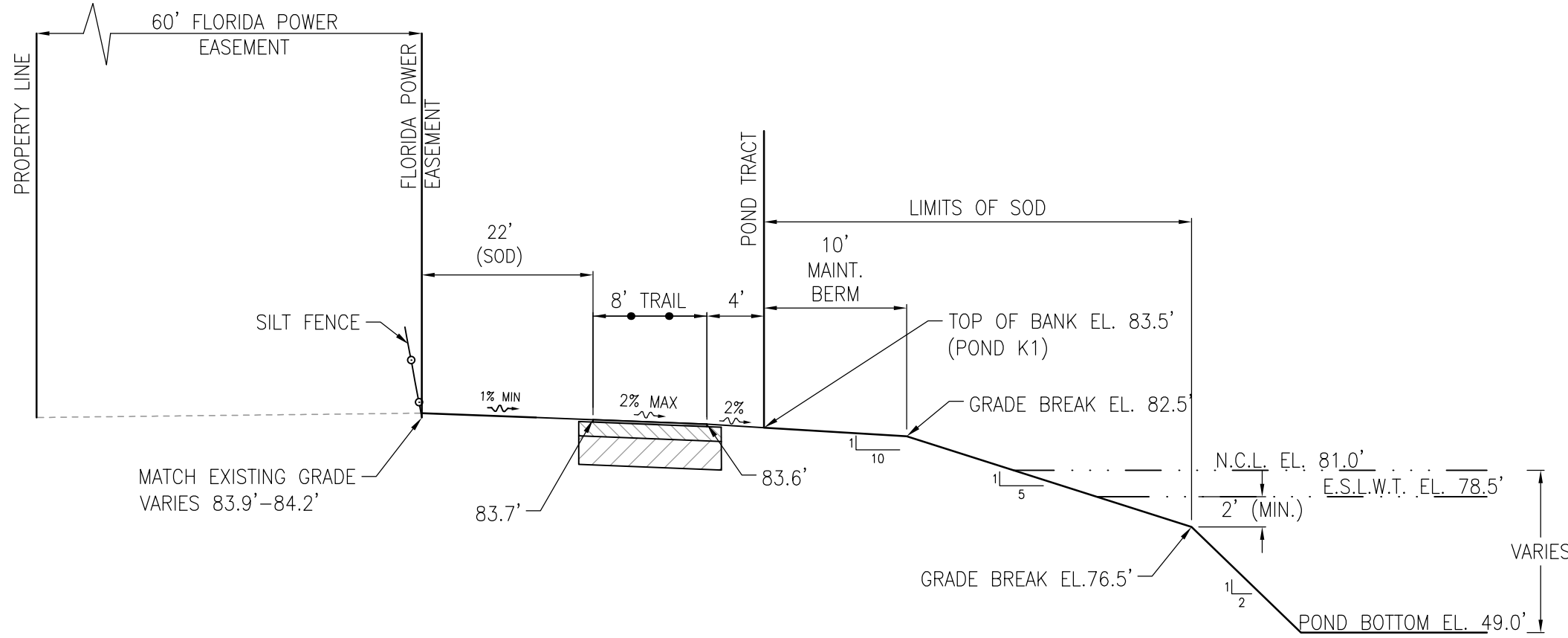
CONTRACTOR BROCK EVANS

NOTE: Permit issuance does not grant permission to violate applicable codes. Keep this plan on-site at all times.

CITY OF ORLANDO PERMITTING SERVICES DIVISION



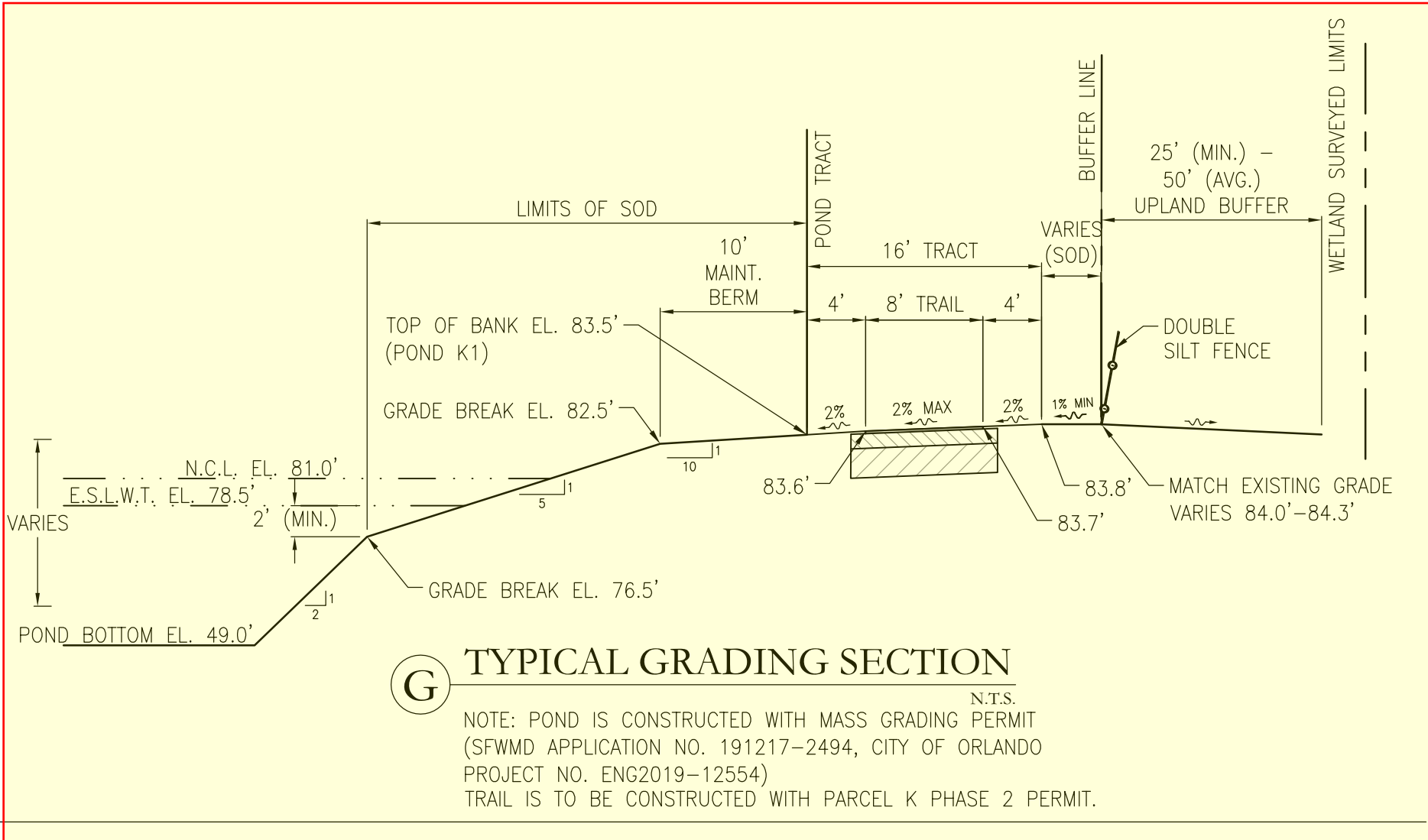
A TYPICAL GRADING SECTION N.T.S.



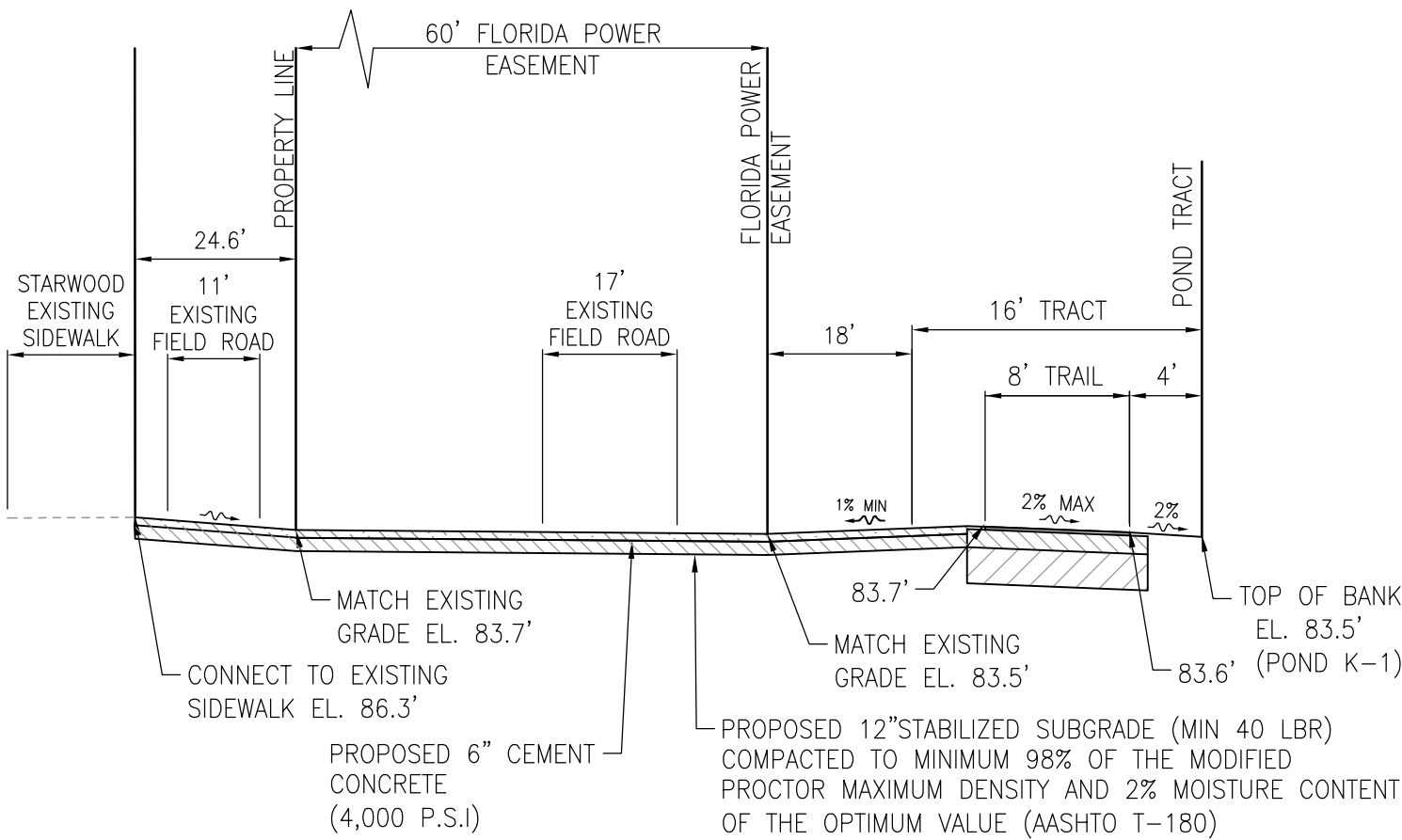
D TYPICAL POND GRADING SECTION N.T.S.
NOTE: POND IS CONSTRUCTED WITH MASS GRADING PERMIT (SFWM APPLICATION NO. 191217-2494, CITY OF ORLANDO PROJECT NO. ENG2019-12554)
TRAIL IS TO BE CONSTRUCTED WITH PARCEL K PHASE 2 PERMIT.

Pond Chart						
Pond #	El. 'A'	El. 'B'	El. 'C'	El. 'D'	El. 'E'	El. 'F'
K-1	83.5	82.5	81.0	78.5	76.5	49.0
K-4	84.5	83.5	80.5	77.5	75.5	48.5

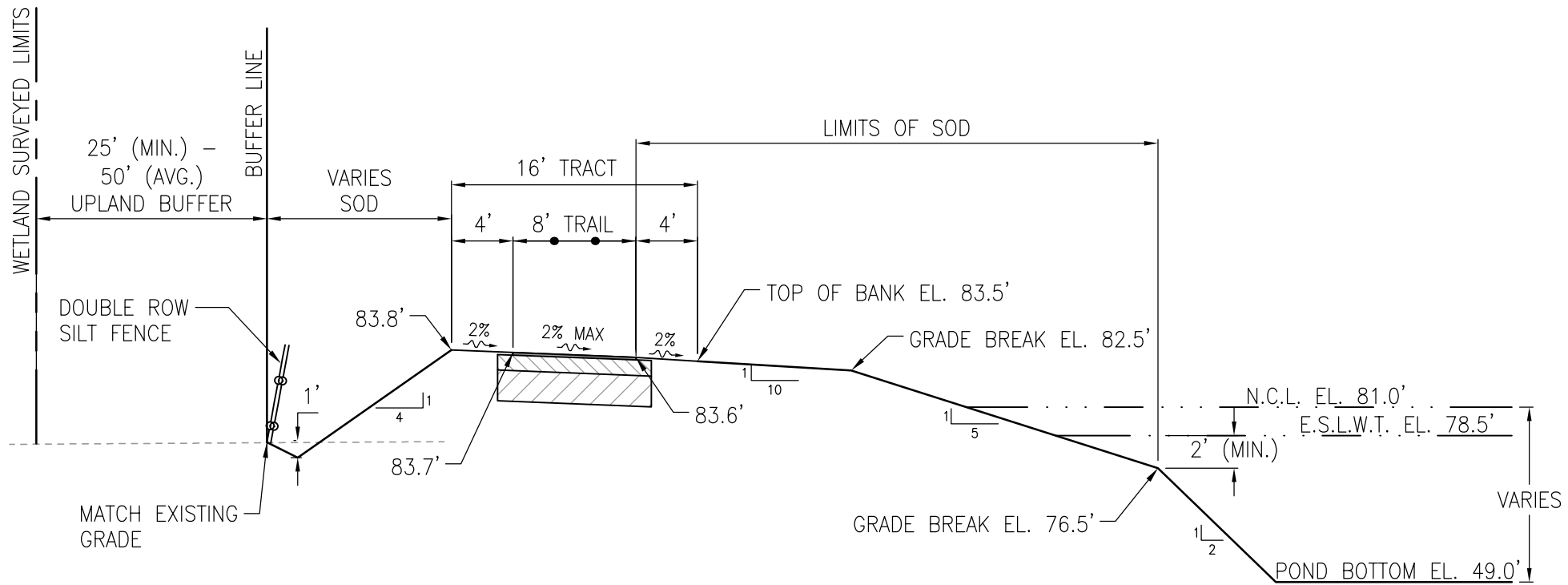
EXHIBIT 2



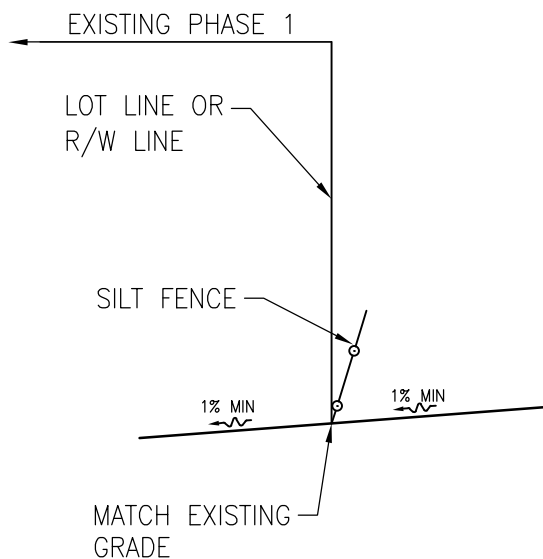
G TYPICAL GRADING SECTION N.T.S.
NOTE: POND IS CONSTRUCTED WITH MASS GRADING PERMIT (SFWM APPLICATION NO. 191217-2494, CITY OF ORLANDO PROJECT NO. ENG2019-12554)
TRAIL IS TO BE CONSTRUCTED WITH PARCEL K PHASE 2 PERMIT.



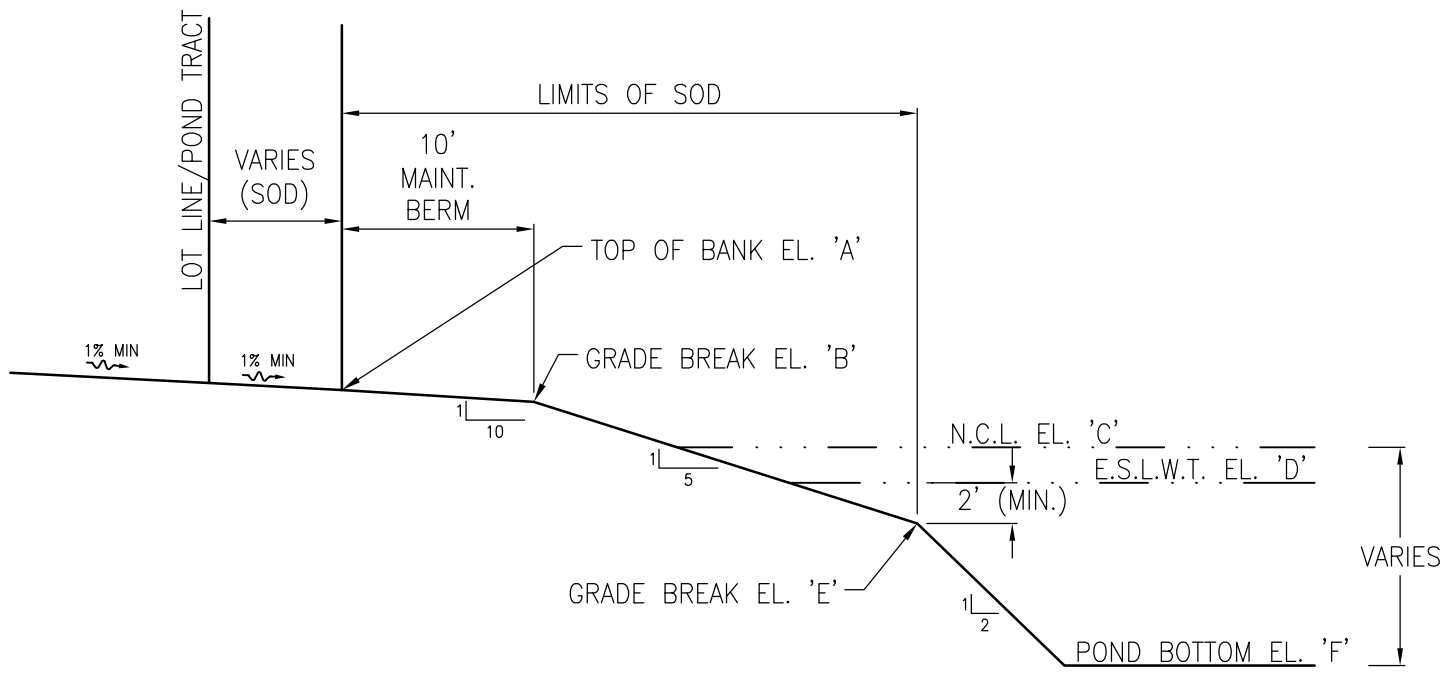
B TYPICAL GRADING SECTION N.T.S.
NOTE: SIDEWALK SPECIFICATION IS DESIGNED TO SUPPORT 80,000 LBS VEHICLE AND IS PROVIDED BY FAULKNER ENGINEERING SERVICES, INC. RECOMMENDATION LETTER DATED 2/3/2021:
• THE CONCRETE CAN BE REINFORCED USING FIBER MESH. THE RECOMMENDED AMOUNT OF FIBER MESH REINFORCEMENT IS 1.5 LBS PER CUBIC YARD OF CONCRETE.
• SUBGRADE SOILS SHOULD BE COMPACTED AS SPECIFIED ABOVE AND FREE OF RUTS OR DISTURBANCES CAUSED BY CONSTRUCTION VEHICLES AFTER COMPACTION HAS BEEN ACHIEVED.
• MATERIALS USED FOR CONSTRUCTION OF THE RIGID PAVEMENT SHOULD MEET ALL APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR ROADWAY CONSTRUCTION MATERIALS AS OUTLINED IN THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. INSTALLATION PROCEDURES SHOULD ALSO BE IN COMPLIANCE WITH THIS PUBLICATION.



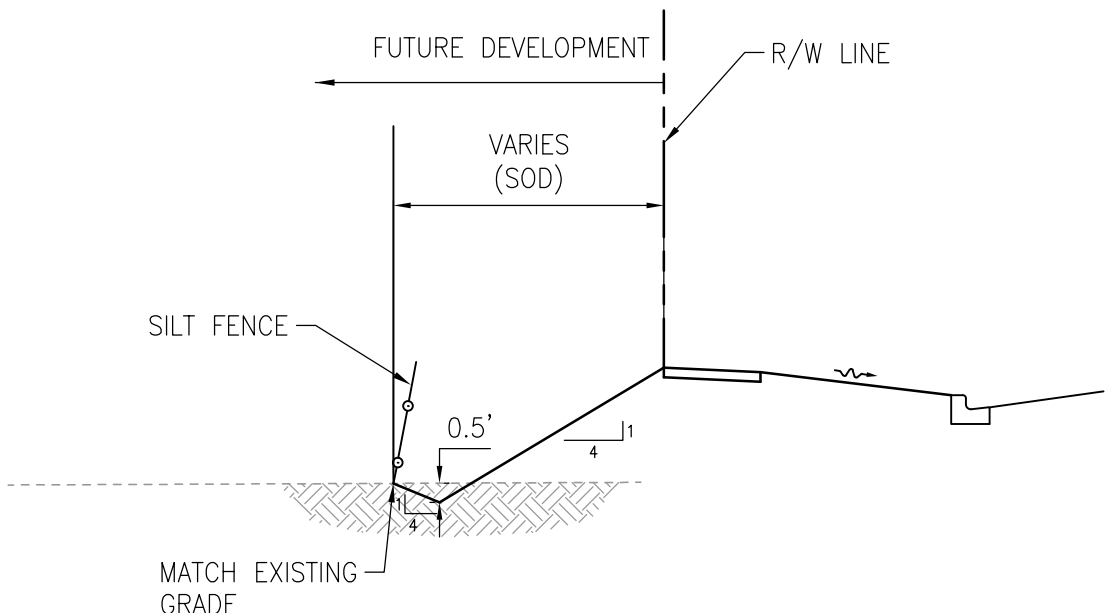
E TYPICAL POND GRADING SECTION N.T.S.
NOTE: POND IS CONSTRUCTED WITH MASS GRADING PERMIT (SFWM APPLICATION NO. 191217-2494, CITY OF ORLANDO PROJECT NO. ENG2019-12554)
TRAIL IS TO BE CONSTRUCTED WITH PARCEL K PHASE 2 PERMIT.



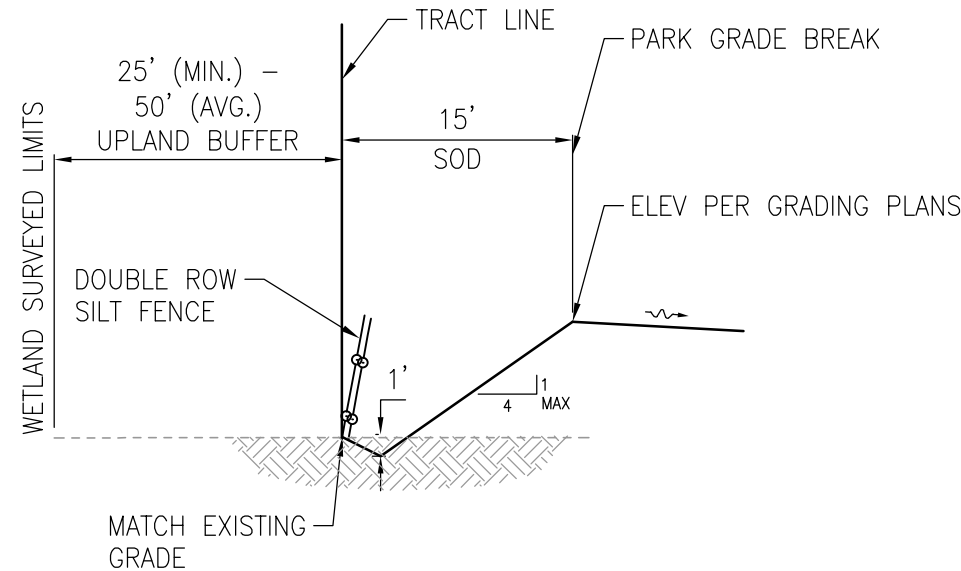
H TYPICAL GRADING SECTION N.T.S.



C TYPICAL POND GRADING SECTION N.T.S.
NOTE: POND IS CONSTRUCTED WITH MASS GRADING PERMIT (SFWM APPLICATION NO. 191217-2494, CITY OF ORLANDO PROJECT NO. ENG2019-12554)

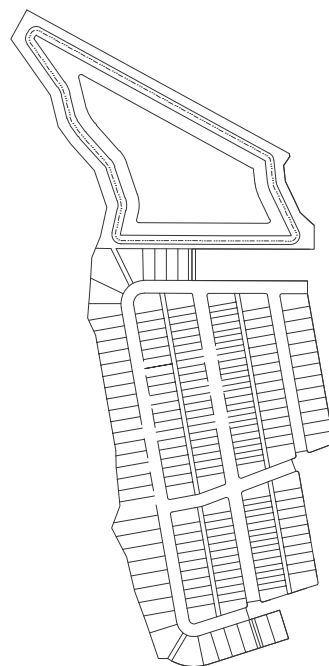


F TYPICAL GRADING SECTION N.T.S.



I TYPICAL GRADING SECTION N.T.S.

Key Map:



Consultant:

03/05/2021	RESUBMIT TO DUKE ENERGY
02/02/2021	RESUBMIT TO DUKE ENERGY
01/01/2021	RESUBMIT TO CITY/OCU/SFWM
10/23/2020	SUBMIT TO CITY/OCU
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	12-080
DESIGNED BY:	NAV/M
DRAWN BY:	CSL/ME
CHECKED BY:	CMB/NAV
APPROVED BY:	CMB
SCALE IN FEET:	N.T.S.

STOREY PARK - PARCEL K PHASE 2 (WEWAHOOTEE PD)

Submittal To: CITY OF ORLANDO, FL
Sheet Title: GRADING DETAILS

Sheet No.: C4.10

Seal: NICOLE VAN VALKENBURG
Professional Engineer
No. 66616
State of Florida
Date: 2021/03/30 14:58:55 (UTC-7)
DATE: March 30, 2021

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

POULOS & BENNETT
Poulos & Bennett, LLC
2602 E Livingston St, Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Cameron Roberts

Subject: RE: Pond K-1 - Wetland Trail Overflow

Sent: Friday, June 26, 2026 7:22 AM

To: Jason Showe <jshowe@gmscfl.com>

Cc: Alan Scheerer <ascheerer@gmscfl.com>; Christy Baxter <Christina.Baxter@pape-dawson.com>; Nicolle Van Valkenburg <Nicolle.VanValkenburg@pape-dawson.com>; 15-060 <15-060@pape-dawson.com>

Subject: Pond K-1 - Wetland Trail Overflow

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 when the groundwater table is elevated within the wetland.

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:

EXHIBIT 3 - OPTION 1

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.

SECTION C

SECTION 1

Storey Park

Community Development District

Summary of Invoices

August 25, 2026 - September 29, 2026

Fund	Date	Check No.'s	Amount
General Fund	8/26/26	1735-1738	\$ 11,844.77
	9/2/26	1739-1742	49,925.13
	9/18/26	1743-1751	40,206.72
	9/25/26	1752-1755	33,327.00
			<hr/> \$ 135,303.62
Payroll	<u>September 2026</u>		
	David Grimm	50148	\$ 184.70
	Matthew Antolovich	50149	184.70
	Travis Smith	50150	80.08
	Willem Boermans	50151	184.70
	Willem Boermans	50152*	185.70
			<hr/> \$ 819.88
TOTAL			\$ 136,123.50

*Replacement check for June meeting.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
8/26/26	00012	8/15/26	238530 AQUATIC	202608 320-53800-47000 PLANT MGMT AUG26			APPLIED AQUATIC MANAGEMENT INC	*	3,888.00	3,888.00	001735
8/26/26	00028	8/04/26	9358 INSTL 3GAL PLANT MATERIAL	202607 320-53800-46300				*	1,166.27		
		8/17/26	9370 PLANT REMOVAL	202608 320-53800-46300				*	1,000.00		
							OMEGASCAPES INC			2,166.27	001736
8/26/26	00043	8/04/26	INV38293 SECURITY 7/27/26-7/30/26	202607 320-53800-48100				*	996.00		
		8/11/26	INV38529 SECURITY 8/03/26-8/05/36	202608 320-53800-48100				*	996.00		
		8/18/26	INV38857 SECURITY 8/10/26-8/12/26	202608 320-53800-48100				*	996.00		
							OFF DUTY MANAGEMENT INC			2,988.00	001737
8/26/26	00047	8/11/26	20500006 PREP & ATTEND CDD MEETING	202607 310-51300-31100				*	477.50		
		8/11/26	20500006 THEME & PROLOGUE MARKUP	202607 310-51300-31100				*	1,925.00		
		8/11/26	20500006 REVISED ANNUAL INSPECT	202607 310-51300-31100				*	400.00		
							PAPE-DAWSON CONSULTING ENGINEER LLC			2,802.50	001738
9/02/26	00020	8/28/26	6205 RPLC 3 SECTIONS OF SDWLK	202608 320-53800-47500				*	2,750.00		
							BERRY CONSTRUCTION INC			2,750.00	001739
9/02/26	00049	5/22/26	14276 DEAD ANIMAL REMOVAL	202605 320-53800-47400				*	800.00		
							COMMANDO PEST CONTROL & TRAPPERS			800.00	001740
9/02/26	00028	8/27/26	9378 IRRIGATION ENHANCE AUG26	202608 320-53800-47300				*	875.35		
		9/01/26	9380 LANDSCAPE MAINT SEP26	202609 320-53800-46200				*	43,507.78		
							OMEGASCAPES INC			44,383.13	001741
9/02/26	00043	8/25/26	INV39168 SECURITY 8/17/26-8/19/26	202608 320-53800-48100				*	996.00		
		9/01/26	INV39531 SECURITY 8/24/26-8/26/26	202608 320-53800-48100				*	996.00		
							OFF DUTY MANAGEMENT INC			1,992.00	001742
							STOR -STOREY PARK- TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/18/26	00004	9/17/26 34216	202609 300-15500-10000		*	8,157.00	
		FY27 GEN.LIAB/PUBLIC OFFC			*	17,645.00	
		9/17/26 34216	202609 300-15500-10000				
		FY27 PROPERTY INSURANCE					
			EGIS INSURANCE & RISK ADVISORS				25,802.00 001743
9/18/26	00002	9/01/26 304	202609 320-53800-12000		*	1,622.25	
		FIELD MANAGEMENT SEP26			*	.81	
		9/01/26 305	202607 310-51300-42000		*		
		USPS 941 FORM			*	4,055.67	
		9/01/26 305A	202609 310-51300-34000		*		
		MANAGEMENT FEES SEP26			*	108.17	
		9/01/26 305A	202609 310-51300-35200		*		
		WEBSITE ADMIN FEE SEP26			*	162.25	
		9/01/26 305A	202609 310-51300-35100		*		
		INFORMATION TECH SEP26			*	1,577.17	
		9/01/26 305A	202609 310-51300-31300		*		
		DISSEMINATION FEE SEP26			*	.27	
		9/01/26 305A	202609 310-51300-51000		*		
		OFFICE SUPPLIES SEP26			*	6.37	
		9/01/26 305A	202609 310-51300-42000		*		
		POSTAGE SEP26			*	13.35	
		9/01/26 305A	202609 310-51300-42500				
		COPIES SEP26					
			GOVERNMENTAL MANAGEMENT SERVICES				7,546.31 001744
9/18/26	00005	9/11/26 157065	202608 310-51300-31500		*	47.35	
		REV AGENDA/ATTEND CDD MTG			*	1,466.50	
		9/11/26 157065	202608 310-51300-31500		*		
		ROOT ROT DEMAND LETTER			*	144.00	
		9/11/26 157065	202608 310-51300-31500		*		
		DRAFT-APPLIED MGMT AGRMNT			*	434.50	
		9/11/26 157065	202608 310-51300-31500		*		
		OMEGASCAPE CONTRACT ADD.			*	11.27	
		9/11/26 157065	202608 310-51300-31500				
		AUGUST 2026 POSTAGE					
			LATHAM LUNA EDEN AND BEAUDINE LLP				2,103.62 001745
9/18/26	00043	9/09/26 INV39873	202608 320-53800-48100		*	332.00	
		SECURITY 08-31-2026			*	664.00	
		9/09/26 INV39873	202609 320-53800-48100				
		SECURITY 9/01/26-9/02/26					
			OFF DUTY MANAGEMENT INC				996.00 001746
9/18/26	00015	9/18/26 09182026	202609 300-20700-10000		*	1,411.49	
		FY26 DEBT SERVICE SER2015					
			STOREY PARK CDD C/O REGIONS BANK				1,411.49 001747
			STOR -STOREY PARK- TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/18/26	00015	9/18/26 09182026	202609 300-20700-10100 FY26 DEBT SERVICE SER2018	STOREY PARK CDD C/O REGIONS BANK	*	568.36	568.36 001748
9/18/26	00015	9/18/26 09182026	202609 300-20700-10200 FY26 DEBT SERVICE SER2019	STOREY PARK CDD C/O REGIONS BANK	*	547.14	547.14 001749
9/18/26	00015	9/18/26 09182026	202609 300-20700-10500 FY26 DEBT SERVICE SER2021	STOREY PARK CDD C/O REGIONS BANK	*	765.74	765.74 001750
9/18/26	00015	9/18/26 09182026	202609 300-20700-10600 FY26 DEBT SERVICE SER2022	STOREY PARK CDD C/O REGIONS BANK	*	466.06	466.06 001751
9/25/26	00012	9/15/26 239247	202609 320-53800-47000 AQUATIC PLANT MGMT SEP26	APPLIED AQUATIC MANAGEMENT INC	*	3,888.00	3,888.00 001752
9/25/26	00020	9/17/26 6216	202609 320-53800-47800 REPAIRED DOG PARK FENCE	BERRY CONSTRUCTION INC	*	425.00	425.00 001753
9/25/26	00028	9/18/26 9411	202609 320-53800-46300 RMV TURF/APPLY HERBICIDE	OMEGASCAPES INC	*	28,350.00	28,350.00 001754
9/25/26	00043	9/15/26 INV40164	202609 320-53800-48100 SECURITY 9/07/26-9/08/26	OFF DUTY MANAGEMENT INC	*	664.00	664.00 001755
TOTAL FOR BANK A						135,303.62	
TOTAL FOR REGISTER						135,303.62	

STOR -STOREY PARK- TVISCARRA

Storey Park
Community Development District

Summary of Invoices

September 29, 2026 - October 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	10/8/26	1756-1758	\$ 5,404.00
	10/15/26	1759-1764	67,978.50
	10/23/26	1765-1770	10,738.71
	10/26/26	1771	3,200.00
			<hr/> \$ 87,321.21
TOTAL			<hr/> \$ 87,321.21

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
10/08/26	00020	9/28/26 6221	202609 320-53800-47500		*	725.00	
			CONCRETE SIDEWALK GRINDS				
		9/28/26 6222	202609 320-53800-48000		*	1,980.00	
			REPLACE 14 FENCE RAILS				
				BERRY CONSTRUCTION INC			2,705.00 001756
10/08/26	00043	9/22/26 INV40557	202609 320-53800-48100		*	664.00	
			SECURITY 9/15/26-9/16/26				
				OFF DUTY MANAGEMENT INC			664.00 001757
10/08/26	00047	9/11/26 20500006	202608 310-51300-31100		*	1,290.00	
			REVIEW AGENDA/BOS MEETING				
		9/11/26 20500006	202608 310-51300-31100		*	75.00	
			CDD EXHIBIT CHANGES				
		9/11/26 20500006	202608 310-51300-31100		*	115.00	
			INTERNAL COORD. MEETING				
		9/11/26 20500006	202608 310-51300-31100		*	210.00	
			POND K-1 SURVEY & CR				
		9/11/26 20500006	202608 310-51300-31100		*	172.50	
			PROLOGUE&THEME POND REDLN				
		9/11/26 20500006	202608 310-51300-31100		*	57.50	
			OFFSET VCURB INLET REVIEW				
		9/11/26 20500006	202608 310-51300-31100		*	115.00	
			SURVEY&WEIR REPAIR EMAILS				
				PAPE-DAWSON CONSULTING ENGINEER LLC			2,035.00 001758
10/15/26	00020	10/02/26 6223	202609 320-53800-48000		*	425.00	
			TIGHTEN SWING NUTS & BOLT				
		10/02/26 6226	202609 320-53800-47500		*	450.00	
			SIDEWALK CONCRETE REPAIRS				
		10/02/26 6226A	202610 320-53800-47500		*	450.00	
			SIDEWALK CONCRETE REPAIRS				
		10/08/26 6229	202610 320-53800-47800		*	350.00	
			WATER FOUNTAIN REPR CALL				
				BERRY CONSTRUCTION INC			1,675.00 001759
10/15/26	00002	10/01/26 306	202610 310-51300-34000		*	4,258.42	
			MANAGEMENT FEES OCT26				
		10/01/26 306	202610 310-51300-35200		*	113.58	
			WEBSITE ADMIN OCT26				
		10/01/26 306	202610 310-51300-35100		*	170.33	
			INFORMATION TECH OCT26				
		10/01/26 306	202610 310-51300-31300		*	1,656.00	
			DISSEMINATION FEES OCT26				
		10/01/26 306	202610 310-51300-51000		*	.45	
			OFFICE SUPPLIES OCT26				

STOR -STOREY PARK- TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		10/01/26 306	202610 310-51300-42000		*	110.26	
		POSTAGE OCT26					
		10/01/26 307	202610 320-53800-12000		*	1,703.33	
		FIELD MANAGEMENT OCT26					
		10/08/26 308	202610 310-51300-31700		*	8,517.00	
		FY27 ASSESSMENT ROLL CERT					
			GOVERNMENTAL MANAGEMENT SERVICES				16,529.37 001760
10/15/26 00009	10/09/26 30110	202609 310-51300-31200			*	600.00	
		SERIES 2015 ARBITRAGE					
			GRAU & ASSOCIATES				600.00 001761
10/15/26 00005	10/13/26 159196	202609 310-51300-31500			*	67.50	
		REV MTG AGENDA/MTG MINS					
	10/13/26 159196	202609 310-51300-31500			*	355.50	
		OMEGASCAPE AGREE/BOS MTG					
	10/13/26 159196	202609 310-51300-31500			*	79.00	
		PREP SHORT MTG LIST					
	10/13/26 159196	202609 310-51300-31500			*	2.70	
		JAC PARKING DISBURSE. PMT					
			LATHAM LUNA EDEN AND BEAUDINE LLP				504.70 001762
10/15/26 00028	9/30/26 9424	202609 320-53800-47300			*	2,113.41	
		IRRIGATION ENHANCEMENT					
	10/01/26 9426	202610 320-53800-46200			*	44,813.01	
		LANDSCAPE MAINT OCT26					
			OMEGASCAPES INC				46,926.42 001763
10/15/26 00043	9/29/26 INV40924	202609 320-53800-48100			*	996.00	
		SECURITY 9/21/26-9/23/26					
	10/05/26 INV41250	202609 320-53800-48100			*	747.01	
		SECURITY 9/29/26-9/30/26					
			OFF DUTY MANAGEMENT INC				1,743.01 001764
10/23/26 00012	10/15/26 239943	202610 320-53800-47000			*	4,005.00	
		AQUATIC MGMT SERV OCT26					
			APPLIED AQUATIC MANAGEMENT INC				4,005.00 001765
10/23/26 00003	10/01/26 95390	202610 310-51300-54000			*	175.00	
		FY27 SPECIAL DISTRICT FEE					
			FLORIDA DEPARTMENT OF COMMERCE				175.00 001766
10/23/26 00043	10/13/26 INV41677	202610 320-53800-48100			*	996.00	
		SECURITY 10/5/26-10/7/26					
	10/19/26 INV41967	202610 320-53800-48100			*	996.00	
		SECURITY10/12/26-10/14/26					
			OFF DUTY MANAGEMENT INC				1,992.00 001767
			STOR -STOREY PARK- TVISCARRA				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/23/26	00047	10/12/26	20500006 202609 310-51300-31100		*	575.00	
			BOARD MTG/TRAIL SURVEY				
		10/12/26	20500006 202609 310-51300-31100		*	115.00	
			PROLOGUE/THEME SCOPE				
		10/12/26	20500006 202609 310-51300-31100		*	57.50	
			ISSUE K2 PLANS POND K-1				
PAPE-DAWSON CONSULTING ENGINEER LLC							747.50 001768
10/23/26	00013	8/31/26	133430 202608 310-51300-32300		*	3,500.00	
			FY26 TRUSTEE FEE SER2022				
REGIONS BANK							3,500.00 001769
10/23/26	00001	9/28/26	OSA14132 202609 310-51300-48000		*	319.21	
			NOT. FY27 MEETING DATES				
TRIBUNE PUBLISHING COMPANY LLC DBA							319.21 001770
10/26/26	00020	10/23/26	6246 202610 320-53800-47500		*	450.00	
			SIDEWALK GRIND ASSESSMENT				
		10/23/26	6247 202610 320-53800-47500		*	550.00	
			SIDEWALK CONCRETE GRINDS				
		10/23/26	6248 202610 320-53800-47500		*	2,200.00	
			RPLC SIDEWALKS/TREE ROOTS				
BERRY CONSTRUCTION INC							3,200.00 001771
TOTAL FOR BANK A						87,321.21	
TOTAL FOR REGISTER						87,321.21	

STOR -STOREY PARK- TVISCARRA

SECTION 2

Storey Park
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Storey Park
Community Development District
Balance Sheet
September 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist	\$ 222,612	\$ 24,146	\$ -	\$ -	\$ 246,758
Investments:					
Series 2015					
Reserve	-	-	369,038	-	369,038
Revenue	-	-	707,560	-	707,560
Interest	-	-	19	-	19
Sinking Fund	-	-	73	-	73
General Redemption	-	-	1,628	-	1,628
Prepayment	-	-	2,246	-	2,246
Series 2018					
Reserve	-	-	77,097	-	77,097
Revenue	-	-	183,943	-	183,943
Interest	-	-	0	-	0
Sinking Fund	-	-	0	-	0
General Redemption	-	-	75	-	75
Series 2019					
Reserve	-	-	123,766	-	123,766
Revenue	-	-	192,872	-	192,872
Interest	-	-	0	-	0
Sinking Fund	-	-	0	-	0
Prepayment	-	-	1	-	1
Principal	-	-	41	-	41
Series 2021					
Reserve	-	-	172,851	-	172,851
Revenue	-	-	200,001	-	200,001
Interest	-	-	0	-	0
Sinking Fund	-	-	65	-	65
Construction	-	-	-	21,518	21,518
Series 2022					
Reserve	-	-	105,200	-	105,200
Revenue	-	-	119,610	-	119,610
Interest	-	-	0	-	0
Sinking Fund	-	-	0	-	0
Construction	-	-	-	15,268	15,268
SBA - Operating	264,729	-	-	-	264,729
SBA - Capital Reserve	-	369,937	-	-	369,937
SBA - OCPS	-	32,384	-	-	32,384
Prepaid Expenses	25,802	-	-	-	25,802
Total Assets	\$ 513,143	\$ 426,467	\$ 2,256,085	\$ 36,786	\$ 3,232,481
Liabilities:					
Accounts Payable	\$ 15,807	\$ -	\$ -	\$ -	\$ 15,807
Total Liabilities	\$ 15,807	\$ -	\$ -	\$ -	\$ 15,807
Fund Balances:					
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,080,564	\$ -	\$ 1,080,564
Assigned For Debt Service 2018	-	-	261,115	-	261,115
Assigned For Debt Service 2019	-	-	316,679	-	316,679
Assigned For Debt Service 2021	-	-	372,917	-	372,917
Assigned For Debt Service 2022	-	-	224,809	-	224,809
Assigned For Capital Projects 2021	-	-	-	21,518	21,518
Assigned For Capital Projects 2022	-	-	-	15,268	15,268
Unassigned	497,336	426,467	-	-	923,804
Total Fund Balances	\$ 497,336	\$ 426,467	\$ 2,256,085	\$ 36,786	\$ 3,216,674
Total Liabilities & Fund Equity	\$ 513,143	\$ 426,467	\$ 2,256,085	\$ 36,786	\$ 3,232,481

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments	\$ 1,191,240	\$ 1,191,240	\$ 1,223,373	\$ 32,133
Interest	18,000	18,000	21,808	3,808
Total Revenues	\$ 1,209,240	\$ 1,209,240	\$ 1,245,182	\$ 35,942
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 10,000	\$ 2,000
FICA Expense	918	918	765	153
Engineering Fees	12,000	12,000	33,510	(21,510)
Attorney	25,000	25,000	11,766	13,234
Arbitrage	1,800	1,800	1,800	-
Dissemination Agent	18,926	18,926	19,026	(100)
Annual Audit	10,200	10,200	10,200	-
Trustee Fees	17,500	17,500	17,500	-
Assessment Administration	8,111	8,111	8,111	-
Management Fees	48,668	48,668	48,668	(0)
Information Technology	1,947	1,947	1,947	-
Website Maintenance	1,298	1,298	1,298	(0)
Telephone	100	100	-	100
Postage	750	750	773	(23)
Printing & Binding	750	750	128	622
Insurance	8,553	8,553	7,588	965
Legal Advertising	2,500	2,500	2,106	394
Other Current Charges	700	700	701	(1)
Office Supplies	100	100	5	95
Property Taxes	-	-	153	(153)
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 171,996	\$ 171,996	\$ 176,220	\$ (4,224)

Storey Park

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
<u>Operation & Maintenance</u>				
Field Management	\$ 19,467	\$ 19,467	\$ 19,467	\$ -
Property Insurance	29,179	29,179	21,520	7,659
Electric	3,000	3,000	1,385	1,615
Streetlights	263,140	263,140	222,640	40,500
Water & Sewer	56,400	56,400	45,033	11,367
Landscape Maintenance - Contract	522,093	522,093	522,093	(0)
Landscape - Contingency	20,000	20,000	38,891	(18,891)
Lake Maintenance	46,656	46,656	46,656	-
Mitigation Monitoring & Maintenance	13,750	13,750	-	13,750
Irrigation Repairs	25,000	25,000	28,577	(3,577)
Repairs & Maintenance	20,000	20,000	9,870	10,130
Roadways & Sidewalks	15,000	15,000	9,175	5,825
Trail & Boardwalk Maintenance	7,500	7,500	-	7,500
Dog Park Maintenance	5,000	5,000	9,215	(4,215)
Operating Supplies	1,500	1,500	-	1,500
Pressure Washing	7,500	7,500	7,500	-
Signage	8,619	8,619	12,943	(4,324)
Enhanced Traffic Enforcement	39,500	39,500	48,472	(8,972)
Contingency	1,977	1,977	800	1,177
Total Maintenance - Shared Expenses	\$ 1,105,281	\$ 1,105,281	\$ 1,044,238	\$ 61,043
<u>Reserves</u>				
Capital Reserve Transfer	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Total Reserves	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Total Expenditures	\$ 1,367,169	\$ 1,367,169	\$ 1,310,350	\$ 56,819
Excess Revenues (Expenditures)	\$ (157,929)		\$ (65,168)	
Fund Balance - Beginning	\$ 157,929		\$ 562,505	
Fund Balance - Ending	\$ -		\$ 497,336	

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	\$ 24,110	\$ 11,882	\$ 21,408	\$ 2,728	\$ 1,223,373
Interest	1,205	912	676	1,033	2,007	2,982	2,758	2,621	2,226	2,193	1,726	1,469	21,808
Total Revenues	\$ 1,205	\$ 52,400	\$ 111,004	\$ 77,134	\$ 831,352	\$ 31,612	\$ 36,094	\$ 36,638	\$ 26,336	\$ 14,075	\$ 23,135	\$ 4,197	\$ 1,245,182
Expenditures:													
<u>Administrative:</u>													
Supervisor Fees	\$ 800	\$ 1,200	\$ -	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10,000
FICA Expense	61	92	-	77	77	46	61	61	61	77	77	77	765
Engineering Fees	1,619	240	1,669	7,149	720	771	1,380	2,454	10,029	4,698	2,035	748	33,510
Attorney	1,272	822	212	893	553	1,291	1,875	551	569	1,121	2,104	505	11,766
Arbitrage	600	-	-	-	-	-	-	-	-	600	-	600	1,800
Dissemination Agent	1,577	1,577	1,577	1,577	1,577	1,577	1,677	1,577	1,577	1,577	1,577	1,577	19,026
Annual Audit	-	-	-	-	-	10,200	-	-	-	-	-	-	10,200
Trustee Fees	3,500	-	-	-	-	-	10,500	-	-	-	3,500	-	17,500
Assessment Administration	8,111	-	-	-	-	-	-	-	-	-	-	-	8,111
Management Fees	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	48,668
Information Technology	162	162	162	162	162	162	162	162	162	162	162	162	1,947
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	108	1,298
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	117	47	27	73	9	147	9	167	36	23	111	6	773
Printing & Binding	1	3	3	-	-	7	5	80	8	3	6	13	128
Insurance	7,588	-	-	-	-	-	-	-	-	-	-	-	7,588
Legal Advertising	-	-	-	-	-	896	-	207	-	683	-	319	2,106
Other Current Charges	44	95	67	46	45	45	53	61	45	60	45	95	701
Office Supplies	0	0	0	0	0	1	0	1	1	0	0	0	5
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	\$ 17,452	\$ 14,168	\$ 14,781	\$ 9,266	\$ 176,220

Storey Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<u>Operation & Maintenance</u>													
Field Management	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 1,622	\$ 19,467
Property Insurance	21,520	-	-	-	-	-	-	-	-	-	-	-	21,520
Electric	119	122	116	133	125	114	113	109	107	110	109	109	1,385
Streetlights	20,792	16,755	22,457	15,232	18,851	20,346	18,415	16,484	20,313	18,307	18,302	16,386	222,640
Water & Sewer	3,429	4,398	4,957	3,996	3,070	3,258	3,686	3,614	5,300	2,638	2,820	3,866	45,033
Landscape Maintenance - Contract	43,508	43,508	43,508	43,508	43,508	43,508	43,508	43,508	43,508	43,508	43,508	43,508	522,093
Landscape - Contingency	-	500	-	1,875	-	-	-	-	400	6,766	1,000	28,350	38,891
Lake Maintenance	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	46,656
Mitigation Monitoring & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	6,205	-	2,836	1,947	3,287	7,546	-	986	2,134	648	875	2,113	28,577
Repairs & Maintenance	-	-	1,580	-	-	200	-	-	5,685	-	-	2,405	9,870
Roadways & Sidewalks	1,485	-	885	-	665	1,350	-	865	-	-	2,750	1,175	9,175
Trail & Boardwalk Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park Maintenance	685	465	2,785	1,405	-	-	-	3,290	-	160	-	425	9,215
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Washing	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Signage	725	-	375	3,602	5,853	-	-	-	963	1,425	-	-	12,943
Enhanced Traffic Enforcement	3,984	3,652	4,648	3,984	3,984	4,316	4,316	3,569	4,316	3,652	4,316	3,735	48,472
Contingency	-	-	-	-	-	-	-	-	800	-	-	-	800
Total Maintenance - Shared Expenses	\$ 107,962	\$ 74,911	\$ 97,157	\$ 81,192	\$ 84,853	\$ 86,147	\$ 75,548	\$ 77,936	\$ 89,035	\$ 82,724	\$ 79,190	\$ 107,583	\$ 1,044,238
<u>Reserves</u>													
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	\$ 106,487	\$ 96,892	\$ 93,971	\$ 116,849	\$ 1,310,350
Excess Revenues (Expenditures)	\$ (136,549)	\$ (30,913)	\$ 5,966	\$ (19,198)	\$ 648,300	\$ (74,596)	\$ (60,140)	\$ (51,582)	\$ (80,151)	\$ (82,817)	\$ (70,836)	\$ (112,652)	\$ (65,168)

Storey Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Transfer In	\$ 89,892	\$ 89,892	\$ 89,892	\$ -
Interest	12,000	12,000	19,307	7,307
Total Revenues	\$ 101,892	\$ 101,892	\$ 109,199	\$ 7,307
Expenditures:				
Contingency	\$ 600	\$ 600	\$ 544	\$ 56
Capital Outlay	161,796	161,796	220,176	(58,380)
Total Expenditures	\$ 162,396	\$ 162,396	\$ 220,720	\$ (58,324)
Excess Revenues (Expenditures)	\$ (60,504)		\$ (111,521)	
Fund Balance - Beginning	\$ 548,449		\$ 537,988	
Fund Balance - Ending	\$ 487,945		\$ 426,467	

Storey Park

Community Development District

Debt Service Fund - Series 2015

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments	\$ 616,298	\$ 616,298	\$ 632,984	\$ 16,686
Special Assessments - Prepayments	-	-	17,040	17,040
Interest	24,000	24,000	34,947	10,947
Total Revenues	\$ 640,298	\$ 640,298	\$ 684,971	\$ 44,673
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)
Excess Revenues (Expenditures)	\$ 42,798		\$ 72,478	
Fund Balance - Beginning	\$ 648,401		\$ 1,008,086	
Fund Balance - Ending	\$ 691,199		\$ 1,080,564	

Storey Park

Community Development District

Debt Service Fund - Series 2018

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments	\$ 248,827	\$ 248,827	\$ 254,884	\$ 6,057
Interest	6,000	6,000	10,357	4,357
Total Revenues	\$ 254,827	\$ 254,827	\$ 265,242	\$ 10,415
Expenditures:				
Series 2018				
Interest - 12/15	\$ 82,838	\$ 82,838	\$ 82,838	\$ -
Principal - 06/15	80,000	80,000	80,000	-
Interest - 06/15	82,838	82,838	82,838	-
Total Expenditures	\$ 245,675	\$ 245,675	\$ 245,675	\$ -
Excess Revenues (Expenditures)	\$ 9,152		\$ 19,567	
Fund Balance - Beginning	\$ 163,519		\$ 241,549	
Fund Balance - Ending	\$ 172,671		\$ 261,115	

Storey Park

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments	\$ 238,964	\$ 238,964	\$ 245,368	\$ 6,404
Interest	8,000	8,000	12,513	4,513
Total Revenues	\$ 246,964	\$ 246,964	\$ 257,881	\$ 10,917
Expenditures:				
Series 2019				
Interest - 12/15	\$ 75,275	\$ 75,275	\$ 75,275	\$ -
Principal - 06/15	90,000	90,000	90,000	-
Interest - 06/15	75,275	75,275	75,275	-
Total Expenditures	\$ 240,550	\$ 240,550	\$ 240,550	\$ -
Excess Revenues (Expenditures)	\$ 6,414		\$ 17,331	
Fund Balance - Beginning	\$ 169,500		\$ 299,348	
Fund Balance - Ending	\$ 175,914		\$ 316,679	

Storey Park

Community Development District

Debt Service Fund - Series 2021

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments	\$ 334,300	\$ 334,300	\$ 343,399	\$ 9,099
Interest	10,500	10,500	14,963	4,463
Total Revenues	\$ 344,800	\$ 344,800	\$ 358,362	\$ 13,562
Expenditures:				
Series 2021				
Interest - 12/15	\$ 98,334	\$ 98,334	\$ 98,334	\$ -
Principal - 06/15	135,000	135,000	135,000	-
Interest - 06/15	98,334	98,334	98,334	-
Total Expenditures	\$ 331,669	\$ 331,669	\$ 331,669	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (8,400)	\$ (8,400)	\$ -	\$ (8,400)
Total Other Financing Sources (Uses)	\$ (8,400)	\$ (8,400)	\$ -	\$ (8,400)
Excess Revenues (Expenditures)	\$ 4,731		\$ 26,693	
Fund Balance - Beginning	\$ 161,442		\$ 346,224	
Fund Balance - Ending	\$ 166,173		\$ 372,917	

Storey Park

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments	\$ 203,549	\$ 203,549	\$ 209,004	\$ 5,455
Interest	5,500	5,500	8,850	3,350
Total Revenues	\$ 209,049	\$ 209,049	\$ 217,854	\$ 8,805
Expenditures:				
Series 2022				
Interest - 12/15	\$ 73,690	\$ 73,690	\$ 73,690	\$ -
Principal - 06/15	55,000	55,000	55,000	-
Interest - 06/15	73,690	73,690	73,690	-
Total Expenditures	\$ 202,380	\$ 202,380	\$ 202,380	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (5,000)	\$ (5,000)	\$ (4,094)	\$ (906)
Total Other Financing Sources (Uses)	\$ (5,000)	\$ (5,000)	\$ (4,094)	\$ (906)
Excess Revenues (Expenditures)	\$ 1,669		\$ 11,380	

Storey Park

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 774	\$ 774
Total Revenues	\$ -	\$ -	\$ 774	\$ 774
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 774	
Fund Balance - Beginning	\$ -		\$ 20,744	
Fund Balance - Ending	\$ -		\$ 21,518	

Storey Park

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 504	\$ 504
Total Revenues	\$ -	\$ -	\$ 504	\$ 504
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)	\$ -		\$ 4,598	
Fund Balance - Beginning	\$ -		\$ 10,670	
Fund Balance - Ending	\$ -		\$ 15,268	

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	\$369,038	
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	\$77,097	
BONDS OUTSTANDING - 5/22/18		\$3,865,000
LESS: PRINCIPAL PAYMENT 6/15/19		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/20		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/21		(\$65,000)
LESS: PRINCIPAL PAYMENT 6/15/22		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$70,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$75,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$80,000)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,295,000

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA THREE PROJECT)		
INTEREST RATES:	3.500%, 3.750%, 4.250%, 4.400%	
MATURITY DATE:	6/15/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$119,695	
RESERVE FUND BALANCE	\$123,766	
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)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$90,000)
CURRENT BONDS OUTSTANDING		\$3,440,000

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	\$172,851	
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)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$135,000)
CURRENT BONDS OUTSTANDING		\$5,380,000

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	\$105,200	
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)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$55,000)
CURRENT BONDS OUTSTANDING		\$2,895,000

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%
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Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2018 Debt Service Asmt	2019 Debt Service Asmt	2021 Debt Service Asmt	2022 Debt Service Asmt	Total
11/10/25	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
07/15/26	ACH	\$28,254.46	\$0.00	\$0.00	\$0.00	\$28,254.46	\$11,882.30	\$6,148.00	\$2,475.62	\$2,383.19	\$3,335.34	\$2,030.00	\$28,254.45
08/14/26	ACH	\$50,990.28	\$0.00	\$83.85	\$0.00	\$50,906.43	\$21,408.49	\$11,076.94	\$4,460.36	\$4,293.83	\$6,009.33	\$3,657.48	\$50,906.43
09/15/26	ACH	\$5,622.46	\$0.00	\$0.00	\$0.00	\$5,622.46	\$2,364.50	\$1,223.41	\$492.63	\$474.24	\$663.71	\$403.96	\$5,622.45
09/16/26	ACH	\$0.00	\$0.00	\$0.00	\$864.34	\$864.34	\$363.49	\$188.08	\$75.73	\$72.90	\$102.03	\$62.10	\$864.33
TOTAL		\$ 3,015,120.86	\$ 1,829.13	\$ 114,668.59	\$ 10,389.93	\$ 2,909,013.07	\$ 1,223,373.44	\$ 632,984.12	\$ 254,884.45	\$ 245,367.70	\$ 343,399.14	\$ 209,004.22	\$ 2,909,013.07

102.68%	Net Percent Collected
\$ (75,920.70)	Balance Remaining to Collect