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and returned to:**

**Narcoossee Community Development District  
c/o Governmental Management Services  
201 East Pine Street, Suite 950  
Orlando, FL 32801**

**NARCOOSSEE  
COMMUNITY DEVELOPMENT DISTRICT**

**Disclosure of Public Financing and Maintenance of  
Improvements to Real Property Undertaken by the Narcoossee  
Community Development District**

**Revised 11-1-07**

**Board of Supervisors  
NARCOOSSEE  
Community Development District**

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District records are on file at District Office in Orlando, FL and are available for public inspection upon request during normal business hours.

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## **INTRODUCTION**

On behalf of the Board of Supervisors of the Narcoossee Community Development District, the following information is provided to give you a description of the District's services, the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The Narcoossee Community Development District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowners association, or another unit of local government. Unlike city and county governments, the District has only certain limited powers and responsibilities. Pursuant to statute, these powers and responsibilities include construction, operation and/or maintenance of certain types of infrastructure, which may include roads and streetlights, water management and drainage control facilities, bridges, culverts, parks and recreational facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the **Narcoossee Community Development District** and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district established March 4, 2002, by Ordinance of the City of Orlando. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District encompasses approximately 416 acres of land located within the City of Orlando. The District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State, citizens of the United States, and residents of the District. Members are elected by "qualified electors" of the District. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County. There will be three seats on the Board of Supervisors up for election in 2008.

Board meetings are noticed in the Orlando Sentinel and are conducted in a public forum in which public participation is invited. Consistent with Florida's public records laws, the records of the District are always available for public inspection during normal business hours, at the District office. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide?**

Major infrastructure improvements necessary for the development of residential and commercial tracts within the District include stormwater collection and storage, road improvements, and water and sewer facilities. Each of these infrastructure improvements is more fully detailed below.

**Stormwater Collection and Storage**

The stormwater infrastructure for the District is designed to handle the runoff of water created by the impact of the development. The water will be treated through the use of manmade detention systems. The design of the entire system was regulated by the City of Orlando and the South Florida Water Management District. This required the system to be designed to detain a 25 year, 72 hour rainfall event. In addition, the District was also required to adhere to the Orange County requirements, which require all building finished floor elevations be constructed above the anticipated flood elevation for the 100 year

24-hour storm event. Runoff is collected by the curbs with drainage inlets and an underground storm sewer pipe system and conveyed to detention areas. A 32 acre lake existing on the site prior to development was also used for attenuation in conjunction with the connecting detention ponds.

### **Road Improvements**

The District funded the internal roadway systems located within the Narcoossee CDD. The roadways were designed to serve the various uses of land within the CDD, and were designed and constructed in accordance with the applicable City of Orlando and Florida Department of Transportation standards. Construction of these features consisted of sub grade, soil cement base, curbing, sidewalks, signing and striping, landscaping, lighting, screen walls, and landscaped entry features. Specific improvements include the paving of interior roads and right of way acquisition of 10.73 acres along Narcoossee Road.

### **Water and Sewer Facilities**

The residents of the District are served by Orlando Utilities Commission (OUC) for water service and Orange County for wastewater and reclaimed water services. The CDD funded approximately 25,500 linear feet of watermain to connect into the OUC system for potable water. The facilities funded by the district include transmission and distribution mains, fire hydrants, and water services to individual lots and development parcels. The wastewater facilities included gravity connection mains with individual lot sewer service, collection system pump stations, and forcemains. The design of the entire system for water and sewer facilities was in accordance with the criteria and guidelines of the City of Orlando, OUC, and the Department of Environmental protection.

In addition to the above stated improvements, the District also funded landscaping, irrigation, screen walls, entry features, and electrical service utility connections.

### **Bonds, Assessments, Fees, and Charges**

The costs of infrastructure improvements were financed by the District through the sale of bonds. Remaining principal on the Bonds as of May 1, 2007 is as follows:

- Infrastructure Improvement Bonds \$5,065,000

The primary source of payment for the Infrastructure Improvement Bonds is the annual levy of benefit special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's infrastructure facilities. The bonds are secured equally and ratably being a first lien and pledge of benefit special assessments levied on the lands within the District.

All areas are assessed equally for drainage improvements based upon the average density of the proposed ultimate residential land uses. All areas are also assessed to pay their proportionate share of the roadways costs and traffic improvements based upon the average traffic trip impacts for each land use category. The Fiscal Year 2008 Infrastructure Improvement Bonds assessment is detailed on the following page:

### Infrastructure Improvement Bonds

<i>Nona Crest</i>	Tract C	\$399
	Tract D	\$638
<i>La Vina</i>	Tract A	\$399
	Tract B	\$750
	Tract E	\$399
	Tract F	\$399
<i>Lake Nona Preserve</i>	Tract K	\$319
<i>Commercial/Office</i>	Tract G	\$ .27/sq ft
<i>Multi-Family</i>	Tract G	\$155
<i>Commercial/Office</i>	Tract K	\$ .27/sq ft

There is also an operations and maintenance assessment levied against CDD properties. The funds received from this assessment are used to comply with all the required compliance issues dictated in the Florida Statutes. In addition, this is used to maintain all CDD responsibilities in the District. This includes lakes, canals, wetlands, roads, landscaping, and conservation areas. The assessment is detailed on the following chart:

### Operations and Maintenance Assessment

<i>Nona Crest</i>	Tract C	\$372
	Tract D	\$372
<i>La Vina</i>	Tract A	\$329
	Tract B	\$329
	Tract E	\$329
	Tract F	\$329
<i>Lake Nona Preserve</i>	Tract K	\$167
<i>Commercial/Office</i>	Tract G	\$ .15/sq ft
<i>Multi-Family</i>	Tract G	\$90
<i>Commercial/Office</i>	Tract K	\$ .16/sq ft

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request. The total of both assessments is listed on the following chart:

### Total CDD Assessments

<i>Nona Crest</i>	Tract C	\$711
	Tract D	\$1,010
<i>La Vina</i>	Tract A	\$728
	Tract B	\$1,079
	Tract E	\$728
	Tract F	\$728
<i>Lake Nona Preserve</i>	Tract K	\$486
<i>Commercial/Office</i>	Tract G	\$ .42/sq ft
<i>Multi-Family</i>	Tract G	\$245
<i>Commercial/Office</i>	Tract K	\$ .43/sq ft

### **Method of Collection**

The District's benefit and maintenance assessments appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the County Tax Collector in the same manner as County and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and District non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the Narcoossee Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please contact:

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