

*Narcoossee Community  
Development District*

*Agenda*

*January 25, 2022*

# AGENDA

# *Narcoossee*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801

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

January 18, 2022

Board of Supervisors  
Narcoossee Community  
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, January 25, 2022 at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Blvd., Suite 300, Orlando, Florida 32822. PLEASE NOTE THE LOCATION OF THE MEETING.**

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes from the November 16, 2021 Meeting
4. Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisors Requests
8. Next Meeting Date – March 22, 2022
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business of the Board of Supervisors meeting is the approval of the minutes from the September 28, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser. A copy of the agreement is enclosed for your review.

Section C of the fifth order of business is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for review.

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

Sincerely,

Jason Showe  
District Manager

Cc: Roy Van Wyk, District Counsel  
Rey Malave, District Engineer  
Darrin Mossing, GMS

# 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, November 16, 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
Peter Wong	Assistant Secretary
Betsy Burgos	Assistant Secretary by telephone

Also present were:

Jason Showe	District Manager
Roy Van Wyk	District Attorney
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 were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 28,  
2021 Meeting**

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the minutes of the September 28, 2021 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement with Berger Toombs Elam Gaines & Frank to Provide Auditing Services for Fiscal Year 2021**

On MOTION by Mr. Wong seconded by Mr. Giercyk with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2021 audit was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposed Engineering Rate Increase**

On MOTION by Mr. Giercyk seconded by Mr. Smyk with all in favor the proposed increase in engineering rates was approved.

**SIXTH ORDER OF BUSINESS**

**Review of Proposals and Selection of Firm to Provide Landscape Maintenance Services**

Mr. Showe stated we provided you with all three of the bids we received as well as the scoring sheet. The board needs to fill out the scoring sheet and we can get a compilation.

Mr. Smyk asked are we still within a contract with Down to Earth?

Mr. Scheerer responded yes. The board entered into an agreement at the last meeting to extend their contract and based on the results of the RFP the board could give a 30-day notice of termination.

Mr. Smyk asked what is the process if we don't want to go with one of these three bids?

Mr. Showe stated the process would be to reject all the bids received, and we can go out with the RFP again. It would be essentially the same document. We had five or six vendors that received the package and we received three bids.

Mr. Giercyk asked can we hold these bids for a certain period of time without rejecting them and maybe get three more bids?

Mr. Showe stated you can't; this is a public bidding process, these are the bids received. You have to decide from this group or reject them all and go back to bid. If you wanted to have discussion today and consider it at your January meeting we can do that.

Mr. Smyk stated there is a large increase in Down to Earth. How are we under contract and for how long. You said we extended one month.

Mr. Scheerer stated the board approved a new agreement, which is a 12-month agreement with a 30-day out clause. Their contract was up September 30<sup>th</sup>, at the meeting we brought you a

new contract with them that was approved by the board and sent to Down to Earth and as far as I know we got it back.

Mr. Smyk asked why did they agree with one contract and then provided a bid for more?

Mr. Scheerer stated they don't want to lose your business.

Mr. Showe stated that number is about six-years old, that is the original contract we signed two cycles ago with them and it hasn't included any increases and I believe there have been significant increases in the industry. Their first contract in 2012 at \$98,440 and that price has been stable over ten years.

Mr. Giercyk stated we have a contract until next September. Why don't we leave that contract in place and do a new bid next September?

Mr. Showe stated you can reject all these bids and keep the contract you have now for as long as they are amenable. Should they say we can't operate under this contract anymore, we need an increase as long as that increase falls under the bid threshold you can approve it. If it goes over the bid threshold we have to redo the bid process. We need to know well in advance of September where we would go because we have to do mailed notices.

Mr. Scheerer stated their bid is the only one under the bid threshold.

Mr. Showe stated you could do that but you would have to reject all of these bids. We are talking later about the administrative allocation, which may cause some mailed notices anyway. We do have numbers and can build these numbers into your budget.

Mr. Giercyk asked do you feel that Down to Earth will continue to do a good job?

Mr. Scheerer stated I really hope they are doing a good job because they know they had some shortcomings and they are not doing it thinking they are getting an increase in the contract.

Mr. Giercyk stated I haven't seen any change behind the house. A number of people I know have gotten their landscaper to landscape to the edge of the lake.

Ms. Burgos stated they don't do behind my house anymore.

Mr. Scheerer stated I will address that.

Mr. Showe stated given the bid threshold, if they came back in two or three months and said we need the \$180,000 and the board approves that we don't have to go out to bid, because that is under the bid threshold. If you think they are acceptable at that point and they are doing the job that we need them to do, we could give them that increase at that point and we would use the capital reserve for each community to offset it for this year.



Mr. Van Wyk stated under the rules you can reject all bids and stay with the current company and not do anything.

Mr. Smyk asked if we were to choose the bid with down to Earth, when would it become effective since we are already under contract?

Mr. Showe stated the RFP document says that they can't withdraw these bids before 60-days. You have a 60-day window to hold that price.

Mr. Van Wyk stated you would terminate one contract and enter into the new one. I don't know why you would want to do that at double the price.

Mr. Showe stated the best case scenario is you reject all bids today, we stick with Down to Earth and let them know that the board has been unsatisfied with their performance and we want to see how they respond. If they are satisfactory and come back with the same bid it is under the bid threshold and the board could accept that bid. Worst case scenario is you reject the bids, we are still not happy with them, we do the RFP process again and see what those bids are at that time. No matter when you do it we have numbers to go into the budget for that increase.

Mr. Scheerer stated I hear the same thing from every landscaper, the price of labor and materials have gone up and it is not going to get better.

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor all bids were rejected.
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**SEVENTH ORDER OF BUSINESS**

**Discussion of Administrative Allocation**

Mr. Showe stated we were asked at the last meeting to bring back some scenarios for the admin allocation based on Mr. Wong's recommendations and we have provided those. Essentially making all the homes as one unit and leaving the commercial ERU where it was and it would decrease the allocation for Nona Crest and La Vina and the offsetting increases go to Nona Preserve and Parcels G & H.

Mr. Wong stated I have an outstanding issue on the number of units at the Camden apartments, based on the website on the property appraiser's site it shows 420 units, it is also on the Camden website as well. They all say 420 units built in 2011. I wonder if that 370 can be adjusted.

Mr. Showe stated if there is justifiable documentation that there are more units we can adjust that on the O&M side. I will adjust that on my spreadsheet. Unless there is further

discussion we will use that for the admin allocation as we go through the budget process. As we target landscape increases for all the communities this would be factored in. If you are going to factor in the landscape increase it is a good idea to do it at the same time.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Smyk seconded by Mr. Wong 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. Field Manager**

Mr. Scheerer stated I should have your column here next week. I did email Aaron and he is going to look into the pond mowing behind the homes in Ziani. He copied a new account manager Sidney, who I have met a couple times on another job and he may be helping Aaron out and I will follow-up on that. Mulch is in and we will deal with any possible sod problems inside Ziani. We are going to stay on these guys.

Mr. Smyk asked will you fill me in on the palm trees in Nona Crest?

Mr. Scheerer stated the lightning strike? I got a phone call and photos from Mr. Gregoire saying that the palm trees were looking bad from a direct lightning strike. We removed all four palm trees and contracted with Omegasapes because they were cheaper and could get there a lot quicker and had the stump cut and stump grind I sent Jim several proposals for various palms, magnolias and I think they are trying to work within the confines of the HOA to see if they want

to put in one nice 13-foot clear trunk palm or want to remove a magnolia and install two 10-foot clear trunk palms, one in the front and one in the back. We will try to find a home r that magnolia because it is not that old.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – January 25, 2022**

Mr. Showe stated the next meeting is scheduled for January 25, 2022.

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the meeting adjourned at 4:02 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

## **NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT**

An AGREEMENT made this 1<sup>st</sup> day of October 2021 between **AMY MERCADO, MBA**, as Orange County Property Appraiser (Property Appraiser) and **Narcoossee CDD**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2022.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2021 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non-Ad Valorem Assessment Roll.

B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:

A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.

B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.

D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.

4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.

5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.

On 1<sup>st</sup> day of October 2021 an administrative fee will be invoiced to the Taxing Authority equivalent to **\$0** per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.

6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.

7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.

8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Narcoossee CDD  
Jason Showe  
Governmental Management Services  
1408 Hamlin Avenue, Unit E  
St. Cloud, FL 34771  
jshowe@gmscfl.com  
(407)841-5524 x108

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32801  
[ccrespo@ocpafl.org](mailto:ccrespo@ocpafl.org)  
(407)836-5353

10. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed \_\_\_\_\_  
AMY MERCADO, MBA

Date \_\_\_\_\_

NARCOOSSEE CDD

Name \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_\_\_

## **CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS**

On or about April 1<sup>st</sup> , Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

### **June 1**

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

### **July 1**

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

### **July 15**

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

### **August 4**

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

### **August 24**

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

### **September 3 – October 3**

- Taxing Authority holds initial and final public budget hearings.

### **September 15**

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

### **October**

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



# SECTION V

# SECTION C

# SECTION 1

# Narcoossee Community Development District

## Summary of Check Register

November 9, 2021 to December 31, 2021

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	11/10/21	2044 - 2045	\$	10,536.79
	11/17/21	2046 - 2047	\$	6,289.67
	11/22/21	2048 - 2050	\$	943.12
	12/8/21	2051 - 2052	\$	2,153.03
	12/14/21	2053 - 2055	\$	6,372.61
	12/27/21	2056	\$	104,568.25
				\$
<b>Total</b>			<b>\$</b>	<b>130,863.47</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/10/21	00022	10/31/21	198071	202110	330	53800	46300		POND MAINT LV OCT 21	*	368.75		
10/31/21		198071		202110	350	53800	46300		POND MAINT G&H OCT 21	*	131.25		
10/31/21		198073		202110	320	53800	46300		POND MAINT NC OCT 21	*	348.00		
10/31/21		198075		202110	340	53800	46300		POND MAINT NP OCT 21	*	350.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,198.00	002044
11/10/21	00069	10/29/21	INV10966	202110	340	53800	46400		BATTERY TIMERS NP	*	92.10		
10/29/21		INV10966		202110	330	53800	46400		CLOCK REPAIRS LV	*	894.23		
10/29/21		INV10966		202109	330	53800	46400		IRRIGATION INSPECTION	*	149.13		
11/01/21		INV10914		202111	320	53800	46200		LANDSCAPE MAINT NC NOV 21	*	1,703.33		
11/01/21		INV10914		202111	330	53800	46200		LANDSCAPE MAINT LV NOV 21	*	2,987.00		
11/01/21		INV10914		202111	350	53800	46200		LANDSCAPE MAINT G&H NOV21	*	1,063.00		
11/01/21		INV10914		202111	340	53800	46200		LANDSCAPE MAINT NP NOV 21	*	2,450.00		
DOWN TO EARTH LAWN CARE II, INC												9,338.79	002045
11/17/21	00043	11/01/21	402	202111	310	51300	34000		MANAGEMENT FEES NOV 21	*	3,914.25		
11/01/21		402		202111	310	51300	35200		WEBSITE ADMIN NOV 21	*	100.00		
11/01/21		402		202111	310	51300	35100		INFORMATION TECH NOV 21	*	100.00		
11/01/21		402		202111	310	51300	31300		DISSEMINATION SVCS NOV 21	*	104.17		
11/01/21		403		202111	320	53800	12000		FIELD MGMT NC NOV 21	*	357.42		
11/01/21		403		202111	330	53800	12000		FIELD MGMT LV NOV 21	*	915.08		
11/01/21		403		202111	340	53800	12000		FIELD MGMT NP NOV 21	*	394.58		
11/01/21		403		202111	350	53800	12000		FIELD MGMT G&H NOV 21	*	235.67		
GOVERNMENTAL MANAGEMENT SERVICES												6,121.17	002046
11/17/21	00087	11/12/21	743	202110	310	51300	31500		GENERAL COUNSEL OCT 21	*	168.50		
KE LAW GROUP, PLLC												168.50	002047
NARC -NARCOOSSEE - MBYINGTON													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/22/21	00072	11/15/21 2037832	202110 310-51300-31100		GENERAL ENGINEERING OCT21	*	510.00	
					DEWBERRY ENGINEERS INC.			510.00 002048
11/22/21	00008	11/16/21 7-567-34	202111 310-51300-42000		5 DELIVERIES 11/9/21	*	214.37	
					FEDEX			214.37 002049
11/22/21	00003	10/31/21 04419092	202110 310-51300-48000		NOT LANDSCAPE 10/8/21	*	218.75	
					ORLANDO SENTINEL COMMUNICATIONS			218.75 002050
12/08/21	00022	11/30/21 198732	202111 330-53800-46300		POND MAINT LV NOV 21	*	380.00	
		11/30/21 198732	202111 350-53800-46300		POND MAINT G&H NOV 21	*	120.00	
		11/30/21 198734	202111 320-53800-46300		POND MAINT NC NOV 21	*	348.00	
		11/30/21 198736	202111 340-53800-46300		POND MAINT NP NOV 21	*	350.00	
					APPLIED AQUATIC MANAGEMENT, INC.			1,198.00 002051
12/08/21	00069	11/23/21 INV11122	202111 330-53800-46400		IRRIGATIN REP LV 11/10/21	*	136.73	
		11/30/21 INV11216	202110 330-53800-46400		CLOCK REPAIR LV 10/20/21	*	274.47	
		11/30/21 INV11216	202111 340-53800-46400		IRRIGATIN REP NP 11/19/21	*	543.83	
					DOWN TO EARTH LAWN CARE II, INC			955.03 002052
12/14/21	00022	12/06/21 199060	202112 330-53800-46000		COGAN GRASS LV	*	75.00	
					APPLIED AQUATIC MANAGEMENT, INC.			75.00 002053
12/14/21	00069	11/29/21 INV11250	202111 330-53800-46400		ZIANI REPAIRS/IRRIGATION	*	171.96	
					DOWN TO EARTH LAWN CARE II, INC			171.96 002054
12/14/21	00043	12/01/21 404	202112 310-51300-34000		MANAGEMENT FEES DEC 21	*	3,914.25	
		12/01/21 404	202112 310-51300-35200		WEBSITE ADMIN DEC 21	*	100.00	
		12/01/21 404	202112 310-51300-35100		INFORMATION TECH DEC 21	*	100.00	
		12/01/21 404	202112 310-51300-31300		DISSEMINATION SVCS DEC 21	*	104.17	

NARC -NARCOOSSEE - MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/21	404	404	202112 310-51300-51000 OFFICE SUPPLIES DEC 21		*	.24	
12/01/21	404	404	202112 310-51300-42000 POSTAGE DEC 21		*	4.24	
12/01/21	405	405	202112 320-53800-12000 FIELD MGMT NC DEC 21		*	357.42	
12/01/21	405	405	202112 330-53800-12000 FIELD MGMT LV DEC 21		*	915.08	
12/01/21	405	405	202112 340-53800-12000 FIELD MGMT NP DEC 21		*	394.58	
12/01/21	405	405	202112 350-53800-12000 FIELD MGMT G&H DEC 21		*	235.67	
GOVERNMENTAL MANAGEMENT SERVICES							6,125.65 002055
12/27/21	00034	12/27/21 12272021	202112 300-20700-10500 ASSESSMENT TRANSFER S2013	NARCOOSSEE CDD C/O US BANK	*	104,568.25	
NARCOOSSEE CDD C/O US BANK							104,568.25 002056
TOTAL FOR BANK A						130,863.47	
TOTAL FOR REGISTER						130,863.47	

# SECTION 2



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

***Unaudited Financial Reporting***  
***November 30, 2021***



# Table of Contents

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6	<hr/>	Capital Reserves Fund - Parcels G&H
7	<hr/>	Capital Reserves Fund - Nona Crest
8	<hr/>	Capital Reserves Fund - La Vina
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11	<hr/>	Long Term Debt
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**Narcoossee**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 69,226	\$ -	\$ -	\$ 69,226
Capital Reserve Nona Preserve	\$ -	\$ -	\$ 46,046	\$ 46,046
Capital Reserve Parcels G&H	\$ -	\$ -	\$ 74,118	\$ 74,118
Capital Reserve Nona Crest	\$ -	\$ -	\$ 91,438	\$ 91,438
Capital Reserve La Vina	\$ -	\$ -	\$ 51,976	\$ 51,976
<u>Investments:</u>				
Custody - Excess Funds	\$ 27,208	\$ -	\$ -	\$ 27,208
<u>Series 2013 A-1/A-2</u>				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 691	\$ -	\$ 691
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 156,809	\$ -	\$ 156,809
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 19,654	\$ -	\$ 19,654
<b>Total Assets</b>	<b>\$ 96,435</b>	<b>\$ 332,764</b>	<b>\$ 263,578</b>	<b>\$ 692,777</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,325	\$ -	\$ -	\$ 2,325
Due to Debt Service	\$ 19,654	\$ -	\$ -	\$ 19,654
<b>Total Liabilities</b>	<b>\$ 21,979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,979</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves - Nona Preserve	\$ -	\$ -	\$ 46,046	\$ 46,046
Capital Reserves - Parcels G&H	\$ -	\$ -	\$ 74,118	\$ 74,118
Capital Reserves - Nona Crest	\$ -	\$ -	\$ 91,438	\$ 91,438
Capital Reserves - La Vina	\$ -	\$ -	\$ 51,976	\$ 51,976
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 332,764	\$ -	\$ 332,764
Unassigned	\$ 74,456	\$ -	\$ -	\$ 74,456
<b>Total Fund Balances</b>	<b>\$ 74,456</b>	<b>\$ 332,764</b>	<b>\$ 263,578</b>	<b>\$ 670,798</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 96,435</b>	<b>\$ 332,764</b>	<b>\$ 263,578</b>	<b>\$ 692,777</b>

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

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 315,353	\$ 19,112	\$ 19,112	\$ -
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ 315,353</b>	<b>\$ 19,112</b>	<b>\$19,113</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 6,000	\$ 1,000	\$ 1,800	\$ (800)
FICA Expense	\$ 459	\$ 77	\$ 138	\$ (61)
Engineering Fees	\$ 7,800	\$ 1,300	\$ 510	\$ 790
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 12,000	\$ 2,000	\$ 169	\$ 1,832
Annual Audit	\$ 2,895	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,250	\$ 208	\$ 208	\$ (0)
Arbitrage	\$ 600	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,000	\$ -	\$ -	\$ -
Management Fees	\$ 46,971	\$ 7,829	\$ 7,829	\$ 0
Information Technology	\$ 1,200	\$ 200	\$ 200	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 25	\$ 4	\$ -	\$ 4
Postage	\$ 450	\$ 75	\$ 224	\$ (149)
Insurance	\$ 24,840	\$ 24,840	\$ 23,374	\$ 1,466
Printing & Binding	\$ 200	\$ 33	\$ 1	\$ 32
Legal Advertising	\$ 1,900	\$ 317	\$ 219	\$ 98
Other Current Charges	\$ 2,000	\$ 333	\$ 190	\$ 143
Property Appraiser	\$ 780	\$ -	\$ -	\$ -
Office Supplies	\$ 50	\$ 8	\$ 0	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 46	\$ -	\$ 46
<b>Subtotal General &amp; Administrative</b>	<b>\$ 119,069</b>	<b>\$ 43,645</b>	<b>\$ 40,237</b>	<b>\$ 3,408</b>
<b><u>Operations &amp; Maintenance:</u></b>				
<b>Nona Crest</b>				
Field Management	\$ 4,289	\$ 715	\$ 715	\$ (0)
Landscape Maintenance	\$ 26,053	\$ 4,342	\$ 3,407	\$ 936
Irrigation Repairs	\$ 3,500	\$ 583	\$ 777	\$ (194)
Lake Maintenance	\$ 4,350	\$ 725	\$ 696	\$ 29
Wall Repairs/Cleaning	\$ 2,500	\$ 417	\$ -	\$ 417
Feature Lighting	\$ 1,000	\$ 167	\$ -	\$ 167
Miscellaneous Common Area	\$ 1,224	\$ 204	\$ -	\$ 204
<b>Subtotal Nona Crest</b>	<b>\$ 42,916</b>	<b>\$ 7,153</b>	<b>\$ 5,595</b>	<b>\$ 1,558</b>

# Narcoossee

## Community Development District

### General Fund

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

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual		
	Budget	Thru 11/30/21	Thru 11/30/21	Variance	
<b>La Vina</b>					
Field Management	\$ 10,981	\$ 1,830	\$ 1,830	\$	(0)
Landscape Maintenance	\$ 38,762	\$ 6,460	\$ 5,974	\$	486
Irrigation Repairs	\$ 10,500	\$ 1,750	\$ 2,449	\$	(699)
Lake Maintenance	\$ 4,573	\$ 762	\$ 738	\$	25
Utilities	\$ 8,340	\$ 1,390	\$ 1,095	\$	295
Wall Repairs/Cleaning	\$ 3,000	\$ 500	\$ -	\$	500
Solvino Streetlighting	\$ 2,710	\$ 452	\$ 456	\$	(4)
Capri Streetlighting	\$ 3,850	\$ 642	\$ 648	\$	(7)
Miscellaneous Common Area	\$ 10,691	\$ 1,782	\$ -	\$	1,782
<b>Subtotal La Vina</b>	<b>\$ 93,406</b>	<b>\$ 15,568</b>	<b>\$ 13,190</b>	<b>\$</b>	<b>2,377</b>
<b>Nona Preserve</b>					
Field Management	\$ 4,735	\$ 789	\$ 789	\$	(0)
Landscape Maintenance	\$ 29,400	\$ 4,900	\$ 4,900	\$	-
Irrigation Repairs	\$ 3,480	\$ 2,221	\$ 2,221	\$	-
Lake Maintenance	\$ 4,200	\$ 700	\$ 700	\$	-
Miscellaneous Common Area	\$ 58	\$ 10	\$ -	\$	10
<b>Subtotal Nona Preserve</b>	<b>\$ 41,873</b>	<b>\$ 8,620</b>	<b>\$ 8,610</b>	<b>\$</b>	<b>10</b>
<b>Parcels G &amp; H</b>					
Field Management	\$ 2,828	\$ 471	\$ 471	\$	0
Landscape Maintenance	\$ 13,687	\$ 2,281	\$ 2,126	\$	155
Lake Maintenance	\$ 1,575	\$ 263	\$ 263	\$	-
<b>Subtotal Parcels G &amp; H</b>	<b>\$ 18,090</b>	<b>\$ 3,015</b>	<b>\$ 2,860</b>	<b>\$</b>	<b>155</b>
<b>Total Expenditures</b>	<b>\$ 315,353</b>	<b>\$ 78,000</b>	<b>\$ 70,492</b>	<b>\$</b>	<b>7,508</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>		<b>\$ (51,379)</b>		
<b>Other Financing Sources/(Uses):</b>					
Capital Reserve Transfer Out	\$ (32,846)	\$ -	\$ -	\$	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (32,846)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (32,846)</b>		<b>\$ (51,379)</b>		
<b>Fund Balance - Beginning</b>	<b>\$ 32,846</b>		<b>\$ 125,835</b>		
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 74,456</b>		

**Narcoossee**  
**Community Development District**  
**Debt Service Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 317,131	\$ 19,249	\$ 19,249	\$ -
Interest	\$ 100	\$ 17	\$ 4	\$ (13)
<b>Total Revenues</b>	<b>\$ 317,231</b>	<b>\$ 19,265</b>	<b>\$ 19,253</b>	<b>\$ (13)</b>
<b>Expenditures:</b>				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 39,146	\$ 39,146	\$ 39,146	\$ -
Principal - 5/1	\$ 130,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 39,146	\$ -	\$ -	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 24,472	\$ 24,472	\$ 24,472	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 24,472	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 312,236</b>	<b>\$ 63,618</b>	<b>\$ 63,618</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,995</b>		<b>\$ (44,366)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 211,305</b>		<b>\$ 377,130</b>	
<b>Fund Balance - Ending</b>	<b>\$ 216,300</b>		<b>\$ 332,764</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Nona Preserve**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 60	\$ (60)
<b>Total Expenditures</b>	<b>\$ 2,500</b>	<b>\$ -</b>	<b>\$ 60</b>	<b>\$ (60)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,500)</b>		<b>\$ (59)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 25	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (2,475)</b>		<b>\$ (59)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 45,363</b>		<b>\$ 46,105</b>	
<b>Fund Balance - Ending</b>	<b>\$ 42,889</b>		<b>\$ 46,046</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Parcels G & H**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,000	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 60	\$ (60)
<b>Total Expenditures</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ 60</b>	<b>\$ (60)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,000)</b>		<b>\$ (59)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 8,889	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 8,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,889</b>		<b>\$ (59)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 69,436</b>		<b>\$ 74,177</b>	
<b>Fund Balance - Ending</b>	<b>\$ 76,325</b>		<b>\$ 74,118</b>	



# Narcoossee

## Community Development District Capital Reserve Fund - Nona Crest

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

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,500	\$ 1,900	\$ 1,900	\$ -
Contingency	\$ -	\$ -	\$ 60	\$ (60)
<b>Total Expenditures</b>	<b>\$ 2,500</b>	<b>\$ 1,900</b>	<b>\$ 1,960</b>	<b>\$ (60)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,500)</b>		<b>\$ (1,958)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 5,267	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,267</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,767</b>		<b>\$ (1,958)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 93,483</b>		<b>\$ 93,397</b>	
<b>Fund Balance - Ending</b>	<b>\$ 96,251</b>		<b>\$ 91,438</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - La Vina**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2021**

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,500	\$ -	\$ -	\$ -
Repairs and Maintenance	\$ 32,000	\$ -	\$ -	\$ -
Stormwater Cleanup	\$ -	\$ -	\$ 15,230	\$ (15,230)
Contingency	\$ -	\$ -	\$ 60	\$ (60)
<b>Total Expenditures</b>	<b>\$ 34,500</b>	<b>\$ -</b>	<b>\$ 15,290</b>	<b>\$ (15,290)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,500)</b>		<b>\$ (15,289)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 18,666	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 18,666</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (15,834)</b>		<b>\$ (15,289)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 54,643</b>		<b>\$ 67,265</b>	
<b>Fund Balance - Ending</b>	<b>\$ 38,809</b>		<b>\$ 51,976</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	\$ -	\$ 19,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,112
Interest Income	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 19,113</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,113</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering Fees	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 510
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ 169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,914	\$ 3,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,829
Information Technology	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 9	\$ 214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224
Insurance	\$ 23,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,374
Printing & Binding	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219
Other Current Charges	\$ 92	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 34,844</b>	<b>\$ 5,393</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,237</b>
<b>Operations &amp; Maintenance</b>													
<b>Nona Crest</b>													
Field Management	\$ 357	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715
Landscape Maintenance	\$ 1,703	\$ 1,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,407
Irrigation Repairs	\$ 777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777
Lake Maintenance	\$ 348	\$ 348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 696
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Nona Crest</b>	<b>\$ 3,186</b>	<b>\$ 2,409</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,595</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	\$ 915	\$ 915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,830
Landscape Maintenance	\$ 2,987	\$ 2,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,974
Irrigation Repairs	\$ 2,140	\$ 309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,449
Lake Maintenance	\$ 369	\$ 369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 738
Utilities	\$ 574	\$ 521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,095
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Solvino Streetlighting	\$ 228	\$ 228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456
Capri Streetlighting	\$ 324	\$ 324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal La Vina</b>	<b>\$ 7,537</b>	<b>\$ 5,653</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,190</b>
<b>Nona Preserve</b>													
Field Management	\$ 395	\$ 395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 789
Landscape Maintenance	\$ 2,450	\$ 2,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Irrigation Repairs	\$ 1,677	\$ 544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,221
Lake Maintenance	\$ 350	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Nona Preserve</b>	<b>\$ 4,872</b>	<b>\$ 3,738</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,610</b>
<b>Parcels G &amp; H</b>													
Field Management	\$ 236	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 471
Landscape Maintenance	\$ 1,063	\$ 1,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,126
Lake Maintenance	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263
<b>Subtotal Parcels G &amp; H</b>	<b>\$ 1,430</b>	<b>\$ 1,430</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,860</b>
<b>Total Expenditures</b>	<b>\$ 51,869</b>	<b>\$ 18,622</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,492</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (51,869)</b>	<b>\$ 490</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (51,379)</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</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>Net Change in Fund Balance</b>	<b>\$ (51,869)</b>	<b>\$ 490</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (51,379)</b>

# Narcoossee

## Community Development District

### LONG TERM DEBT REPORT

<b>SERIES 2013A-1, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$104,321
RESERVE FUND BALANCE	\$104,321
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>

<b>SERIES 2013A-2, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$51,289
RESERVE FUND BALANCE	\$51,289
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**  
**Fiscal Year 2022**

Gross Assessments	\$	335,455.07	\$	337,855.13	\$	673,310.20
Net Assessments	\$	315,327.77	\$	317,583.82	\$	632,911.59

**ON ROLL ASSESSMENTS**

49.82%                      50.18%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2013 Debt Service	Total
11/8/21	#1	\$2,269.14	\$0.00	(\$110.65)	\$0.00	\$2,158.49	\$1,075.40	\$1,083.09	\$2,158.49
11/15/21	#2	\$9,964.65	\$0.00	(\$398.56)	\$0.00	\$9,566.09	\$4,766.00	\$4,800.09	\$9,566.09
11/22/21	#3	\$27,746.10	\$0.00	(\$1,109.81)	\$0.00	\$26,636.29	\$13,270.67	\$13,365.62	\$26,636.29
<b>TOTAL</b>		<b>\$ 39,979.89</b>	<b>\$ -</b>	<b>\$ (1,619.02)</b>	<b>\$ -</b>	<b>\$ 38,360.87</b>	<b>\$ 19,112.07</b>	<b>\$ 19,248.80</b>	<b>\$ 38,360.87</b>

<b>6%</b>	<b>Net Percent Collected</b>
<b>\$ 594,550.72</b>	<b>Balance Remaining to Collect</b>