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# **Narcoossee**

## **Community Development District**

General Fund Budget  
Fiscal Year 2018

### **Wall Repairs/Cleaning**

Funding for cleaning or needed repairs of La Vina District wall.

### **Solvino Streetlighting**

The District funds the streetlights within the Solvino community.

***Vendor: Orlando Utilities Commission***

- *Electric - \$225/month*

***Annual Costs***

***\$2,710***

### **Capri Streetlighting**

The District funds the streetlights within the Capri community.

***Vendor: Orlando Utilities Commission***

- *Electric - \$320/month*

***Annual Costs***

***\$3,850***

### **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.

### **Landscape Maintenance**

The District currently has a contract with Down to Earth, Inc. 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.

***Vendor: Down To Earth, Inc.***

- *Landscape Maintenance: Contract Cost of \$2,450 monthly*

***Annual Costs***

***\$29,400***

### **Irrigation Repairs**

Irrigation maintenance expenditures that may occur during the fiscal year.

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

General Fund Budget  
Fiscal Year 2018

**Lake Maintenance**

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

***Vendor: Applied Aquatic Management, Inc.***

***Annual***

***Costs***

- |  |                       |
|--|-----------------------|
| ○ <i>Landscape Maintenance: Contract Cost of \$350 monthly</i> | <i>\$4,200</i>        |
| ○ <i>Contingency</i>   | <i>\$100</i>          |
| ○ <b><i>Total Costs</i></b>                                    | <b><i>\$4,300</i></b> |

**Miscellaneous Common Area Maintenance**

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

**Parcel G & H (No activity projected in FY18)**

**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 no activity for FY 2018)

**Lake Maintenance**

These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal. (Estimated no activity for FY 2018)

**Transfer Out – Capital Reserve Fund**

Represents projected excess funds above operating capital requirements in the General Fund.

**Narcoossee**  
**Community Development District**  
**Maintenance Assessment Calculation**  
FY 2018

Subdivision	Track		Units	Annual Gross Maintenance Per Unit FY17	Proposed Gross Maintenance Per Unit FY18	Street Lighting Supplement Assessment	Total Adopted Gross Maintenance Per Unit FY18	Increase (Decrease)	O&M	
NonaCrest	C	SF50	159	\$276.94	\$276.94	N/A	\$276.94	\$0.00	\$44,034	
	D	SF70	110	\$276.94	\$276.94	N/A	\$276.94	\$0.00	\$30,464	
			269							
LaVina	Mirabella	A	SF50	107	\$473.15	\$473.15	N/A	\$473.15	(\$0.00)	\$50,627
	Ziani	B	SF75	66	\$473.15	\$473.15	N/A	\$473.15	(\$0.00)	\$31,228
	Capri	E	SF50	48	\$558.17	\$473.15	\$85.02	\$558.17	(\$0.00)	\$26,805
	Solvino	F	SF50	50	\$530.60	\$473.15	\$57.45	\$530.60	(\$0.00)	\$26,542
			271							
Lake Nona Preserve	K	Multi	228	\$254.88	\$254.88	N/A	\$254.88	\$0.00	\$58,113	
	G	Comm/Office	130704	\$0.11	\$0.11	N/A	\$0.11	\$0.00	\$15,012	
	G	Multi Family	370	\$68.05	\$68.06	N/A	\$68.06	\$0.00	\$25,181	
	H	Comm/Office	69000	\$0.12	\$0.12	N/A	\$0.12	\$0.00	\$8,232	
<b>Total Gross Assessments</b>									<b>\$316,237</b>	

**Narcoossee**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund - Nona Crest**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 7/31/17	Projected Next 2 Months	Total Projected 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Transfer In	\$4,764	\$4,764	\$0	\$4,764	\$3,001
Interest	\$0	\$8	\$2	\$10	\$0
Carry Forward Surplus	\$91,367	\$100,116	\$0	\$100,116	\$92,340
<b>Total Revenues</b>	\$96,131	\$104,888	\$2	\$104,890	\$95,341
<b>Expenditures</b>					
Repairs & Maintenance	\$0	\$12,550	\$0	\$12,550	\$0
<b>Total Expenditures</b>	\$0	\$12,550	\$0	\$12,550	\$0
<b>Excess Revenues</b>	\$96,131	\$92,338	\$2	\$92,340	\$95,341

**Narcoossee**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund - La Vina**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 7/31/17	Projected Next 2 Months	Total Projected 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Transfer In	\$9,927	\$9,927	\$0	\$9,927	\$11,853
Interest	\$0	\$5	\$2	\$7	\$0
Carry Forward Surplus	\$89,849	\$93,068	\$0	\$93,068	\$84,827
<b>Total Revenues</b>	\$99,776	\$103,000	\$2	\$103,002	\$96,680
<b>Expenditures</b>					
Fountain	\$15,000	\$0	\$15,000	\$15,000	\$0
Dowden Median Improvements	\$50,000	\$0	\$0	\$0	\$50,000
Repair & Maintenance	\$0	\$3,175	\$0	\$3,175	\$0
<b>Total Expenditures</b>	\$65,000	\$3,175	\$15,000	\$18,175	\$50,000
<b>Excess Revenues</b>	\$34,776	\$99,825	(\$14,998)	\$84,827	\$46,680

**Narcoossee**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund - Nona Preserve**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 7/31/17	Projected Next 2 Months	Total Projected 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Transfer In	\$1,513	\$1,513	\$0	\$1,513	\$0
Interest	\$0	\$3	\$1	\$4	\$0
Carry Forward Surplus	\$56,322	\$56,322	\$0	\$56,322	\$37,851
<b>Total Revenues</b>	\$57,834	\$57,838	\$1	\$57,839	\$37,851
<b>Expenditures</b>					
Capital Projects	\$0	\$4,888	\$0	\$4,888	\$0
Bank Fees	\$0	\$0	\$0	\$0	\$0
Wall Repair	\$0	\$0	\$15,100	\$15,100	\$0
<b>Total Expenditures</b>	\$0	\$4,888	\$15,100	\$19,988	\$0
<b>Excess Revenues</b>	\$57,834	\$52,950	(\$15,099)	\$37,851	\$37,851

**Narcoossee**  
**Community Development District**  
**Adopted Budget**  
**Capital Reserve Fund - Parcels G&H**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 7/31/17	Projected Next 2 Months	Total Projected 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Transfer In	\$6,492	\$6,492	\$0	\$6,492	\$1,468
Interest	\$0	\$6	\$2	\$8	\$0
Carry Forward Balance	\$72,229	\$72,230	\$0	\$72,230	\$78,730
<b>Total Revenues</b>	<b>\$78,722</b>	<b>\$78,728</b>	<b>\$2</b>	<b>\$78,730</b>	<b>\$80,198</b>
<b>Expenditures</b>					
Bank Fees	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues</b>	<b>\$78,722</b>	<b>\$78,728</b>	<b>\$2</b>	<b>\$78,730</b>	<b>\$80,198</b>



**Narcoossee**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Fund**  
**Fiscal Year 2018**

Description	Adopted Budget FY2017	Actual thru 7/31/17	Projected Next 2 Months	Total Projected 9/30/17	Adopted Budget FY2018
<b>Revenues</b>					
Assessments - Tax Roll	\$317,131	\$326,782	\$0	\$326,782	\$317,131
Interest Income	\$100	\$604	\$228	\$832	\$100
Carry Forward Surplus	\$127,205	\$127,491	\$0	\$127,491	\$144,621
<b>Total Revenues</b>	<b>\$444,436</b>	<b>\$454,876</b>	<b>\$228</b>	<b>\$455,104</b>	<b>\$461,852</b>
<b>Expenditures</b>					
<b>Series 2013A-1</b>					
Interest - 11/1	\$47,376	\$47,376	\$0	\$47,376	\$46,140
Principal - 5/1	\$115,000	\$115,000	\$0	\$115,000	\$115,000
Interest - 5/1	\$47,376	\$47,376	\$0	\$47,376	\$46,140
<b>Series 2013A-2</b>					
Interest - 11/1	\$30,366	\$30,366	\$0	\$30,366	\$29,341
Principal - 5/1	\$40,000	\$40,000	\$0	\$40,000	\$45,000
Interest - 5/1	\$30,366	\$30,366	\$0	\$30,366	\$29,341
<b>Total Expenditures</b>	<b>\$310,484</b>	<b>\$310,484</b>	<b>\$0</b>	<b>\$310,484</b>	<b>\$310,961</b>
<sup>(1)</sup> <b>Excess Revenues</b>	<b>\$133,952</b>	<b>\$144,393</b>	<b>\$228</b>	<b>\$144,621</b>	<b>\$150,890</b>

Series 2013A-1	Nov 1, 2018	\$44,703
Series 2013A-2	Nov 1, 2018	\$28,188
	Net Assessments	\$317,131
	Add: Discounts & Collections	\$20,242
	Gross Assessments	\$337,373

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

**Narcoossee**  
**Community Development District**  
**Debt Assessment Calculation**  
FY 2018

<b>Subdivision</b>	<b>Track</b>		<b>Units</b>	<b>Adopted</b>	
				<b>FY2017</b>	
				<b>Annual Gross Debt Per Unit</b>	<b>Total Debt</b>
NonaCrest	C	SF50	158	\$301.13	\$47,579
	D	SF70	110	\$481.81	\$52,999
LaVina	A	SF50	107	\$301.13	\$32,221
	B	SF75	65	\$566.13	\$36,798
	E	SF50	48	\$301.13	\$14,454
	F	SF50	50	\$301.13	\$15,057
Lake Nona Preserve	K	Multi	228	\$240.91	\$54,927
	G	Comm/Office	130704	\$0.20	\$26,141
	G	Multi Family	370	\$117.29	\$43,397
	H	Comm/Office	69000	\$0.20	\$13,800
<b>Total Gross Assessment</b>					<b>\$337,373</b>

# Narcoossee

## Community Development District

### Debt Service Fund - Series 2013A-1

### Amortization Schedule

Date	Series 2013A-1		Fiscal Total
	Principal	Interest	
11/1/17		\$46,140.00	\$208,516.25
5/1/18	\$115,000.00	\$46,140.00	
11/1/18		\$44,702.50	\$205,842.50
5/1/19	\$120,000.00	\$44,702.50	
11/1/19		\$43,052.50	\$207,755.00
5/1/20	\$125,000.00	\$43,052.50	
11/1/20		\$41,177.50	\$209,230.00
5/1/21	\$125,000.00	\$41,177.50	
11/1/21		\$39,146.25	\$205,323.75
5/1/22	\$130,000.00	\$39,146.25	
11/1/22		\$36,871.25	\$206,017.50
5/1/23	\$135,000.00	\$36,871.25	
11/1/23		\$34,373.75	\$206,245.00
5/1/24	\$140,000.00	\$34,373.75	
11/1/24		\$31,748.75	\$206,122.50
5/1/25	\$145,000.00	\$31,748.75	
11/1/25		\$28,921.25	\$205,670.00
5/1/26	\$150,000.00	\$28,921.25	
11/1/26		\$25,921.25	\$204,842.50
5/1/27	\$160,000.00	\$25,921.25	
11/1/27		\$22,721.25	\$208,642.50
5/1/28	\$165,000.00	\$22,721.25	
11/1/28		\$19,297.50	\$207,018.75
5/1/29	\$170,000.00	\$19,297.50	
11/1/29		\$15,770.00	\$205,067.50
5/1/30	\$180,000.00	\$15,770.00	
11/1/30		\$12,035.00	\$207,805.00
5/1/31	\$185,000.00	\$12,035.00	
11/1/31		\$8,196.25	\$205,231.25
5/1/32	\$195,000.00	\$8,196.25	
11/1/32		\$4,150.00	\$207,346.25
5/1/33	\$200,000.00	\$4,150.00	\$204,150.00
	\$2,440,000.00	\$908,450.00	\$3,510,826.25

# Narcoossee

## Community Development District

### Debt Service Fund - Series 2013A-2

### Amortization Schedule

Date	Series 2013A-2		Fiscal Total
	Principal	Interest	
11/1/17		\$29,340.63	\$99,706.26
5/1/18	\$45,000.00	\$29,340.63	
11/1/18		\$28,187.50	\$102,528.13
5/1/19	\$45,000.00	\$28,187.50	
11/1/19		\$27,034.38	\$100,221.88
5/1/20	\$50,000.00	\$27,034.38	
11/1/20		\$25,753.13	\$102,787.51
5/1/21	\$50,000.00	\$25,753.13	
11/1/21		\$24,471.88	\$100,225.01
5/1/22	\$55,000.00	\$24,471.88	
11/1/22		\$23,062.50	\$102,534.38
5/1/23	\$55,000.00	\$23,062.50	
11/1/23		\$21,515.63	\$99,578.13
5/1/24	\$60,000.00	\$21,515.63	
11/1/24		\$19,828.13	\$101,343.76
5/1/25	\$60,000.00	\$19,828.13	
11/1/25		\$18,140.63	\$97,968.76
5/1/26	\$65,000.00	\$18,140.63	
11/1/26		\$16,312.50	\$99,453.13
5/1/27	\$70,000.00	\$16,312.50	
11/1/27		\$14,343.75	\$100,656.25
5/1/28	\$75,000.00	\$14,343.75	
11/1/28		\$12,234.38	\$101,578.13
5/1/29	\$80,000.00	\$12,234.38	
11/1/29		\$9,984.38	\$102,218.76
5/1/30	\$85,000.00	\$9,984.38	
11/1/30		\$7,593.75	\$102,578.13
5/1/31	\$85,000.00	\$7,593.75	
11/1/31		\$5,203.13	\$97,796.88
5/1/32	\$90,000.00	\$5,203.13	
11/1/32		\$2,671.88	\$97,875.01
5/1/33	\$95,000.00	\$2,671.88	\$97,671.88
	\$1,065,000.00	\$571,356.36	\$1,706,721.99