

*Narcoossee Community  
Development District*

*Agenda*

*July 27, 2021*

# AGENDA

***Narcoossee Community  
Development District  
Revised Agenda***

**Tuesday  
July 27, 2021  
3:00 P.M.**

**Offices of GMS-CF, LLC  
6200 Lee Vista Blvd., Suite 300  
Orlando, Florida 32822**

1. Roll Call
2. Public Comment Period
3. **Discussion of Letter Regarding District Counsel - ADDED**
4. Approval of Minutes from the May 25, 2021 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and  
Relating to the Annual Appropriations
  - B. Consideration of Resolution 2021-06 Imposing Special Assessments and  
Certifying an Assessment Roll
6. Ratification of Proposal with All Terrain Tractor Service, Inc. for La Vina Stormwater  
Cut Backs
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Approval of Fiscal Year 2022 Meeting Schedule
8. Other Business
9. Supervisors Requests
10. Next Meeting Date – September 28, 2021
11. Adjournment

## SECTION III

# Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Narcoossee CDD  
c/o Jason Showe  
Governmental Management Services -Central Florida  
219 East Livingston Street  
Orlando, Florida 32801  
[Jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC**

Dear Jason,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

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(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

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(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)

**3.** If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

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(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: July 22, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021



P.O. Box 6386, Tallahassee, Florida 32314

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**KE LAW GROUP, PLLC  
FEE AGREEMENT  
NARCOOSSEE CDD**

**I. PARTIES**

THIS AGREEMENT is made and entered into by and between the following parties:

A.

Narcoossee Community Development District (“Client”)  
Jason Showe  
219 East Livingston Street  
Orlando, Florida 32801  
c/o District Manager  
and

B.

KE LAW GROUP PLLC, (“KE Law”)  
P.O. Box 6386  
Tallahassee, FL 32314

**II. SCOPE OF SERVICES**

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KE Law as its attorney and legal representative for counseling and representation for the purpose of providing advice and counsel regarding the Narcoossee Community Development District.

B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

**III. CLIENT FILES**

The files and work product material (“client file”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the client file will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the client file, unless KE Law is provided a written request from the Client

requesting return of the client file, to which KE Law will return the client file at the Client's expense.

#### IV. FEES

A. The Client agrees to compensate KE Law for services rendered in connection with any matters covered by this Agreement according to the agreed upon hourly billing rates for individual KE Law lawyers, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). The hourly rates of the attorneys who are initially expected to handle the bulk of Client's work are Roy Van Wyk at \$365/hour, Sarah Warren at \$350/hour. Associate attorneys will be billed between \$265/hour to \$285/hour. To the extent other KE Law attorneys or law clerks provide work on this matter, those rates will be provided to Client. Paralegals are billed at \$170/hour and the range of hourly rates for KE Law attorneys is \$265-\$450/hour.

1. Preparation and Participation at Monthly Meeting \$1,800/Meeting
2. All other matters billed at Hourly Rates

B. To the extent practicable and consistent with the requirements of sound legal representation, KE Law will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. KE Law's hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to KE Law's annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.

C. In addition to billing for hourly rates, KE Law will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy (Attachment A).

#### V. FLORIDA EXECUTIVE AND LEGISLATIVE BRANCH LOBBYING LAWS

Florida law requires any individual participating in executive or legislative branch lobbying to register as an executive or legislative branch lobbyist and report any fees associated with such representation. To the extent that KE Law represents Client on matters before executive branch agencies, or before applicable legislative entities, Client agrees to sign client consent forms required by Florida lobbying law and agrees to registration of KE Law attorneys as lobbyists and the reporting of fees associated with such representation.

#### VI. BILLING AND PAYMENT

The Client agrees to pay KE Law monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from KE Law. KE Law shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains



unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of fees shall be a basis for KE Law to immediately withdraw from the representation without regard to remaining actions necessitating attention by KE Law as part of the representation.

## VII. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## VIII. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

## VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

\_\_\_\_\_  
Narcoossee Community Development

KE Law Group, PLLC

By:

By:

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **ATTACHMENT A**

### **KE LAW GROUP PLLC EXPENSE REIMBURSEMENT POLICY**

The following is KE Law Groups' standard expense reimbursement policy. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

#### Interest

. For all statements outstanding ninety (90) days past the invoice date, simple interest at a rate of one percent (1%) per month (twelve percent per annum) will be assessed on the outstanding fees and expenses.

#### Printing and Mailing

. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

#### Postage and Delivery.

. Postage is billed at actual cost.

. Overnight delivery is billed at actual cost.

. Local messenger service is billed at the IRS approved reimbursement rate.

#### Computerized Legal Research

. Charges for computerized legal research are billed at an amount approximating actual cost.

#### Travel

. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

#### Consultants

. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any billing arrangements or procedures which the client requires of the consultant.

#### Other Expenses.

. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

#### Word Processing and Secretarial Overtime

. No charge is made for word processing.

No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

# MINUTES

MINUTES OF MEETING  
NARCOOSEE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, May 25, 2021 at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Jeffrey Smyk	Chairman
Steve Giercyk	Vice Chairman
James Gregoire	Assistant Secretary by telephone
Peter Wong	Assistant Secretary
Betsy Burgos	Assistant Secretary

Also present were:

Jason Showe	District Manager
Roy Van Wyk	District Attorney by telephone
Rey Malave	District Engineer by telephone
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 23,  
2021 Meeting**

On MOTION by Mr. Wong seconded by Ms. Burgos with all in favor the minutes of the March 23, 2021 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing**

Mr. Showe stated next is consideration of Resolution 2021-04 approving the proposed Fiscal Year 2022 budget and setting a public hearing for July 27, 2021 for final adoption and it directs staff to transmit the proposed budget to the City of Orlando and Orange County and post it on our website.

There is no assessment increase proposed in this budget. We are seeing insurance going up in other District and we proposed an increase for this District. We don't expect any major increases from our vendors for the upcoming year. We transfer the remainder to capital projects.

Mr. Smyk asked why are we budgeting \$1,000 in interest income when the actual is \$50?

Mr. Showe stated we will adjust that line item. Starting on page 32 each community has their own capital project fund.

Mr. Giercyk asked since they are not gated communities, why doesn't the city take the streetlights rather than the District?

Mr. Showe stated the lease is with the District.

Mr. Giercyk stated I suggest you ask because at one point in time Ziani was paying for the lift station and all four communities were being serviced by it. They initially said it was going to be turned over to the CDD and then they said no it is directly with OUC. I would like to see whose name the lease is in.

Mr. Showe stated we will look at it.

Mr. Scheerer stated I'm pretty sure it is the CDD. There is a lease agreement dated July 15, 2004 between OUC and the CDD. There was a master lighting upgrade and agreement March 31, 2004 between OUC and the CDD.

Mr. Van Wyk asked do we have sufficient reserves for our roadways?

Mr. Showe stated we don't own any roadways.

Mr. Malave stated mostly what we own is the stormwater system. Do we have a line item at each one of those to have some money there if you need to do any repairs?

Mr. Showe responded each one of the communities have their own capital reserve fund.

Mr. Van Wyk asked are there any capital projects you want to think about?

Mr. Giercyk stated I would like to bring up a topic that came up recently that may affect the budget and that is the stormwater ponds and drainage in the east pond and flooding of the

road on the east end of the community. We discovered that the drainage retention pond has one drainage pipe in it, the one on the west side has three. Also in looking at everything we discovered that doing a little more cleaning of underbrush and stuff like that around the drainage pipe might be helpful in getting the water out of there. Should we have some kind of regular maintenance for the areas around the storm drain or retention pond pipes that are going into the wetlands?

Mr. Scheerer stated in the landscape contract when we first started this the contractor, Down to Earth, is required to keep the bleed down pipe, the white pipe that runs into the wetland, open. That is all that was ever asked and that is all that has ever been done. We have permission to add another bleed down pipe to the east pond and we are in the process of getting that number together. It is not going to be a budget altering number. What Rey has instructed us to do is go to each outfall and clean out the width of the weir and as far back as the end of the pipe and maybe a little bit beyond that.

Mr. Malave stated is correct.

Mr. Scheerer stated if it is more than a couple thousand I would be shocked.

Mr. Showe stated we put \$7,000 in La Vina for repairs and maintenance for the remainder of 2021 so most of that has been factored in.

Mr. Scheerer stated we will work with Applied Aquatic and see if there is something they can spray back there to keep that vegetation down going forward.

Mr. Giercyk stated they have built several communities east of us and is there something we should be looking at?

Mr. Malave stated we have done a general review of it and we are somewhat at the mercy of the water management district to ensure that they comply with all their permits. Knowing how they work when you are trying to get a permit and also checking after you have constructed it, most of the time it is close to what was intended. I think the biggest issue that has happened and we checked some of the rain gauges at the airport, which is close enough to compare, the rainfall that you got that one time was definitely not a design storm it was a pretty intense very short duration type quantity rain, which created something that normally is wet. After we reviewed it everything demonstrated that it was working as originally designed and the lakes are at the level they are supposed to be.

Ms. Burgos asked in terms of the sidewalk in Ziani, do we have to do something?

Mr. Scheerer stated outside the gate is still your sidewalk, but I said we would come in and try to help you out and get it cleaned up and get it fixed, which we will continue to do, but I believe that tract of property for Ziani and Mirabella goes all the way to Narcoossee and the sidewalks east and west go to City of Orlando.

Ms. Burgos stated then it is just the landscaping.

Mr. Scheerer stated we have all the landscaping on Dowden Road through the interlocal agreement regardless.

Mr. Giercyk stated think of where the crosswalk should be, that is where our responsibility stops. You are saying that everything downstream is working the way it should or has been constructed properly to the best of your knowledge and should be working the way it has been designed to work.

Mr. Malave stated that is correct.

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor Resolution 2021-04 approving the proposed Fiscal Year 2022 budget and setting a public hearing for July 27, 2021 was approved.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Van Wyk stated at the next meeting I will have the full recap of what happened in the legislative session. There is going to be a little bit of change, not too much, but there are some things we will need to address.

#### **B. Engineer**

Mr. Malave stated we were trying to see if there was an option of adding a second or third outfall low water pipe to that pond in Ziani and it turns out that we can't. It is exactly what it was approved for, the right size. I made a mistake and misinformed Alan, therefore, no additional pipe can be added.

Mr. Giercyk asked the drainage rate is more than adequate for any rainstorm we could expect to get?

Mr. Malave stated up to the 100-year storm. The volume needs to be dissipated within 24 hours after a rain event, half of it needs to be out. Based on how the pipe is sized and the actual



size is exactly what is put there. We just have to make sure it is clear all the time, get the vegetation out and I apologize to Alan for the things I told him.

Mr. Van Wyk stated last night at the East Park Board meeting they authorized a company to go in and clean about ¼ mile of vegetation all the way down toward 417 from their wetlands. There was a lot of vegetation, a lot of overgrowth.

Mr. Malave stated that was actually an open channel that was created as part of the permit and that is why they were allowed to do that. You really can't go into the wetlands. The channel is considered part of the stormwater system that goes all the way to the expressway authority right of way.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Giercyk seconded by Ms. Burgos with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iii. Presentation of Number of Registered Voters – 1,925**

A copy of the letter from the supervisor of elections indicating that there are 1,925 registered voters residing within the District was included in the agenda package.

**iv. Field Report**

Mr. Scheerer stated we got the plants in and have the pressure washer come out and get it all cleaned up, the sidewalks addressed. We are going to keep an eye on the Indian Hawthorne, we have a couple plants that don't look good and if they don't work out we will have new plants put in.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Gregoire asked will you take a look at the cracks in the walls?

Mr. Scheerer stated we haven't started looking at that, but we will. We had that problem at Nona Preserve a year or so ago and I will get going on that.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date – July 27, 2021**

Mr. Showe stated the next meeting is scheduled for July 27, 2021.

On MOTION by Mr. Wong seconded by Mr. Smyk with all in favor the meeting adjourned at 3:30 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

## SECTION A

## RESOLUTION 2021-05

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2021, submitted to the Board of Supervisors (“**Board**”) of the Narcoossee Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021, and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Narcoossee Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF JULY, 2021.**

ATTEST:

**NARCOOSSEE COMMUNITY  
DEVELOPMENT DISTRICT**

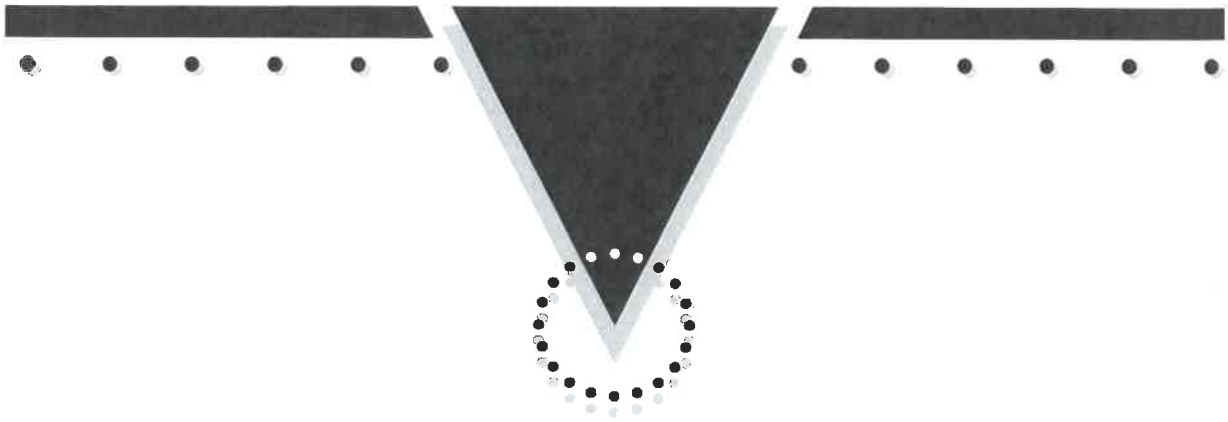
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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Adopted Budget FY 2021/2022



**Narcoossee**  
**Community Development District**  
**Proposed Budget FY 2022**





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**Narcoossee**  
**Community Development District**  
**General Fund**  
**Fiscal Year 2022**

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Maintenance Assessments	\$315,353	\$287,792	\$27,561	\$315,353	\$315,353
Interest	\$0	\$4	\$1	\$5	\$0
Beginning Fund Balance *	\$62,499	\$73,676	\$0	\$73,676	\$32,846
<b>Total Revenues</b>	<b>\$377,851</b>	<b>\$361,471</b>	<b>\$27,562</b>	<b>\$389,033</b>	<b>\$348,200</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor Fees	\$6,000	\$3,000	\$2,000	\$5,000	\$6,000
FICA Expense	\$459	\$230	\$153	\$383	\$459
Engineering Fees	\$10,000	\$7,123	\$2,374	\$9,497	\$7,800
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$12,000	\$4,825	\$6,059	\$10,884	\$12,000
Annual Audit	\$5,000	\$2,895	\$0	\$2,895	\$2,895
Dissemination Agent	\$1,250	\$938	\$312	\$1,250	\$1,250
Arbitrage	\$600	\$600	\$0	\$600	\$600
Trustee Fees	\$3,000	\$0	\$2,963	\$2,963	\$3,000
Management Fees	\$45,603	\$34,202	\$11,401	\$45,603	\$46,971
Information Technology	\$1,000	\$1,000	\$0	\$1,000	\$1,200
Website Maintenance	\$1,000	\$520	\$480	\$1,000	\$1,200
Telephone	\$50	\$0	\$20	\$20	\$25
Postage	\$450	\$157	\$52	\$210	\$450
Insurance	\$22,264	\$22,582	\$0	\$22,582	\$24,840
Printing & Binding	\$750	\$32	\$88	\$120	\$200
Legal Advertising	\$1,900	\$415	\$808	\$1,223	\$1,900
Other Current Charges	\$500	\$1,225	\$408	\$1,633	\$2,000
Property Appraiser	\$780	\$773	\$0	\$773	\$780
Office Supplies	\$100	\$2	\$20	\$22	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Contingency	\$1,188	\$0	\$0	\$0	\$274
<b>Administrative Expenses</b>	<b>\$119,069</b>	<b>\$85,692</b>	<b>\$27,140</b>	<b>\$112,832</b>	<b>\$119,069</b>

# Narcoossee

## Community Development District

### General Fund Fiscal Year 2022

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
<u>Maintenance</u>					
<u>NonaCrest</u>					
Field Management	\$4,289	\$3,217	\$1,072	\$4,289	\$4,289
Landscape Maintenance	\$26,053	\$15,330	\$5,110	\$20,440	\$26,053
Irrigation Repairs	\$3,500	\$6,190	\$1,000	\$7,190	\$3,500
Lake Maintenance	\$4,350	\$2,784	\$1,392	\$4,176	\$4,350
Wall Repairs/Cleaning	\$2,500	\$365	\$250	\$615	\$2,500
Feature Lighting	\$1,000	\$0	\$749	\$749	\$1,000
Miscellaneous Common Area	\$1,224	\$4,285	\$0	\$4,285	\$1,224
<b>Total NonaCrest</b>	<b>\$42,916</b>	<b>\$32,171</b>	<b>\$9,573</b>	<b>\$41,744</b>	<b>\$42,916</b>
<u>La Vina</u>					
Field Management	\$10,661	\$7,996	\$2,665	\$10,661	\$10,981
Landscape Maintenance	\$38,762	\$26,883	\$8,961	\$35,844	\$38,762
Irrigation Repairs	\$4,000	\$7,678	\$2,559	\$10,238	\$10,500
Lake Maintenance	\$4,573	\$2,950	\$1,106	\$4,056	\$4,573
Utilities	\$8,340	\$4,795	\$1,598	\$6,394	\$8,340
Wall Repairs/Cleaning	\$5,500	\$720	\$0	\$720	\$3,000
Solvino Streetlighting	\$2,710	\$2,046	\$684	\$2,730	\$2,710
Capri Streetlighting	\$3,850	\$2,909	\$973	\$3,882	\$3,850
Miscellaneous Common Area	\$15,011	\$1,250	\$225	\$1,475	\$10,691
<b>Total La Vina</b>	<b>\$93,406</b>	<b>\$57,228</b>	<b>\$18,772</b>	<b>\$75,999</b>	<b>\$93,406</b>
<u>Nona Preserve</u>					
Field Management	\$4,597	\$3,448	\$1,149	\$4,597	\$4,735
Landscape Maintenance	\$30,282	\$22,050	\$7,350	\$29,400	\$29,400
Irrigation Repairs	\$2,780	\$6,090	\$1,500	\$7,590	\$3,480
Lake Maintenance	\$4,200	\$2,800	\$1,400	\$4,200	\$4,200
Miscellaneous Common Area	\$14	\$250	\$0	\$250	\$58
<b>Total Nona Preserve</b>	<b>\$41,873</b>	<b>\$34,637</b>	<b>\$11,399</b>	<b>\$46,037</b>	<b>\$41,873</b>
<u>Parcels G &amp; H</u>					
Field Management	\$2,746	\$2,059	\$686	\$2,746	\$2,828
Landscape Maintenance	\$13,716	\$9,567	\$3,189	\$12,756	\$13,687
Lake Maintenance	\$1,628	\$1,050	\$525	\$1,575	\$1,575
<b>Total Parcels G &amp; H</b>	<b>\$18,090</b>	<b>\$12,676</b>	<b>\$4,400</b>	<b>\$17,077</b>	<b>\$18,090</b>
<b>Maintenance Expenses</b>	<b>\$196,283</b>	<b>\$136,712</b>	<b>\$44,145</b>	<b>\$180,857</b>	<b>\$196,284</b>
<b>Transfer Out to Capital Reserves</b>	<b>\$62,498</b>	<b>\$0</b>	<b>\$62,498</b>	<b>\$62,498</b>	<b>\$32,846</b>
<b>Total Expenses</b>	<b>\$377,850</b>	<b>\$222,405</b>	<b>\$133,782</b>	<b>\$356,187</b>	<b>\$348,200</b>
<b>Excess Revenues *</b>	<b>(\$0)</b>	<b>\$139,067</b>	<b>(\$106,220)</b>	<b>\$32,846</b>	<b>(\$0)</b>

\* - Reduced for First Quarter Operating

Net Assessments	\$315,353
Add: Discounts & Collections	\$20,129
Gross Assessments	\$335,482

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**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.

**Beginning Fund Balance**

Represents the total funds estimated to be available at the beginning of the fiscal year.

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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. The amount is based upon 5 Supervisors attending 6 Board Meetings during the fiscal 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, Dewberry, 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, Hopping, Green & Sams, will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, agreements, resolutions, etc.

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm

**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 Governmental Management Services – Central Florida LLC, 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 2013A-1 & 2013 A-2 Special Assessment Revenue Bonds. The District hired Grau & Associates to calculate the rebate liability and submit a report to the District.

**Trustee Fees**

The District issued Series 2013A-1 & 2013A-2 Special Assessment Refunding 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. These services include, but are not limited to, advertising, recording and transcribing of Board Meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Telephone**

Telephone and fax machine.

**Postage**

Mailing of agenda packages, overnight deliveries, checks for vendors and any other required correspondence, etc.

**Insurance**

The District's general liability, public officials liability and property insurance coverages is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**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, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

**Other Current Charges**

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

**Property Appraiser**

Represent the Fiscal Year 18 fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**Office Supplies**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

**Dues, Licenses & Subscriptions**

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

**Contingency**

Represents any other miscellaneous charges that the District may incur.

**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 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.**

	<b><i>Annual Costs</i></b>
○ <i>Landscape Maintenance: Contract Cost of \$1,754 monthly</i>	<b><i>\$21,053</i></b>
○ <i>Replacement Plants</i>	<b><i><u>\$5,000</u></i></b>
○ <b><i>Total Costs</i></b>	<b><i>\$26,053</i></b>

**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.

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

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

- *Landscape Maintenance: Contract Cost of \$358 monthly*
- *Contingency*
- ***Total Costs***

***Annual Costs***

*\$4,301*

*\$49*

***\$4,350***

**Wall Repair /Cleaning**

The District will incur expenditures to maintain the wall. Includes cleaning and landscaping.

**Feature Lighting**

Replacement and repair of up light fixtures.

**Miscellaneous Common Area**

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

**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 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 \$3,076 monthly*
- *Replacement Plants*
- ***Total Costs***

***Annual Costs***

*\$36,918*

*\$1,844*

***\$38,762***

**Irrigation Repairs**

Irrigation maintenance expenditures that may occur during the fiscal year.



**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**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>Vendor: Applied Aquatic Management, Inc.</b>	<b>Annual Costs</b>
○ Lake Maintenance: Contract Cost of \$380 month	\$4,553
○ Contingency	<u>\$20</u>
○ <b>Total Costs</b>	<b>\$4,573</b>

**Utilities**

The District has electrical and water accounts with Orlando Utilities Commission for the areas maintained by the District.

<b>Vendor: Orlando Utilities Commission</b>	<b>Annual Costs</b>
○ Reclaimed Water - \$680/month	\$8,160
○ Electric - \$15/month	<u>\$180</u>
○ <b>Total Costs</b>	<b>\$8,340</b>

**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.

<b>Vendor: Orlando Utilities Commission</b>	<b>Annual Costs</b>
○ Electric - \$225/month	<b>\$2,710</b>

**Capri Streetlighting**

The District funds the streetlights within the Capri community.

<b>Vendor: Orlando Utilities Commission</b>	<b>Annual Costs</b>
○ Electric - \$320/month	<b>\$3,850</b>

**Miscellaneous Common Area Maintenance**

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

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**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.

**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.***  
***Costs***

- *Lake Maintenance: Contract Cost of \$350 monthly*

***Annual***

***\$4,200***

**Miscellaneous Common Area Maintenance**

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

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2022**

**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.)

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

- *Landscape Maintenance: Contract Cost of \$1,141 monthly*

***Annual Costs***  
***\$13,687***

**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.***  
***Costs***

- *Landscape Maintenance: Contract Cost of \$131 monthly*

***Annual***  
***\$1,575***

**Transfer Out – Capital Reserve Fund**

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

**Narcoossee**  
**Community Development District**  
**Maintenance Assessment Calculation**  
**Fiscal Year 2022**

Subdivision	Track	Units	Annual Gross		Proposed Gross		Street Lighting	Total Proposed		Increase	O&M
			Maintenance	Per Unit FY20	Maintenance	Per Unit FY21	Assessment	Maintenance	Gross		
NonaCrest	C	SF50	159	\$276.94	\$276.94	\$276.94	N/A	\$276.94	\$276.94	\$0.00	\$44,034
	D	SF70	110	\$276.94	\$276.94	\$276.94	N/A	\$276.94	\$276.94	\$0.00	\$30,464
			269								
LaVina	A	SF50	107	\$473.15	\$473.15	\$473.15	N/A	\$473.15	\$473.15	\$0.00	\$50,627
	B	SF75	66	\$473.15	\$473.15	\$473.15	N/A	\$473.15	\$473.15	\$0.00	\$31,228
	E	SF50	48	\$558.17	\$558.17	\$558.17	\$85.02	\$558.17	\$558.17	\$0.00	\$26,805
	F	SF50	50	\$530.60	\$530.60	\$473.15	\$57.45	\$530.60	\$530.60	\$0.00	\$26,543
			271								
Lake Nona Preserve	K	Multi	228	\$254.88	\$254.88	\$254.88	N/A	\$254.88	\$254.88	\$0.00	\$58,113
	G	Comm/Office	130704	\$0.16	\$0.16	\$0.16	N/A	\$0.16	\$0.16	\$0.00	\$20,977
	G	Multi Family	370	\$95.10	\$95.10	\$95.10	N/A	\$95.10	\$95.10	\$0.00	\$35,188
	H	Comm/Office	69000	\$0.17	\$0.17	\$0.17	N/A	\$0.17	\$0.17	(\$0.00)	\$11,504
<b>Total Gross Assessments</b>											<b>\$335,482</b>

**Narcoossee**  
**Community Development District**  
**Debt Service Fund**  
**Fiscal Year 2022**

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
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**Revenues**

Assessments - Tax Roll	\$317,131	\$289,851	\$27,280	\$317,131	\$317,131
Interest Income	\$1,000	\$16	\$0	\$16	\$100
Carry Forward Surplus	\$193,916	\$203,019	\$0	\$203,019	\$211,305

<b>Total Revenues</b>	<b>\$512,047</b>	<b>\$492,886</b>	<b>\$27,280</b>	<b>\$520,166</b>	<b>\$528,536</b>
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**Expenditures**

**Series 2013A-1**

Interest - 11/1	\$41,178	\$41,178	\$0	\$41,178	\$ 39,146
Principal - 5/1	\$125,000	\$125,000	\$0	\$125,000	\$ 130,000
Interest - 5/1	\$41,178	\$41,178	\$0	\$41,178	\$ 39,146

**Series 2013A-2**

Interest - 11/1	\$25,753	\$25,753	\$0	\$25,753	\$ 24,472
Principal - 5/1	\$50,000	\$50,000	\$0	\$50,000	\$ 55,000
Interest - 5/1	\$25,753	\$25,753	\$0	\$25,753	\$ 24,472

<b>Total Expenditures</b>	<b>\$308,861</b>	<b>\$308,861</b>	<b>\$0</b>	<b>\$308,861</b>	<b>\$312,236</b>
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(1) <b>Excess Revenues</b>	<b>\$203,186</b>	<b>\$184,025</b>	<b>\$27,280</b>	<b>\$211,305</b>	<b>\$216,300</b>
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Series 2013A-1	Nov 1, 2022	\$ 36,871.25
Series 2013A-2	Nov 1, 2022	\$ 23,062.50
		<u>\$59,934</u>

Net Assessments	\$317,131
Add: Discounts & Collections	<u>\$20,242</u>
Gross Assessments	\$337,373

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

**Narcoosseee**  
**Community Development District**  
**Series 2013 A-1 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/21	\$ 1,955,000.00	\$ -	\$ 39,146.25	
11/01/21	\$ 1,955,000.00	\$ -	\$ 39,146.25	\$ 78,292.50
05/01/22	\$ 1,955,000.00	\$ 130,000.00	\$ 39,146.25	
11/01/22	\$ 1,825,000.00	\$ -	\$ 36,871.25	\$ 206,017.50
05/01/23	\$ 1,825,000.00	\$ 135,000.00	\$ 36,871.25	
11/01/23	\$ 1,690,000.00	\$ -	\$ 34,373.75	\$ 206,245.00
05/01/24	\$ 1,690,000.00	\$ 140,000.00	\$ 34,373.75	
11/01/24	\$ 1,550,000.00	\$ -	\$ 31,748.75	\$ 206,122.50
05/01/25	\$ 1,550,000.00	\$ 145,000.00	\$ 31,748.75	
11/01/25	\$ 1,405,000.00	\$ -	\$ 28,921.25	\$ 205,670.00
05/01/26	\$ 1,405,000.00	\$ 150,000.00	\$ 28,921.25	
11/01/26	\$ 1,255,000.00	\$ -	\$ 25,921.25	\$ 204,842.50
05/01/27	\$ 1,255,000.00	\$ 160,000.00	\$ 25,921.25	
11/01/27	\$ 1,095,000.00	\$ -	\$ 22,721.25	\$ 208,642.50
05/01/28	\$ 1,095,000.00	\$ 165,000.00	\$ 22,721.25	
11/01/28	\$ 930,000.00	\$ -	\$ 19,297.50	\$ 207,018.75
05/01/29	\$ 930,000.00	\$ 170,000.00	\$ 19,297.50	
11/01/29	\$ 760,000.00	\$ -	\$ 15,770.00	\$ 205,067.50
05/01/30	\$ 760,000.00	\$ 180,000.00	\$ 15,770.00	
11/01/30	\$ 580,000.00	\$ -	\$ 12,035.00	\$ 207,805.00
05/01/31	\$ 580,000.00	\$ 185,000.00	\$ 12,035.00	
11/01/31	\$ 395,000.00	\$ -	\$ 8,196.25	\$ 205,231.25
05/01/32	\$ 395,000.00	\$ 195,000.00	\$ 8,196.25	
11/01/32	\$ 200,000.00	\$ -	\$ 4,150.00	\$ 207,346.25
05/01/33	\$ 200,000.00	\$ 200,000.00	\$ 4,150.00	\$ 204,150.00
		\$ 1,955,000.00	\$ 597,451.25	\$ 2,552,451.25

**Narcoossee**  
**Community Development District**  
**Series 2013 A-2 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/21	\$ 925,000.00	\$ 50,000.00	\$ 25,753.13	
11/01/21	\$ 875,000.00	\$ -	\$ 24,471.88	\$ 100,225.00
05/01/22	\$ 875,000.00	\$ 55,000.00	\$ 24,471.88	
11/01/22	\$ 820,000.00	\$ -	\$ 23,062.50	\$ 102,534.38
05/01/23	\$ 820,000.00	\$ 55,000.00	\$ 23,062.50	
11/01/23	\$ 765,000.00	\$ -	\$ 21,515.63	\$ 99,578.13
05/01/24	\$ 765,000.00	\$ 60,000.00	\$ 21,515.63	
11/01/24	\$ 705,000.00	\$ -	\$ 19,828.13	\$ 101,343.75
05/01/25	\$ 705,000.00	\$ 60,000.00	\$ 19,828.13	
11/01/25	\$ 645,000.00	\$ -	\$ 18,140.63	\$ 97,968.75
05/01/26	\$ 645,000.00	\$ 65,000.00	\$ 18,140.63	
11/01/26	\$ 580,000.00	\$ -	\$ 16,312.50	\$ 99,453.13
05/01/27	\$ 580,000.00	\$ 70,000.00	\$ 16,312.50	
11/01/27	\$ 510,000.00	\$ -	\$ 14,343.75	\$ 100,656.25
05/01/28	\$ 510,000.00	\$ 75,000.00	\$ 14,343.75	
11/01/28	\$ 435,000.00	\$ -	\$ 12,234.38	\$ 101,578.13
05/01/29	\$ 435,000.00	\$ 80,000.00	\$ 12,234.38	
11/01/29	\$ 355,000.00	\$ -	\$ 9,984.38	\$ 102,218.75
05/01/30	\$ 355,000.00	\$ 85,000.00	\$ 9,984.38	
11/01/30	\$ 270,000.00	\$ -	\$ 7,593.75	\$ 102,578.13
05/01/31	\$ 270,000.00	\$ 85,000.00	\$ 7,593.75	
11/01/31	\$ 185,000.00	\$ -	\$ 5,203.13	\$ 97,796.88
05/01/32	\$ 185,000.00	\$ 90,000.00	\$ 5,203.13	
11/01/32	\$ 95,000.00	\$ -	\$ 2,671.88	\$ 97,875.00
05/01/33	\$ 95,000.00	\$ 95,000.00	\$ 2,671.88	\$ 97,671.88
		<b>\$ 925,000.00</b>	<b>\$ 376,478.13</b>	<b>\$ 1,301,478.13</b>

**Narcoossee**  
**Community Development District**  
**Debt Assessment Calculation**  
**Fiscal Year 2021**

Subdivision	Track		Units	Proposed	Total Debt
				FY2021 Annual Gross Debt Per Unit	
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**  
**Capital Reserve Fund - Nona Preserve**  
**Fiscal Year 2022**

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
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**Revenues**

Transfer In	\$9,514	\$0	\$9,514	\$9,514	\$25
Interest	\$0	\$3	\$2	\$5	\$0
Carry Forward Surplus	\$36,094	\$38,594	\$0	\$38,594	\$45,363

<b>Total Revenues</b>	<b>\$45,608</b>	<b>\$38,597</b>	<b>\$9,516</b>	<b>\$48,113</b>	<b>\$45,389</b>
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**Expenditures**

Capital Projects	\$2,500	\$1,925	\$825	\$2,750	\$2,500
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<b>Total Expenditures</b>	<b>\$2,500</b>	<b>\$1,925</b>	<b>\$825</b>	<b>\$2,750</b>	<b>\$2,500</b>
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<b>Excess Revenues</b>	<b>\$43,108</b>	<b>\$36,672</b>	<b>\$8,691</b>	<b>\$45,363</b>	<b>\$42,889</b>
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**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Parcels G&H**  
**Fiscal Year 2022**

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Transfer In	\$9,685	\$0	\$9,685	\$9,685	\$8,889
Interest	\$0	\$5	\$4	\$9	\$0
Carry Forward Balance	\$53,293	\$64,910	\$0	\$64,910	\$69,436
<b>Total Revenues</b>	<b>\$62,978</b>	<b>\$64,915</b>	<b>\$9,689</b>	<b>\$74,604</b>	<b>\$78,325</b>
<b>Expenditures</b>					
Stormwater Clean Up	\$0	\$0	\$4,000	\$4,000	\$0
Capital Outlay	\$0	\$343	\$825	\$1,168	\$2,000
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$343</b>	<b>\$4,825</b>	<b>\$5,168</b>	<b>\$2,000</b>
<b>Excess Revenues</b>	<b>\$62,978</b>	<b>\$64,572</b>	<b>\$4,864</b>	<b>\$69,436</b>	<b>\$76,325</b>

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Nona Crest**  
**Fiscal Year 2022**

<b>Description</b>	<b>Adopted Budget FY2021</b>	<b>Actual thru 6/30/21</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY2022</b>
<b>Revenues</b>					
Transfer In	\$14,034	\$0	\$14,034	\$14,034	\$5,267
Interest	\$0	\$7	\$7	\$13	\$0
Carry Forward Surplus	\$98,097	\$98,092	\$0	\$98,092	\$93,483
<b>Total Revenues</b>	<b>\$112,131</b>	<b>\$98,099</b>	<b>\$14,041</b>	<b>\$112,139</b>	<b>\$98,751</b>
<b>Expenditures</b>					
Capital Projects	\$0	\$18,656	\$825	\$19,481	\$2,500
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$18,656</b>	<b>\$0</b>	<b>\$18,656</b>	<b>\$2,500</b>
<b>Excess Revenues</b>	<b>\$112,131</b>	<b>\$79,443</b>	<b>\$14,041</b>	<b>\$93,483</b>	<b>\$96,251</b>

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - La Vina**  
**Fiscal Year 2022**

Description	Adopted Budget FY2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
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**Revenues**

Transfer In	\$29,264	\$2,400	\$26,864	\$29,264	\$18,666
Interest	\$0	\$4	\$4	\$8	\$0
Carry Forward Surplus	\$35,653	\$69,211	\$0	\$69,211	\$54,643

<b>Total Revenues</b>	<b>\$64,917</b>	<b>\$71,615</b>	<b>\$26,868</b>	<b>\$98,483</b>	<b>\$73,309</b>
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**Expenditures**

Repairs and Maintenance	\$0	\$31,433	\$0	\$31,433	\$32,000
Stormwater Cleanup	\$0	\$0	\$11,240	\$11,240	\$0
Contingency	\$0	\$343	\$825	\$1,168	\$2,500

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$31,776</b>	<b>\$12,065</b>	<b>\$43,841</b>	<b>\$34,500</b>
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<b>Excess Revenues</b>	<b>\$64,917</b>	<b>\$39,840</b>	<b>\$14,803</b>	<b>\$54,643</b>	<b>\$38,809</b>
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## SECTION B

## RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Narcoossee Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Orange County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Narcoossee Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep

apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF JULY, 2021.**

ATTEST:

**NARCOOSSEE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Budget FY 2021/2022

**Exhibit B:** Assessment Roll



## SECTION VI



1980 Camron Ave  
Sanford, FL 32761  
P: (386) 218-6969 F: (386) 218-6970  
www.allterraintractorservice.com

## PROPOSAL

Project Name:	Ziani Mirabella
Project Phase:	Cleanout Out Falls
Job Number:	

Project Address: Dowden Road  
City, State, Zip: Orlando, FL

Proposal Date: Wednesday, July 14, 2021  
Proposal price good for 30 days from  
the date of this proposal.

Prepared for: GMS Central Florida

Address: 219 E. Livingston St

City, State, Zip: Orlando, FL 32801

Contact: Alan Scheerer

Phone: 407-841-5524

Cell: 407-398-2890

Email: ascheerer@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 Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.

### Qualifications & Exclusions

- There are no bonds included in this proposal. If any are required, they will be at an additional cost.
- There is no handling of contaminated, hazardous, or unsuitable materials included in this proposal. If any is required, it will be at an additional cost.
- There are no permits included in this proposal. If any are required, they will be at an additional cost.
- Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
- There is no testing included in this proposal. If any is required, it will be at an additional cost.
- Any electrical, power, gas, CATV, telephone, utilities relocated or removed by others.
- There is No Dewatering In This Proposal. If Needed it will be an additional Costs.
- There is No Landscaping, or Irrigation or Irrigation Repairs in this Proposal. If needed it will be an additional Costs.
- ATTS is Not responsible for Any Damage for Crossing Concrete Sidewalks or Any type of Curbs. There will be additional charges for remove and replace of any Concrete Work...

DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
Mobilization	1	LS	\$1,200.00	\$1,200.00
Locates & Verifications	1	LS	\$250.00	\$250.00
Clean Vegetation off of Spreader Swales for Outfall Structure to Flow Properly.	2	EA	\$4,500.00	\$9,000.00
Iron Fence Remove & Repalce for Access	20	LF	\$75.00	\$1,500.00
Bahai Sod Restoration	4000	SF	\$0.82	\$3,280.00
Proposed Total				\$15,230.00

Landon Massa

All Terrain Tractor Service, Inc.

Alan Scheerer

GMS Central Florida

\_\_\_\_\_/\_\_\_\_\_  
Authorized Signature Date

\_\_\_\_\_/\_\_\_\_\_  
Authorized Signature Date

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

## SECTION VII

## SECTION C

# SECTION 1

# Narcoossee

## Community Development District

### Summary of Check Register

April 20, 2021 to July 20, 2021

Fund	Date	Check No.'s	Amount
General Fund	4/23/21	1990-1992	\$ 14,687.17
	5/11/21	1993-1996	\$ 4,812.25
	5/17/21	1997	\$ 26,793.56
	5/26/21	1998-2001	\$ 16,648.18
	6/3/21	2002	\$ 1,250.00
	6/15/21	2003-2005	\$ 9,343.33
	6/29/21	2006-2009	\$ 7,696.07
	7/13/21	2010-2012	\$ 15,770.85
			<hr/> \$ 97,001.41
Capital Reserve - Nona Crest	6/29/21	7	\$ 5,312.72
			<hr/> \$ 5,312.72
Capital Reserve - LaVina	5/26/21	11	\$ 7,782.50
	6/29/21	12	\$ 500.00
			<hr/> \$ 8,282.50
<b>Total</b>			<b>\$ 110,596.63</b>

AP300R

PAGE 1

RUN 7/20/21

CHECK REGISTER

COMPUTER CHECK

PREPAID/PAYABLE

ACCOUNTS YEAR-TO-DATE

04/20/2021

DATES 07/20/2021

\*\*\* CHECK

NARCOOSSEE-GENERAL FUND  
BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
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4/23/21	00022	3/31/21	192900	202103	330	53800	-46300	POND MAINTENANCE MAR 21	*	500.00	
		3/31/21	192901	202103	320	53800	-46300	POND MAINTENANCE MAR 21	*	348.00	
		3/31/21	192903	202103	340	53800	-46300	POND MAINT MAR 21	*	350.00	

APPLIED AQUATIC MANAGEMENT, INC. 1,198.00 001990

4/23/21	00069	2/23/21	3706	202102	340	53800	-46200	INSTALL BURFORDI HOLLY	*	250.00	
		2/23/21	3707	202102	340	53800	-46400	IRRIGATION REPAIRS	*	1,256.05	
		2/23/21	3708	202102	340	53800	-46400	IRRIGATION REPAIRS	*	250.76	
		2/26/21	4202	202102	330	53800	-46400	IRRIGATION REPAIRS	*	241.25	
		2/26/21	4292	202102	330	53800	-46200	IRRIGATION REPAIRS	*	461.00	
		3/29/21	6914	202103	330	53800	-46200	WALL LANDSCAPING	*	1,250.00	
		3/29/21	6915	202103	330	53800	-46400	INSTALL ZIANI PLANTS	*	623.45	
		3/31/21	7386	202103	330	53800	-46400	IRRIGATION REPAIRS	*	131.57	
		3/31/21	7387	202103	340	53800	-46400	IRRIGATION REPAIRS	*	571.76	
		4/05/21	7425	202104	330	53800	-46200	LANDSCAPE MAINT APRIL 21	*	4,050.00	
		4/05/21	7426	202104	320	53800	-46200	LANDSCAPE MAINT APRIL 21	*	1,703.33	
		4/05/21	7427	202104	340	53800	-46200	LANDSCAPE MAINT APRIL 21	*	2,450.00	

DOWN TO EARTH LAWNCARE II, INC. 13,239.17 001991

4/23/21	00072	4/14/21	1948062	202104	310	51300	-31100	ENGINEER SVCS MAR 21	*	250.00	
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DEWBERRY ENGINEERS INC.

5/11/21	00069	2/26/21	INV89932	202102	330	53800	-46400	IRRIGATION REPAIRS	*	241.25	
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		3/29/21	INV92435	202103	330	53800	-46400	IRRIGATION REPAIRS	*	623.45	
		3/31/21	INV92937	202103	330	53800	-46400	IRRIGATION REPAIRS	*	131.57	
		4/05/21	INV92973	202104	330	53800	-46200	LANDSCAPE MAINT LV APR 21	*	2,987.00	

NARC -NARCOOSSEE - IARAUJO

250.00 001992

\*\*\* CHECK DATES 04/20/2021 - 07/20/2021 \*\*\* NARCOOSSEE-GENERAL FUND NARCOOSSEE-GENERAL FUND NARCOOSSEE-GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/05/21	INV92973	202104	350	53800	46200			LANDSCAPE MAINT G&H APR 21	*	1,063.00	
4/05/21	INV92974	202104	320	53800	46200			LANDSCAPE MAINT NC APR 21	*	1,703.33	
2/26/21	INV89932	202102	330	53800	46400			IRRIGATION REPAIRS	V	241.25	
3/29/21	INV92435	202103	330	53800	46400			IRRIGATION REPAIRS	V	623.45	
3/31/21	INV92937	202103	330	53800	46400			IRRIGATION REPAIRS	V	131.57	
4/05/21	INV92973	202104	330	53800	46200			LANDSCAPE MAINT LV APR 21	V	2,987.00	
4/05/21	INV92973	202104	350	53800	46200			LANDSCAPE MAINT G&H APR 21	V	1,063.00	
4/05/21	INV92974	202104	320	53800	46200			LANDSCAPE MAINT NC APR 21	V	1,703.33	
5/11/21	00045	5/04/21	21065	202104	310-51300-31700			DOWN TO EARTH LAWCARE II, INC	*	600.00	.00 001993
5/11/21	00005	4/21/21	121763	202103	310-51300-31500			GRAU & ASSOCIATES	*	725.00	600.00 001994
4/21/21	121764	202103	310-51300-31500					GENERAL COUNSEL MAR 2021	*	1,516.75	
5/11/21	00003	3/31/21	03430494	202103	310-51300-48000			HOPPING GREEN & SAMS	*	207.50	2,241.75 001995
5/17/21	00034	5/17/21	05172021	202105	300-20700-10500			ORLANDO SENTINEL COMMUNICATIONS	*	26,793.56	207.50 001996
5/26/21	00022	4/30/21	193640	202104	330-53800-46300			NARCOOSSEE CDD C/O US BANK	*	368.75	26,793.56 001997
4/30/21	193640	202104	350-53800-46300					POND MAINT G&H APR 21	*	131.25	
4/30/21	193641	202104	320-53800-46300					POND MAINT NC APR 21	*	348.00	
4/30/21	193643	202104	340-53800-46300					POND MAINT NP APR 21	*	350.00	
								APPLIED AQUATIC MANAGEMENT, INC.		1,198.00	001998

NARC -NARCOOSSEE - IARAUJO



NARCOOSSEE-GENERAL FUND  
 BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/26/21	00069	4/30/21	INV96139	202104	330	53800	46400		IRRIGATION REPAIRS LV	*	284.61	
		4/30/21	INV96140	202104	320	53800	46400		IRRIGATION REPAIRS NC	*	514.09	
		4/30/21	INV96141	202104	340	53800	46400		IRRIGATION REPAIRS NP	*	175.90	
		5/01/21	INV94664	202105	330	53800	46200		LANDSCAPE MAINT LV MAY 21	*	2,987.00	
		5/01/21	INV94664	202105	350	53800	46200		LANDSCAPE MAINT G&H MAY21	*	1,063.00	
		5/01/21	INV94665	202105	320	53800	46200		LANDSCAPE MAINT NC MAY 21	*	1,703.33	
		5/01/21	INV94666	202105	340	53800	46200		LANDSCAPE MAINT NP MAY 21	*	2,450.00	
DOWN TO EARTH LAWN CARE II, INC											9,177.93	001999
5/26/21	00043	5/01/21	389	202105	310	51300	34000		MANAGEMENT FEES MAY 21	*	3,800.25	
		5/01/21	389	202105	310	51300	35100		INFORMATION TECH MAY 21	*	166.67	
		5/01/21	389	202105	310	51300	31300		DISSEMINATION SVC MAY 21	*	104.17	
		5/01/21	389	202105	310	51300	51000		OFFICE SUPPLIES MAY 21	*	.18	
		5/01/21	389	202105	310	51300	42000		POSTAGE MAY 21	*	83.96	
		5/01/21	390	202105	320	53800	12000		FIELD MGMT NC MAY 21	*	357.42	
		5/01/21	390	202105	330	53800	12000		FIELD MGMT LV MAY 21	*	888.42	
		5/01/21	390	202105	340	53800	12000		FIELD MGMT NP MAY 21	*	383.08	
		5/01/21	390	202105	350	53800	12000		FIELD MGMT G&H MAY 21	*	228.83	
GOVERNMENTAL MANAGEMENT SERVICES											6,012.98	002000
5/26/21	00085	5/21/21	2907	202105	330	53800	46600		WALL REPAIR	*	259.27	
HERITAGE SERVICE SOLUTIONS LLC											259.27	002001
6/03/21	00072	5/13/21	1959583	202104	310	51300	31100		GENERAL ENGINEERING	*	1,250.00	
DEWBERRY ENGINEERS INC.											1,250.00	002002
6/15/21	00022	5/31/21	194360	202105	330	53800	46300		POND MGMT LV MAY 21	*	368.75	

NARC -NARCOOSSEE - IARAUJO

\*\*\* CHECK DATES 04/20/2021 - 07/20/2021 \*\*\* NARCOOSSEE-GENERAL FUND NARCOOSSEE-GENERAL FUND

CHECK VENDOR# .....INVOICE.....EXPENSED TO..... SUBCLASS VENDOR NAME STATUS AMOUNT .....CHECK.....  
DATE INVOICE DATE YRMO DPT ACCT# SUB

5/31/21 194360 202105 350-53800-46300 \* 131.25  
5/31/21 194361 202105 320-53800-46300 \* 348.00  
5/31/21 194363 202105 340-53800-46300 \* 350.00  
POND MGMT NP MAY 21

APPLIED AQUATIC MANAGEMENT, INC. 1,198.00 002003

6/01/21 INV97399 202106 330-53800-46200 \* 2,987.00  
6/01/21 INV97399 202106 350-53800-46200 \* 1,063.00  
6/01/21 INV97400 202106 320-53800-46200 \* 1,703.33  
6/01/21 INV97401 202106 340-53800-46200 \* 2,450.00  
LANDSCAPE MAINT NP JUN 21

DOWN TO EARTH LAWCARE II, INC. 8,203.33 002004

6/14/21 1971280 202105 310-51300-31100 \* 1,397.50  
GENERAL ENGINEER SVCS

DEWBERRY ENGINEERS INC. 1,397.50 002005

5/31/21 INV99025 202105 330-53800-46400 \* 302.97  
5/31/21 INV99026 202105 320-53800-46400 \* 519.55  
5/31/21 INV99027 202105 340-53800-46400 \* 301.19  
6/21/21 INV10010 202106 330-53800-46400 \* 244.65  
6/21/21 INV10010 202106 340-53800-46400 \* 276.64  
IRRIGATION REPAIRS

DOWN TO EARTH LAWCARE II, INC. 1,645.00 002006

6/01/21 391 202106 310-51300-34000 \* 3,800.25  
6/01/21 391 202106 310-51300-35100 \* 166.67  
6/01/21 391 202106 310-51300-31300 \* 104.17  
6/01/21 391 202106 310-51300-51000 \* .66  
6/01/21 391 202106 310-51300-42000 \* 11.22  
6/01/21 391 202106 310-51300-42500 \* 20.85  
COPIES JUNE 21

NARC -NARCOOSSEE - IARAUJO

NARCOOSSEE-GENERAL FUND  
 BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/01/21	392	202106	320	53800	12000				*	357.42	
6/01/21	392	202106	330	53800	12000				*	888.42	
6/01/21	392	202106	340	53800	12000				*	383.08	
6/01/21	392	202106	350	53800	12000				*	228.83	
GOVERNMENTAL MANAGEMENT SERVICES											5,961.57 002007
6/29/21	00005	5/31/21	122957	202104	310-51300	31500		GENERAL COUNSEL APRIL 21	*	189.50	
6/29/21	00003	5/31/21	03720792	202105	310-51300	48000		HOPPING GREEN & SAMS	*	207.50	189.50 002008
7/13/21	00069	5/18/21	INV96860	202105	340-53800	46400		ORLANDO SENTINEL COMMUNICATIONS	*	510.69	207.50 002009
5/18/21	INV96861	202105	340-53800	46400				IRRIGATION REPAIRS NP	*	682.65	
6/28/21	INV10043	202106	320-53800	46400				IRRIGATION REPAIRS NP	*	415.75	
6/28/21	INV10043	202106	320-53800	46400				IRRIGATION REPAIRS NC	*	468.68	
7/01/21	INV10049	202107	340-53800	46200				LANDSCAPE MAINT NP JULY21	*	2,450.00	
7/01/21	INV10049	202107	320-53800	46200				LANDSCAPE MAINT NC JULY21	*	1,703.33	
7/01/21	INV10049	202107	330-53800	46200				LANDSCAPE MAINT LV JULY21	*	2,987.00	
7/01/21	INV10049	202107	350-53800	46200				LANDSCAPE MAINT G&H JULY21	*	1,063.00	
7/12/21	1984539	202106	310-51300	31100				DOWN TO EARTH LAWN CARE II, INC	*	3,975.00	10,281.10 002010
7/13/21	00005	6/30/21	123669	202105	310-51300	31500		DEWBERRY ENGINEERS INC.	*	1,514.75	3,975.00 002011
								HOPPING GREEN & SAMS			1,514.75 002012

TOTAL FOR BANK A

97,001.41

NARC -NARCOOSSEE - IARAUJO

\*\*\* CHECK DATES 04/20/2021 - 07/20/2021 \*\*\* NARCOOSSEE-GENERAL FUND  
BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
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TOTAL FOR REGISTER 97,001.41

NARC -NARCOOSSEE - IARAUJO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/20/21 PAGE 1  
 \*\*\* CHECK DATES 04/20/2021 - 07/20/2021 \*\*\* CAPITAL RESERVES-NONA CREST  
 BANK D NONA CREST

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/29/21	00003	5/31/21	INV98551 202105 600-53800-53000		R&M LANDSCAPE MAY 21	*	5,312.72	
DOWN TO EARTH LAWN CARE II, INC							5,312.72	000007

TOTAL FOR BANK D 5,312.72  
 TOTAL FOR REGISTER 5,312.72

NARC -NARCOOSSEE - IARAUJO

AP300R  
 \*\*\* CHECK NOS. 000011-000012  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/20/21 PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/26/21	00006	4/30/21 INV95876	202104 600-53800-53000			*	7,782.50	
		R&M LANDSCAPING LV						
		DOWN TO EARTH LANDSCAPE & IRRIGATIO					7,782.50	000011
6/29/21	00006	5/31/21 INV98550	202105 600-53800-53000			*	500.00	
		R&M LANDSCAPE MAY 21						
		DOWN TO EARTH LANDSCAPE & IRRIGATIO					500.00	000012
TOTAL FOR BANK E							8,282.50	
TOTAL FOR REGISTER							8,282.50	

NARC -NARCOSSEE - IARAUJO

## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2021***

**GMS**



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**Narcoossee**  
Community Development District  
**Combined Balance Sheet**  
June 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash	\$ 199,194	\$ -	\$ -	\$ 199,194
Cash-Nona Preserve	\$ -	\$ -	\$ 36,672	\$ 36,672
Cash-Parcels G & H	\$ -	\$ -	\$ 64,572	\$ 64,572
Cash-Nona Crest	\$ -	\$ -	\$ 79,443	\$ 79,443
Cash-La Vina	\$ -	\$ -	\$ 39,840	\$ 39,840
Custody-Excess Funds	\$ 27,204	\$ -	\$ -	\$ 27,204
<b>Series 2013A-1/A-2</b>				
Reserve A-1	\$ -	\$ 104,615	\$ -	\$ 104,615
Prepayment A-1	\$ -	\$ 293	\$ -	\$ 293
Revenue	\$ -	\$ 181,669	\$ -	\$ 181,669
Reserve A-2	\$ -	\$ 51,394	\$ -	\$ 51,394
Due from other	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 2,063	\$ -	\$ 2,063
<b>Total Assets</b>	<b>\$ 226,398</b>	<b>\$ 340,034</b>	<b>\$ 220,527</b>	<b>\$ 786,958</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 7,568	\$ -	\$ -	\$ 7,568
Due To Debt Service	\$ 2,063	\$ -	\$ -	\$ 2,063
<b>Total Liabilities</b>	<b>\$ 9,631</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,631</b>
<b>Fund Balance:</b>				
Restricted for Debt Service	\$ -	\$ 340,034	\$ -	\$ 340,034
Assigned for Capital Projects - Nona Preserve	\$ -	\$ -	\$ 36,672	\$ 36,672
Assigned for Capital Projects - GH	\$ -	\$ -	\$ 64,572	\$ 64,572
Assigned for Capital Projects - Nona Crest	\$ -	\$ -	\$ 79,443	\$ 79,443
Assigned for Capital Projects - La Vina	\$ -	\$ -	\$ 39,840	\$ 39,840
Assigned	\$ 62,498	\$ -	\$ -	\$ 62,498
Unassigned	\$ 154,269	\$ -	\$ -	\$ 154,269
<b>Total Fund Balance</b>	<b>\$ 216,767</b>	<b>\$ 340,034</b>	<b>\$ 220,527</b>	<b>\$ 777,327</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 226,398</b>	<b>\$ 340,034</b>	<b>\$ 220,527</b>	<b>\$ 786,958</b>

**Narcoossee**  
Community Development District  
General Fund  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 315,353	\$ 315,353	\$ 287,792	\$ (27,561)
Interest	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ 315,353</b>	<b>\$ 315,353</b>	<b>\$ 287,795</b>	<b>\$ (27,557)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 6,000	\$ 4,500	\$ 3,000	\$ 1,500
FICA Expense	\$ 459	\$ 344	\$ 230	\$ 115
Engineering Fees	\$ 10,000	\$ 7,500	\$ 7,123	\$ 378
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 12,000	\$ 9,000	\$ 4,825	\$ 4,175
Annual Audit	\$ 5,000	\$ 5,000	\$ 2,895	\$ 2,105
Dissemination Agent	\$ 1,250	\$ 938	\$ 938	\$ (0)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Trustee Fees	\$ 3,000	\$ -	\$ -	\$ -
Management Fees	\$ 45,603	\$ 34,202	\$ 34,202	\$ 0
Information Technology	\$ 2,000	\$ 1,500	\$ 1,520	\$ (20)
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Postage	\$ 450	\$ 338	\$ 157	\$ 180
Insurance	\$ 22,264	\$ 22,264	\$ 22,582	\$ (318)
Printing & Binding	\$ 750	\$ 563	\$ 32	\$ 531
Legal Advertising	\$ 1,900	\$ 1,425	\$ 415	\$ 1,010
Other Current Charges	\$ 500	\$ 500	\$ 1,225	\$ (725)
Property Appraiser	\$ 780	\$ 780	\$ 773	\$ 7
Office Supplies	\$ 100	\$ 75	\$ 2	\$ 73
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 1,188	\$ 891	\$ -	\$ 891
<b>Total General &amp; Administrative:</b>	<b>\$ 119,069</b>	<b>\$ 95,632</b>	<b>\$ 85,692</b>	<b>\$ 9,940</b>

**Maintenance**

**Nona Crest**

Field Management	\$ 4,289	\$ 3,217	\$ 3,217	\$ (0)
Landscape Maintenance	\$ 26,053	\$ 19,540	\$ 15,330	\$ 4,210
Irrigation Repairs	\$ 3,500	\$ 3,500	\$ 6,190	\$ (2,690)
Lake Maintenance	\$ 4,350	\$ 3,263	\$ 2,784	\$ 479
Wall Repairs/Cleaning	\$ 2,500	\$ 1,875	\$ 365	\$ 1,510
Feature Lighting	\$ 1,000	\$ 750	\$ -	\$ 750
Miscellaneous Common Area	\$ 1,224	\$ 1,224	\$ 4,285	\$ (3,062)
<b>Total Nona Crest</b>	<b>\$ 42,916</b>	<b>\$ 33,368</b>	<b>\$ 32,171</b>	<b>\$ 1,196</b>

# Narcoossee

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>La Vina</b>				
Field Management	\$ 10,661	\$ 7,995	\$ 7,996	\$ (0)
Landscape Maintenance	\$ 38,762	\$ 29,071	\$ 26,883	\$ 2,188
Irrigation Repairs	\$ 4,000	\$ 4,000	\$ 7,678	\$ (3,678)
Lake Maintenance	\$ 4,573	\$ 3,429	\$ 2,950	\$ 479
Utilities	\$ 8,340	\$ 6,255	\$ 4,795	\$ 1,460
Wall Repairs/Cleaning	\$ 5,500	\$ 4,125	\$ 720	\$ 3,405
Solvino Streetlighting	\$ 2,710	\$ 2,033	\$ 2,046	\$ (13)
Capri Streetlighting	\$ 3,850	\$ 2,888	\$ 2,909	\$ (22)
Miscellaneous Common Area	\$ 15,011	\$ 11,258	\$ 1,250	\$ 10,008
<b>Total La Vina</b>	<b>\$ 93,406</b>	<b>\$ 71,054</b>	<b>\$ 57,228</b>	<b>\$ 13,827</b>
<b>Nona Preserve</b>				
Field Management	\$ 4,597	\$ 3,448	\$ 3,448	\$ (0)
Landscape Maintenance	\$ 30,282	\$ 22,712	\$ 22,050	\$ 662
Irrigation Repairs	\$ 2,780	\$ 2,780	\$ 6,090	\$ (3,310)
Lake Maintenance	\$ 4,200	\$ 3,150	\$ 2,800	\$ 350
Miscellaneous Common Area	\$ 14	\$ 14	\$ 250	\$ (236)
<b>Total Nona Preserve</b>	<b>\$ 41,873</b>	<b>\$ 32,103</b>	<b>\$ 34,637</b>	<b>\$ (2,534)</b>
<b>Parcels G &amp; H</b>				
Field Management	\$ 2,746	\$ 2,059	\$ 2,059	\$ (0)
Landscape Maintenance	\$ 13,716	\$ 10,287	\$ 9,567	\$ 720
Lake Maintenance	\$ 1,628	\$ 1,221	\$ 1,050	\$ 171
<b>Total Parcels G &amp; H</b>	<b>\$ 18,090</b>	<b>\$ 13,567</b>	<b>\$ 12,676</b>	<b>\$ 891</b>
<b>Total Maintenance Expenses:</b>	<b>\$ 196,283</b>	<b>\$ 150,092</b>	<b>\$ 136,712</b>	<b>\$ 13,379</b>
<b>Total Expenditures</b>	<b>\$ 315,353</b>	<b>\$ 245,724</b>	<b>\$ 222,405</b>	<b>\$ 23,319</b>
Transfer Out to Capital Reserves	\$ (62,498)	\$ -	\$ -	\$ -
<b>Total Other Financial Sources (Uses)</b>	<b>\$ (62,498)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (62,498)</b>		<b>\$ 65,391</b>	
<b>Fund Balance-Beginning</b>	<b>\$ 62,498</b>		<b>\$ 151,376</b>	
<b>Fund Balance-Ending</b>	<b>\$ (0)</b>		<b>\$ 216,767</b>	

**Narcoossee**  
**Community Development District**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 317,131	\$ 317,131	\$ 289,851	\$ (27,280)
Interest Income	\$ 1,000	\$ 750	\$ 16	\$ (734)
<b>Total Revenues</b>	<b>\$ 318,131</b>	<b>\$ 317,881</b>	<b>\$ 289,867</b>	<b>\$ (28,014)</b>
<b>Expenditures:</b>				
<b>Series 2013A-1</b>				
Interest - 11/1	\$ 41,178	\$ 41,178	\$ 41,178	\$ -
Principal - 5/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest - 5/1	\$ 41,178	\$ 41,178	\$ 41,178	\$ -
<b>Series 2013A-2</b>				
Interest - 11/1	\$ 25,753	\$ 25,753	\$ 25,753	\$ -
Principal - 5/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest - 5/1	\$ 25,753	\$ 25,753	\$ 25,753	\$ -
<b>Total Expenditures</b>	<b>\$ 308,861</b>	<b>\$ 308,861</b>	<b>\$ 308,861</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,270</b>		<b>\$ (18,994)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 193,916</b>		<b>\$ 359,028</b>	
<b>Fund Balance - Ending</b>	<b>\$ 203,186</b>		<b>\$ 340,034</b>	

# Narcoossee

## Community Development District Capital Reserve Fund - Nona Preserve

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 3</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 343	\$ (343)
Capital Projects	\$ 2,500	\$ 1,582	\$ 1,582	\$ -
<b>Total Expenditures</b>	<b>\$ 2,500</b>	<b>\$ 1,582</b>	<b>\$ 1,925</b>	<b>\$ (343)</b>
Transfer In	\$ 9,514	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 9,514</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 7,014</b>		<b>\$ (1,922)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 36,094</b>		<b>\$ 38,594</b>	
<b>Fund Balance - Ending</b>	<b>\$ 43,109</b>		<b>\$ 36,672</b>	

# Narcoossee

## Community Development District Capital Reserve Fund - Parcels G & H

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 5	\$ 5
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5</b>	<b>\$ 5</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 343	\$ (343)
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 343</b>	<b>\$ (343)</b>
Transfer In/(Out)	\$ 9,685	\$ -	\$ -	\$ -
<b>Total Other Financial Sources (Uses)</b>	<b>\$ 9,685</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,685</b>		<b>\$ (338)</b>	
<b>Fund Balance- Beginning</b>	<b>\$ 53,293</b>		<b>\$ 64,910</b>	
<b>Fund Balance- Ending</b>	<b>\$ 62,978</b>		<b>\$ 64,572</b>	

# Narcoossee

Community Development District

Capital Reserve Fund - Nona Crest

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 7	\$ 7
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 7</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 343	\$ (343)
Capital Projects	\$ -	\$ -	\$ 18,313	\$ (18,313)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,656</b>	<b>\$ (18,656)</b>
Transfer In	\$ 14,034	\$ -	\$ -	\$ -
<b>Total Other Financial Sources (Uses)</b>	<b>\$ 14,034</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 14,034</b>		<b>\$ (18,649)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 98,097</b>		<b>\$ 98,092</b>	
<b>Fund Balance - Ending</b>	<b>\$ 112,131</b>		<b>\$ 79,443</b>	



# Narcoossee

## Community Development District

### Capital Reserve Fund - La Vina

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 343	\$ (343)
Landscaping Projects	\$ -	\$ -	\$ 31,433	\$ (31,433)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,776</b>	<b>\$ (31,776)</b>
Transfer In/(Out)	\$ 29,264	\$ 2,400	\$ 2,400	\$ -
<b>Total Other Financial Sources (Uses)</b>	<b>\$ 29,264</b>	<b>\$ 2,400</b>	<b>\$ 2,400</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 29,264</b>		<b>\$ (29,371)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 35,653</b>		<b>\$ 69,211</b>	
<b>Fund Balance - Ending</b>	<b>\$ 64,918</b>		<b>\$ 39,840</b>	

**Narcoossee**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$ -	\$ 15,652	\$ 102,277	\$ 116,841	\$ 24,371	\$ 12,758	\$ 11,201	\$ 2,644	\$ 2,049	\$ -	\$ -	\$ -	\$ 287,792
Interest	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ 15,652</b>	<b>\$ 102,277</b>	<b>\$ 116,841</b>	<b>\$ 24,372</b>	<b>\$ 12,758</b>	<b>\$ 11,201</b>	<b>\$ 2,644</b>	<b>\$ 2,049</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 287,795</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,398	\$ 3,975	\$ -	\$ -	\$ -	\$ 7,123
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ 154	\$ -	\$ 90	\$ 530	\$ 106	\$ 2,242	\$ 190	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ 4,825
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,895
Dissemination Agent	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ 938
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	\$ -	\$ -	\$ 34,202
Information Technology	\$ 186	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ 1,520
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 23	\$ 2	\$ 5	\$ 19	\$ -	\$ 8	\$ 5	\$ 84	\$ 11	\$ -	\$ -	\$ -	\$ 157
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,582
Printing & Binding	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ 6	\$ 1	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ 32
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208	\$ -	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ 415
Other Current Charges	\$ 46	\$ 312	\$ 173	\$ 165	\$ 139	\$ 129	\$ 134	\$ 59	\$ 69	\$ -	\$ -	\$ -	\$ 1,225
Property Appraiser	\$ -	\$ -	\$ 773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 773
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 32,071</b>	<b>\$ 5,712</b>	<b>\$ 5,115</b>	<b>\$ 4,785</b>	<b>\$ 4,316</b>	<b>\$ 9,559</b>	<b>\$ 7,577</b>	<b>\$ 7,234</b>	<b>\$ 9,224</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,692</b>
<b>Maintenance</b>													
Nona Crest													
Field Management	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ 357	\$ -	\$ -	\$ -	\$ 3,217
Landscape Maintenance	\$ 1,703	\$ 1,703	\$ 1,703	\$ 1,703	\$ 1,703	\$ 1,703	\$ 1,703	\$ 1,703	\$ 1,703	\$ -	\$ -	\$ -	\$ 15,330
Irrigation Repairs	\$ 1,220	\$ 1,815	\$ -	\$ 162	\$ -	\$ 1,075	\$ 514	\$ 520	\$ 884	\$ -	\$ -	\$ -	\$ 6,190
Lake Maintenance	\$ 348	\$ 348	\$ 348	\$ 348	\$ 348	\$ 348	\$ 348	\$ 348	\$ 348	\$ -	\$ -	\$ -	\$ 2,784
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ 3,824	\$ -	\$ 461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,285
<b>Total Nona Crest</b>	<b>\$ 3,629</b>	<b>\$ 4,224</b>	<b>\$ 2,409</b>	<b>\$ 6,395</b>	<b>\$ 2,489</b>	<b>\$ 4,230</b>	<b>\$ 2,923</b>	<b>\$ 2,928</b>	<b>\$ 2,945</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,171</b>

**Narcoossee**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>La Vina</b>													
Field Management	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ 888	\$ -	\$ -	\$ -	\$ 7,996
Landscape Maintenance	\$ 2,987	\$ 2,987	\$ 2,987	\$ 2,987	\$ 2,987	\$ 2,987	\$ 2,987	\$ 2,987	\$ 2,987	\$ -	\$ -	\$ -	\$ 26,883
Irrigation Repairs	\$ 1,284	\$ 260	\$ 412	\$ 492	\$ 241	\$ 415	\$ 285	\$ 303	\$ 245	\$ -	\$ -	\$ -	\$ 7,678
Lake Maintenance	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ 369	\$ -	\$ -	\$ -	\$ -	\$ 2,950
Utilities	\$ 503	\$ 518	\$ 406	\$ 504	\$ 427	\$ 563	\$ 924	\$ 516	\$ 433	\$ -	\$ -	\$ -	\$ 4,795
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ 461	\$ -	\$ -	\$ 259	\$ -	\$ -	\$ -	\$ -	\$ 720
Solovino Streetlighting	\$ 226	\$ 226	\$ 226	\$ 228	\$ 228	\$ 228	\$ 228	\$ 228	\$ 228	\$ -	\$ -	\$ -	\$ 2,046
Capri Streetlighting	\$ 321	\$ 321	\$ 321	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ 324	\$ -	\$ -	\$ -	\$ 2,909
Miscellaneous Common Area	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
<b>Total La Vina</b>	\$ 7,829	\$ 5,570	\$ 5,609	\$ 5,792	\$ 5,926	\$ 9,516	\$ 6,005	\$ 5,875	\$ 5,106	\$ -	\$ -	\$ -	\$ 57,228
<b>Nona Preserve</b>													
Field Management	\$ 383	\$ 383	\$ 383	\$ 383	\$ 383	\$ 383	\$ 383	\$ 383	\$ 383	\$ -	\$ -	\$ -	\$ 3,448
Landscape Maintenance	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ 2,450	\$ -	\$ -	\$ -	\$ 22,050
Irrigation Repairs	\$ 201	\$ 254	\$ -	\$ 192	\$ 1,507	\$ 1,990	\$ 176	\$ 1,495	\$ 277	\$ -	\$ -	\$ -	\$ 6,090
Lake Maintenance	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
<b>Total Nona Preserve</b>	\$ 3,384	\$ 3,437	\$ 3,183	\$ 3,375	\$ 4,940	\$ 5,173	\$ 3,359	\$ 4,678	\$ 3,110	\$ -	\$ -	\$ -	\$ 34,637
<b>Parcels G &amp; H</b>													
Field Management	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229	\$ 229	\$ -	\$ -	\$ -	\$ 2,059
Landscape Maintenance	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ 1,063	\$ -	\$ -	\$ -	\$ 9,567
Lake Maintenance	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ 1,050
<b>Total Parcels G &amp; H</b>	\$ 1,423	\$ 1,423	\$ 1,423	\$ 1,423	\$ 1,423	\$ 1,423	\$ 1,423	\$ 1,423	\$ 1,292	\$ -	\$ -	\$ -	\$ 12,676
<b>Total Maintenance expenses:</b>	\$ 16,264	\$ 14,654	\$ 12,624	\$ 16,984	\$ 14,777	\$ 20,342	\$ 13,710	\$ 14,904	\$ 12,452	\$ -	\$ -	\$ -	\$ 136,712
<b>Total Expenses</b>	\$ 49,335	\$ 20,366	\$ 17,740	\$ 21,769	\$ 19,093	\$ 29,901	\$ 21,287	\$ 22,218	\$ 21,677	\$ -	\$ -	\$ -	\$ 222,405
Transfer Out to Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financial Sources (</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenses)</b>	<b>\$ (49,334)</b>	<b>\$ (4,713)</b>	<b>\$ 84,538</b>	<b>\$ 95,072</b>	<b>\$ 5,278</b>	<b>\$ (17,143)</b>	<b>\$ (10,085)</b>	<b>\$ (19,594)</b>	<b>\$ (19,628)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65,391</b>

# Narcoossee

## Community Development District

### LONG TERM DEBT REPORT

SERIES 2013A-1, SPECIAL ASSESSMENT REFUNDING BONDS		
MATURITY DATE:	5/1/2033	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$104,615	
RESERVE FUND BALANCE	\$104,615	
BONDS OUTSTANDING - 9/30/13		\$2,885,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$120,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$125,000)
LESS: PRINCIPAL PAYMENT 5/1/21		(\$125,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$1,955,000</b>

SERIES 2013A-2, SPECIAL ASSESSMENT REFUNDING BONDS		
MATURITY DATE:	5/1/2033	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$51,394	
RESERVE FUND BALANCE	\$51,394	
BONDS OUTSTANDING - 9/30/13		\$1,295,000
LESS: PRINCIPAL PAYMENT 11/1/13		(\$70,000)
LESS: PRINCIPAL PAYMENT 5/1/14		(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$50,000)
LESS: PRINCIPAL PAYMENT 5/1/21		(\$50,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$875,000</b>

# NARCOOSSEE

## COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts  
Series 2013  
Fiscal Year 2021

		TOTAL ASSESSMENT LEVY				ASSESSED THROUGH COUNTY			
DATE RECEIVED	DESCRIPTION	GROSS ASSESSMENTS	COMMISSIONS	DISC/PENALTY	INTEREST	NET AMOUNT RECEIVED	O&M Portion 49.82%	DSF Portion 50.18%	Total 100.00%
11/9/20	05/12/20-10/23/20	\$1,721.98	\$0.00	\$90.40	\$0.00	\$1,631.58	\$812.88	\$818.70	\$1,631.58
11/16/20	10/24/20-11/04/20	\$10,672.77	\$0.00	\$426.89	\$0.00	\$10,245.88	\$5,104.68	\$5,141.20	\$10,245.88
11/23/20	11/05/20-11/11/20	\$20,351.63	\$0.00	\$814.02	\$0.00	\$19,537.61	\$9,733.98	\$9,803.63	\$19,537.61
12/07/20	11/12/20-11/18/20	\$116,129.16	\$0.00	\$4,645.09	\$0.00	\$111,484.07	\$55,543.34	\$55,940.73	\$111,484.07
12/14/20	11/19/20-11/21/20	\$61,365.33	\$0.00	\$2,454.48	\$0.00	\$58,910.85	\$29,350.43	\$29,560.42	\$58,910.85
12/21/20	11/22/20-11/25/20	\$36,322.21	\$0.00	\$1,452.82	\$20.48	\$34,889.87	\$17,382.75	\$17,507.12	\$34,889.87
01/11/21	11/26/20	\$244,288.64	\$0.00	\$9,771.06	\$0.00	\$234,517.58	\$116,840.81	\$117,676.77	\$234,517.58
02/03/21	11/2720-12/01/20	\$51,543.13	\$577.97	\$2,048.92	\$0.00	\$48,916.24	\$24,370.94	\$24,545.30	\$48,916.24
03/03/21	12/02/20-12/09/20	\$26,593.04	\$0.00	\$1,040.33	\$54.01	\$25,606.72	\$12,757.72	\$12,849.00	\$25,606.72
04/19/21	12/10/20-01/31/21	\$23,106.82	\$0.00	\$624.19	\$0.00	\$22,482.63	\$11,201.24	\$11,281.39	\$22,482.63
05/13/21	02/01/21-02/28/21	\$5,364.59	\$0.00	\$57.15	\$0.00	\$5,307.44	\$2,644.26	\$2,663.18	\$5,307.44
06/14/21	03/01/21-03/31/21	\$4,094.03	\$0.00	\$0.00	\$18.02	\$4,112.05	\$2,048.70	\$2,063.35	\$4,112.05
TOTAL		\$601,553.33	\$577.97	\$23,425.35	\$92.51	\$577,642.52	\$287,791.74	\$289,850.78	\$577,642.52

89%	Gross Percent Collected
\$71,756.87	Balance Remaining to Collect

## SECTION 3

**NOTICE OF MEETING DATES  
NARCOOSSEE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Narcoossee Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2022** at **3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Blvd., Suite 300, Orlando, Florida 32822**, on the fourth Tuesday of the month as follows:

November 23, 2021  
January 25, 2022  
March 22, 2022  
May 24, 2022  
July 26, 2022  
September 27, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: [www.narcoosseecdd.com](http://www.narcoosseecdd.com).

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Showe  
District Manager  
Governmental Management Services – Central Florida