



**Narcoossee**  
**Community Development District**  
**Proposed Budget**

**FY 2009**

Revised

August 20, 2008



# Narcoossee

## Community Development District

### Proposed Budget General Fund Fiscal Year 2009

Description	Adopted Budget FY2008	Actual thru 4/30/2008	Projected Next 5 Months	Total Projected 9/30/2008	Proposed Budget FY2009
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#### Revenues

Maintenance Assessments	\$273,547	\$227,651	\$45,896	\$273,547	\$285,308
Interest Income	\$10,000	\$981	\$2,000	\$2,981	\$4,000
Transfer In	\$0	\$14	\$0	\$14	\$0
Carry Forward Surplus	\$177,683	\$208,343	\$0	\$208,343	\$182,639

<b>Total Revenues</b>	<b>\$461,229</b>	<b>\$436,988</b>	<b>\$47,896</b>	<b>\$484,884</b>	<b>\$471,947</b>
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#### Expenditures

##### Administrative

Supervisor Fees	\$5,000	\$2,600	\$2,400	\$5,000	\$5,000
FICA Expense	\$383	\$199	\$184	\$383	\$383
Engineering Fees	\$10,000	\$19,952	\$1,500	\$21,452	\$10,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$15,000	\$10,858	\$6,700	\$17,558	\$20,000
Annual Audit	\$6,000	\$3,600	\$700	\$4,300	\$6,000
Dissemination Agent	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Arbitrage	\$1,250	\$1,250	\$0	\$1,250	\$1,250
Trustee Fees	\$5,200	\$4,500	\$0	\$4,500	\$4,500
Management Fees	\$36,750	\$21,438	\$15,313	\$36,750	\$38,588
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Website Administration	\$0	\$0	\$0	\$0	\$1,100
Telephone	\$250	\$44	\$12	\$56	\$150
Postage	\$1,500	\$963	\$645	\$1,608	\$1,500
Insurance	\$14,000	\$15,145	\$0	\$15,145	\$16,000
Printing & Binding	\$1,500	\$366	\$396	\$762	\$1,500
Legal Advertising	\$1,000	\$474	\$243	\$717	\$1,000
Other Current Charges	\$500	\$69	\$14	\$83	\$250
Property Appraiser	\$1,500	\$1,500	\$0	\$1,500	\$1,500
Office Supplies	\$500	\$49	\$77	\$126	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$111,508</b>	<b>\$93,765</b>	<b>\$28,600</b>	<b>\$122,365</b>	<b>\$120,395</b>

# Narcoossee

## Community Development District

Proposed Budget  
General Fund  
Fiscal Year 2009

Description	Adopted Budget FY2008	Actual thru 4/30/2008	Projected Next 5 Months	Total Projected 9/30/2008	Proposed Budget FY2009
<u>Maintenance</u>					
<u>NonaCrest</u>					
Field Management	\$5,250	\$3,063	\$2,188	\$5,250	\$4,155
Landscape Maintenance	\$30,172	\$18,488	\$12,561	\$31,049	\$31,077
Irrigation Repairs	\$5,000	\$605	\$1,250	\$1,855	\$2,500
Lake Maintenance	\$3,600	\$2,136	\$1,545	\$3,681	\$3,820
Feature Lighting	\$1,500	\$152	\$750	\$902	\$1,000
Roadway Maintenance	\$3,800	\$0	\$3,800	\$3,800	\$3,800
Miscellaneous Common Area	\$7,650	\$0	\$10,047	\$10,047	\$5,000
<b>Total NonaCrest</b>	<b>\$56,972</b>	<b>\$24,443</b>	<b>\$32,141</b>	<b>\$56,583</b>	<b>\$51,352</b>
<u>La Vina</u>					
Field Management	\$5,250	\$3,063	\$2,188	\$5,250	\$7,579
Landscape Maintenance	\$76,740	\$42,987	\$27,957	\$70,944	\$62,100
Irrigation Repairs	\$10,000	\$366	\$1,250	\$1,616	\$2,000
Lake Maintenance	\$4,884	\$3,010	\$2,150	\$5,160	\$5,315
Feature Lighting	\$1,500	\$0	\$0	\$0	\$0
Roadway Maintenance	\$10,000	\$0	\$0	\$0	\$0
Utilities	\$13,500	\$6,167	\$3,987	\$10,154	\$11,678
Miscellaneous Common Area	\$15,000	\$4,540	\$5,668	\$10,208	\$5,000
<b>Total La Vina</b>	<b>\$136,874</b>	<b>\$60,132</b>	<b>\$43,199</b>	<b>\$103,331</b>	<b>\$93,671</b>
<u>Nona Preserve</u>					
Field Management	\$1,750	\$1,021	\$729	\$1,750	\$3,302
Landscape Maintenance	\$18,000	\$0	\$5,265	\$5,265	\$29,410
Lake Maintenance	\$3,600	\$0	\$1,375	\$1,375	\$3,600
Utilities	\$0	\$0	\$0	\$0	\$4,500
Miscellaneous Common Area	\$0	\$0	\$1,767	\$1,767	\$0
<b>Total Nona Preserve</b>	<b>\$23,350</b>	<b>\$1,021</b>	<b>\$9,136</b>	<b>\$10,157</b>	<b>\$40,812</b>
<u>Parcels G &amp; H</u>					
Field Management	\$3,500	\$2,042	\$1,458	\$3,500	\$1,502
Landscape Maintenance	\$27,151	\$0	\$0	\$0	\$15,086
Lake Maintenance	\$0	\$0	\$0	\$0	\$1,980
Feature Lighting	\$1,500	\$0	\$0	\$0	\$0
Utilities	\$3,000	\$0	\$0	\$0	\$0
Miscellaneous Common Area	\$0	\$0	\$6,308	\$6,308	\$0
<b>Total Parcels G &amp; H</b>	<b>\$35,151</b>	<b>\$2,042</b>	<b>\$7,766</b>	<b>\$9,808</b>	<b>\$18,568</b>
<b>Maintenance Expenses</b>	<b>\$252,347</b>	<b>\$87,637</b>	<b>\$92,242</b>	<b>\$179,879</b>	<b>\$204,403</b>

# Narcoossee Community Development District

Proposed Budget  
General Fund  
Fiscal Year 2009

Description	Adopted Budget FY2008	Actual thru 4/30/2008	Projected Next 5 Months	Total Projected 9/30/2008	Proposed Budget FY2009
<b>Reserves</b>					
Operating Reserve - First Quarter	\$97,375	\$0	\$0	\$0	\$94,733
Maintenance Reserve- NonaCrest	\$0	\$0	\$0	\$0	\$24,555
Maintenance Reserve- La Vina	\$0	\$0	\$0	\$0	\$0
Maintenance Reserve- Nona Preserve	\$0	\$0	\$0	\$0	\$18,797
Maintenance Reserve- Parcel G & H	\$0	\$0	\$0	\$0	\$9,064
<b>Total Reserves</b>	<b>\$97,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$147,149</b>
<b>Total Expenses</b>	<b>\$461,230</b>	<b>\$181,402</b>	<b>\$120,842</b>	<b>\$302,244</b>	<b>\$471,947</b>
<b>Excess Revenues</b>	<b>\$0</b>	<b>\$255,586</b>	<b>(\$72,946)</b>	<b>\$182,639</b>	<b>\$0</b>

Net Assessments	\$285,308
Add: Discounts & Collections	\$18,211
Gross Assessments	\$303,519

# Narcoossee Community Development District

	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	March 2008	April 2008	May 2008	June 2008	July 2008	Aug 2008	Sept 2008	Total
<b>Revenues:</b>													
Maintenance Assessments	\$334	\$8,579	\$134,732	\$36,933	\$29,806	\$12,477	\$4,789	\$45,896	\$0	\$0	\$0	\$0	\$273,547
Interest	\$981	\$0	\$0	\$0	\$0	\$0	\$0	\$400	\$400	\$400	\$400	\$400	\$2,981
Transfer In	\$0	\$0	\$0	\$0	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
Carry Forward Surplus	\$208,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208,343
<b>Total Revenues</b>	<b>\$209,658</b>	<b>\$8,579</b>	<b>\$134,732</b>	<b>\$36,933</b>	<b>\$29,820</b>	<b>\$12,477</b>	<b>\$4,789</b>	<b>\$46,296</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>	<b>\$484,884</b>
<b>Expenditures</b>													
<b>Administrative</b>													
Supervisor Fees	\$0	\$600	\$0	\$0	\$800	\$0	\$1,000	\$800	\$800	\$0	\$800	\$0	\$5,000
FICA	\$0	\$61	\$0	\$0	\$61	\$0	\$77	\$61	\$62	\$0	\$61	\$0	\$383
Engineering	\$2,295	\$540	\$2,160	\$6,936	\$6,812	\$1,210	\$0	\$500	\$500	\$500	\$0	\$0	\$21,452
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$3,422	\$3,492	\$1,670	\$2,275	\$0	\$0	\$0	\$3,360	\$1,670	\$0	\$1,670	\$0	\$17,558
Annual Audit	\$0	\$0	\$0	\$0	\$3,600	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$4,300
Dissemination	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Trustee Fees	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500
Management Fees	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$36,750
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Telephone	\$31	\$0	\$0	\$0	\$0	\$0	\$13	\$0	\$3	\$3	\$3	\$4	\$56
Postage	\$167	\$140	\$68	\$62	\$173	\$120	\$233	\$175	\$175	\$60	\$175	\$60	\$1,608
Insurance	\$15,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,145
Printing & Binding	\$2	\$2	\$122	\$41	\$17	\$133	\$48	\$122	\$122	\$15	\$122	\$15	\$762
Legal Advertising	\$0	\$0	\$0	\$50	\$141	\$143	\$139	\$50	\$0	\$143	\$50	\$0	\$717
Other Current Charges	\$15	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14	\$83
Property Appraiser	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Office Supplies	\$1	\$0	\$23	\$1	\$1	\$23	\$1	\$25	\$25	\$1	\$25	\$1	\$126
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$33,898</b>	<b>\$8,235</b>	<b>\$7,189</b>	<b>\$17,510</b>	<b>\$16,251</b>	<b>\$6,025</b>	<b>\$4,656</b>	<b>\$8,939</b>	<b>\$6,502</b>	<b>\$3,867</b>	<b>\$6,052</b>	<b>\$3,239</b>	<b>\$122,365</b>

## Narcoossee Community Development District

	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	March 2008	April 2008	May 2008	June 2008	July 2008	Aug 2008	Sept 2008	Total
<b>Field:</b>													
<i>Nona Crest</i>													
Field Management	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$5,250
Landscape Maintenance	\$2,965	\$2,512	\$2,512	\$2,962	\$2,512	\$2,512	\$2,512	\$2,512	\$2,512	\$2,512	\$2,512	\$2,512	\$31,049
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$605	\$0	\$250	\$250	\$250	\$250	\$250	\$1,855
Lake Maintenance	\$300	\$300	\$300	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$309	\$3,681
Feature Lighting	\$0	\$0	\$0	\$0	\$152	\$0	\$0	\$0	\$750	\$0	\$0	\$0	\$902
Roadway Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800	\$0	\$0	\$0	\$0	\$3,800
Miscellaneous Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,290	\$0	\$0	\$0	\$0	\$6,290
<b>Total Nona Crest</b>	<b>\$3,702</b>	<b>\$3,250</b>	<b>\$3,250</b>	<b>\$3,709</b>	<b>\$3,410</b>	<b>\$3,863</b>	<b>\$3,259</b>	<b>\$13,599</b>	<b>\$4,259</b>	<b>\$3,509</b>	<b>\$3,509</b>	<b>\$3,509</b>	<b>\$52,826</b>

<i>La Vina</i>													
Field Management	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$438	\$5,250
Landscape Maintenance	\$6,395	\$8,360	\$5,591	\$5,866	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$5,591	\$70,944
Irrigation Repairs	\$0	\$0	\$0	\$0	\$366	\$0	\$0	\$250	\$250	\$250	\$250	\$250	\$1,616
Lake Maintenance	\$430	\$430	\$430	\$430	\$430	\$430	\$430	\$430	\$430	\$430	\$430	\$430	\$5,160
Feature Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roadway Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,566	\$946	\$1,199	\$872	\$787	\$797	\$0	\$797	\$797	\$797	\$797	\$797	\$10,154
Miscellaneous Common Area	\$0	\$0	\$0	\$0	\$3,750	\$0	\$790	\$0	\$500	\$0	\$500	\$0	\$5,540
<b>Total La Vina</b>	<b>\$8,829</b>	<b>\$10,173</b>	<b>\$7,658</b>	<b>\$7,605</b>	<b>\$11,361</b>	<b>\$7,256</b>	<b>\$7,248</b>	<b>\$7,506</b>	<b>\$8,006</b>	<b>\$7,506</b>	<b>\$8,006</b>	<b>\$7,506</b>	<b>\$98,663</b>

<i>Mona Preserve</i>													
Field Management	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$146	\$1,750
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053	\$1,053	\$1,053	\$1,053	\$1,053	\$5,265
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275	\$275	\$275	\$275	\$275	\$1,375
<b>Total Mona Preserve</b>	<b>\$146</b>	<b>\$146</b>	<b>\$146</b>	<b>\$146</b>	<b>\$146</b>	<b>\$146</b>	<b>\$146</b>	<b>\$1,474</b>	<b>\$1,474</b>	<b>\$1,474</b>	<b>\$1,474</b>	<b>\$1,474</b>	<b>\$8,390</b>

<i>Parcels G&amp;H</i>													
Field Management	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$3,500
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Feature Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Parcels G&amp;H</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$292</b>	<b>\$3,500</b>

<b>Reserves</b>													
Operating Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$46,867</b>	<b>\$22,096</b>	<b>\$18,534</b>	<b>\$29,262</b>	<b>\$31,460</b>	<b>\$17,582</b>	<b>\$15,601</b>	<b>\$31,809</b>	<b>\$20,532</b>	<b>\$16,648</b>	<b>\$19,333</b>	<b>\$16,020</b>	<b>\$285,744</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$162,791</b>	<b>(\$13,516)</b>	<b>\$116,197</b>	<b>\$7,671</b>	<b>(\$1,640)</b>	<b>(\$5,106)</b>	<b>(\$10,812)</b>	<b>\$14,487</b>	<b>(\$20,132)</b>	<b>(\$16,248)</b>	<b>(\$18,933)</b>	<b>(\$15,620)</b>	<b>\$199,139</b>
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# Narcoossee

Community Development District  
 Maintenance Assessment Calculation  
 FY 2009

Subdivision	Track	Units	Annual Gross Maintenance Per Unit FY08	Annual Gross Maintenance Per Unit FY09	Increase (Decrease)	O&M
NonaCrest	C SF50	159	\$372	\$308	(\$65)	\$48,893
	D SF70	110	\$372	\$308	(\$65)	\$33,825
		<u>269</u>				
LaVina	A SF50	107	\$329	\$499	\$170	\$53,405
	B SF75	66	\$329	\$499	\$170	\$32,942
	E SF50	48	\$329	\$499	\$170	\$23,957
	F SF50	50	\$329	\$499	\$170	\$24,956
		<u>271</u>				
Lake Nona Preserve	K Multi	228	\$167	\$227	\$60	\$51,786
	G Comm/Office	130704	\$0.15	\$0.08	(\$0.07)	\$10,464
	G Multi Family	370	\$89.60	\$47.44	(\$42.16)	\$17,552
	H Comm/Office	69000	\$0.16	\$0.08	(\$0.07)	\$5,738
<b>Total Gross Assessments</b>						<b>\$303,519</b>

**Narcoossee**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2009

**REVENUES:**

**Maintenance Assessments**

The District will levy a non-ad valorem special assessment on all taxable property within the District, to Fund all General Operating and Maintenance Expenditures for the Fiscal Year.

**Interest Income**

The District will invest surplus funds with the State Board of Administration

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**Engineering Fees**

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc.

**Assessment Roll**

Expenses related to administering the Annual Assessments on the tax roll with the Orange County Tax Collector.

**Attorney**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.



**Narcoossee**  
**Community Development District**

General Fund Budget  
Fiscal Year 2009

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired Keefe, McCullough & Co., to audit the financials records.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager, Sealy & Company, the District's bond underwriter, to provide this service.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2002A Special Assessment Revenue Bonds. The District hired Grau & Company to calculate the rebate liability and submit a report to the District.

**Trustee Fees**

The District issued \$12,055,000 of Series 2002A Special Assessment Revenue Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC.

**Computer Time**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services – Central Florida, LLC.

**Website Administration**

The District costs as they relate to the development and ongoing maintenance of its own website.

**Narcoossee**  
**Community Development District**

General Fund Budget  
Fiscal Year 2009

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Insurance**

The District's general liability, public officials liability and property insurance coverages.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the year.

**Property Appraiser**

Represent the Fiscal Year 2009 fees to be paid to the Orange County Property Appraiser.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

**Narcoossee**  
**Community Development District**

General Fund Budget  
Fiscal Year 2009

**Maintenance:**

**NonaCrest**

**Field Management**

The District currently has a contract with Governmental Management Services – Central Florida, LLC. to provide field management services.

**Landscape Maintenance**

The District currently has a contract with Girard Environmental to provide Landscape Maintenance. These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and planting annuals.

	<b><u>Monthly</u></b>	<b><u>Yearly</u></b>
Contract	\$2,590	\$31,077

**Irrigation Repairs**

Irrigation maintenance expenditures that may occur during the fiscal year.

**Lake Maintenance**

The District currently has a contract with Applied Aquatic Management Inc., which provide Lake Maintenance to all the lakes inside Narcoossee CDD. These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal.

	<b><u>Monthly</u></b>	<b><u>Yearly</u></b>
Contract	\$318	\$3,820

**Feature Lighting**

Replacement and repair of up light fixtures.

**Roadway Maintenance**

Consists of the cost to maintain and repair damage to the entry feature.

**Miscellaneous Common Area**

Miscellaneous common area maintenance expenditures that may occur during the fiscal year.

**Narcoossee**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2009

**LaVina**

**Field Management**

The District currently has a contract with Governmental Management Services – Central Florida, LLC. to provide field management services.

**Landscape Maintenance**

The District currently has a contract with Girard to provide Landscape Maintenance. These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, planting annuals, and pond mowing.

	<b><u>Monthly</u></b>	<b><u>Yearly</u></b>
Contract	\$5,175	\$62,100

**Irrigation Repairs**

Irrigation maintenance expenditures that may occur during the fiscal year.

**Lake Maintenance**

The District currently has a contract with Applied Aquatic Management Inc., which provide Lake Maintenance to all the lakes inside Narcoossee CDD. These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal. The amount also includes unscheduled maintenance.

	<b><u>Monthly</u></b>	<b><u>Yearly</u></b>
Contract	\$443	\$5,315

**Utilities**

The District has electrical and water accounts with OUC for the areas maintained by the District. *[Amount is based on historical actual costs.]*

**Miscellaneous Common Area Maintenance**

Miscellaneous common area maintenance expenditures that may occur during the fiscal year.

**Nona Preserve**

**Field Management**

The District currently has a contract with Governmental Management Services – Central Florida, LLC. to provide field management services.

**Narcoossee**  
**Community Development District**

General Fund Budget  
Fiscal Year 2009

**Landscape Maintenance**

The District currently has a contract with REW to provide Landscape Maintenance. These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and planting annuals.

	<b><u>Monthly</u></b>	<b><u>Yearly</u></b>
Contract	\$ 1,398	\$16,774
Contract(Pond)	<u>\$ 1,053</u>	<u>\$12,636</u>
Total	\$ 2,451	\$29,410

**Lake Maintenance**

These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal.

	<b><u>Monthly</u></b>	<b><u>Yearly</u></b>
Contract	\$300	\$3,600

**Utilities**

The District has electrical and water accounts with OUC for the areas maintained by the District.

**Parcel G & H**

**Field Management**

The District currently has a contract with Governmental Management Services – Central Florida, LLC. to provide field management services.

**Landscape Maintenance**

These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and planting annuals. (Estimated on 6 months of the NonaCrest contract for Parcel G and on Parcel H 6 months of the Parcel K numbers were used)

Parcel G                      \$15,086 (based on 6 months of the NonaCrest contract)

**Lake Maintenance**

These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal.

Parcel G                      \$1,980 (based on estimate provided by Applied Aquatic)

**Narcoossee**  
**Community Development District**

General Fund Budget  
Fiscal Year 2009

**RESERVES:**

**Operating Reserves**

Funds allocated annually to insure available cash for ongoing operations of the District and for major repair or replacement of capital items.

# Narcoossee

## Community Development District

Proposed Budget  
Debt Service Fund  
Fiscal Year 2009

Description	Adopted Budget FY2008	Actual Thru 3/31/2008	Projected Next 6 Months	Total Thru 9/30/2008	Proposed Budget FY2009
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**Revenues**

Carry Forward Surplus	\$337,634	\$371,399	\$0	\$371,399	\$316,526
Assessments- Tax Roll	\$421,398	\$350,696	\$0	\$350,696	\$421,398
Interest Income	\$16,000	\$14,199	\$7,027	\$21,226	\$16,000

<b>Total Revenues</b>	<b>\$775,032</b>	<b>\$736,293</b>	<b>\$7,027</b>	<b>\$743,321</b>	<b>\$753,924</b>
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**Expenditures**

Special Call	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 11/1	\$173,476	\$173,476	\$0	\$173,476	\$170,736
Principal - 5/1	\$75,000	\$0	\$75,000	\$75,000	\$80,000
Interest - 5/1	\$173,476	\$0	\$173,305	\$173,305	\$170,736
Transfer Out	\$0	\$14	\$0	\$14	\$0

<b>Total Expenditures</b>	<b>\$421,953</b>	<b>\$178,490</b>	<b>\$248,305</b>	<b>\$426,795</b>	<b>\$421,473</b>
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<b>(1) Excess Revenues</b>	<b>\$353,080</b>	<b>\$557,803</b>	<b>(\$241,278)</b>	<b>\$316,526</b>	<b>\$332,452</b>
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Nov 1, 2009      \$167,996

Net Assessments	\$421,398
Add: Discounts & Collections	\$26,898
Gross Assessments	<u>\$448,296</u>

(1) Excess Revenues will be utilized to pay November 1 semi-annual interest payment.

**Narcoossee**  
 Community Development District  
 Debt Assessment Calculation  
 FY 2009

Subdivision	Track	Units	Proposed		Total
			FY2009	Annual Gross Debt Per Unit	
NonaCrest	C SF50	159	\$398.94	\$63,431	
	D SF70	110	\$638.30	\$70,213	
LaVina	A SF50	107	\$398.94	\$42,686	
	B SF75	66	\$750.00	\$49,500	
	E SF50	48	\$398.94	\$19,149	
	F SF50	50	\$398.94	\$19,947	
	K Multi	228	\$319.15	\$72,766	
				\$0.27	\$34,762
Lake Nona Preserve	G Comm/Office	130704	\$155.38	\$57,492	
	G Multi Family	370	\$0.27	\$18,351	
	H Comm/Office	69000			
			Total Gross Assessment		<b>\$448,296</b>
			Total Gross Per Budget		\$448,296
			Variance		<b>\$0</b>