

*Narcoossee Community  
Development District*

*Agenda*

*June 5, 2018*

# AGENDA

# *Narcoossee*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

May 29, 2018

Board of Supervisors  
Narcoossee Community  
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, June 5, 2018 at 3:00 p.m. at the GMS-CF Office, 135 West Central Blvd., Suite 320, Orlando, Florida 32801. Please note the location of the meeting.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Review of Letter of Interest/Resume
  - B. Discussion of Appointment to Fill Board Vacancy with a Term Ending November 2018
  - C. Consideration of Resolution 2018-01 Electing Officers
4. Approval of Minutes from the January 23, 2018 Board of Supervisors Meeting
5. Review and Acceptance of Revised Draft Fiscal Year 2017 Audit Report
6. Consideration of Resolution 2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing
7. Consideration of Resolution 2018-03 Implementing Section 190.006(3) F.S. Instructing the Orange County Supervisor of Elections Place Candidates on the General Election Ballot
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Discussion of Fence Project
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Series 2013A Rebate Calculation Arbitrage Report
    - iv. Presentation of Number of Registered Voters – 1,846
    - v. Presentation of Qualifying Information and Dates
9. Other Business
10. Supervisors Requests
11. 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 is Organizational Matters. Section A is review of letter of interest and resume enclosed for your review. Section B is the discussion of an appointment to fulfill the Board vacancy with a term ending November 2018. Section C is the consideration of resolution 2018-01 Electing Officers. A copy of the resolution is enclosed for your review.

The fourth order of business is the approval of the minutes from the January 23, 2018 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is the review and acceptance of the revised draft Fiscal Year 2017 audit report. A copy of the report is enclosed for your review.

The sixth order of business is consideration of Resolution 2018-02 approving the proposed Fiscal year 2019 budget and setting a public hearing. Once approved, the proposed budget will be forwarded to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The seventh order of business is consideration of Resolution 2018-03 implementing Section 190.006(3) F.S. instructing the Orange County Supervisor of Elections to place candidates on the 2018 general election ballot. A copy of the resolution is enclosed for your review.

Section B of the eighth order of business is the Engineer's Report. Section 1 is the discussion of the fence project. This is an open discussion item. Section C 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. Section 3 is the presentation of the Series 2013A rebate calculation arbitrage report, a copy of the report is enclosed for your review. Section 4 is the presentation of the number of registered voters within the boundaries of the District, a copy of the letter from the Orange County Supervisor of Elections is enclosed for your review. Section 5 is the presentation of the qualifying information and dates. A copy of the information is enclosed for your 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



## SECTION III

# SECTION A

# Betsy B. Burgos, PhD, EdS, OTR/L, ATP

Orlando, FL 32832

Tel. 239-821-4447

BetsyBBurgos@gmail.com

Dynamic and energetic results-driven professional with strong interpersonal and communication skills. Proficient in the design, implementation, and execution of several services and programs in hospitals, outpatient clinical settings and educational organizations.

Strong knowledge and skills in the areas of leadership, professional development, management, strategic planning, human factors, instructional systems (synchronous and asynchronous), training delivery, assistive technology and educational technology. Extensive team development, supervision, project management and research skills. Record of exceeding performance reviews.

## CORE COMPETENCIES

- Proven expertise in planning and executing operational plans, managing projects and/or programs, budgeting and cost control.
- Ability to define problems, collect data, establish facts, and draw valid conclusions for reporting purposes.
- Advances expertise in the field of teaching, online learning, assistive technology, and human factors, by keeping abreast of latest research, best practice and technological advances.
- Responsible for the recruitment, supervision and training of staff (approximately 40 staff members).
- Development and coordination of programmatic needs assessments for education, training of staff and the expansion of programs in varied environments.
- Project leader of multiple programs using continuous quality improvement processes.
- Development and implementation of strategies, processes for service and equipment standardization and utilization.
- Maintains and distributes documentation that is relevant, appropriate and accurate in a timely manner.
- Full time, invitational and adjunct faculty member for several professional and educational programs in Florida, New Jersey, Peru and Puerto Rico.
- Competent with the use of several computer software and learning management systems.

## EDUCATIONAL BACKGROUND

**Doctor of Philosophy (Ph.D.) in Computer Technology in Education (Educational Technology, HCI, Human Factors)**  
Nova Southeastern University, College of Engineering and Computing, Fort Lauderdale, FL

**Post-Master Educational Specialist (Ed.S.)**  
Nova Southeastern University, College of Engineering and Computing, Fort Lauderdale, FL

**Master of Arts (M.A.) in Occupational Therapy - Major in Assistive Technology**  
New York University, Graduate School of Education, New York

**Post-Graduate Certificate in Developmental Disabilities - Early Intervention**

University of Puerto Rico, Medical Science Campus  
Graduate School of Public Health, Rio Piedras, Puerto Rico

**Bachelor of Science in Occupational Therapy**  
University of Puerto Rico, Medical Science Campus  
School of Allied Health Professions, Rio Piedras, Puerto Rico

## LANGUAGES

- ♦ Fluent in English and Spanish

## VOLUNTEER WORK

- Give Kids the World
- Ziani HOA – Board Member
- Shepherd's Hope, Inc.
- Eleanore's Project, Inc., Peru
- Collier Hunger Homeless Coalition

## PROFESSIONAL CERTIFICATIONS / MEMBERSHIPS

- ♦ **Upsilon Pi Epsilon (UPE)** – Honor Society for the Computing Sciences.
- ♦ **ACH Manager Certification** – Johns Hopkins All Children's Hospital
- ♦ **Assistive Technology Professional (ATP)** - Rehabilitation Engineering and Assistive Technology Society of North America (RESNA)
- ♦ **Neuro-Developmental Training Certificate** –Neuro-Development Treatment Association (NDTA)

## PUBLICATIONS

- Burgos, B. B. (2015). *A Study of Assistive Technology Competencies of Specialists in Public Schools*. Doctoral Dissertation. Nova Southeastern University. Retrieved from NSUWorks, College of Engineering and Computing.
- Burgos, B. B. (2011, September). Attaining work skills through technology at schools. *Work & Industry Special Interest Section Quarterly*, 25 (3), 3-4.
- Burgos, B. B. (2010). Field observations in a vocational rehabilitation program for people with visual impairments or blindness. *Journal of Instruction Delivery Systems*, 23(4), 26-30.
- Carrasco, R. C., Skees, S. & Burgos, B. B. (2011). Supported and alternative employment: Developmental disabilities and work. In Braveman, B. & Page, J. (Eds.), *Work: Occupational therapy intervention to promote participation and productivity*. Philadelphia: PA, FA Davis Company.

EXPERIENCE

**Curriculum Developer**

November 2017- Present

Katmai Gov. Services – SimLEARN Veterans Healthcare Administration

- Develop advanced distributed learning systems for national Veteran Healthcare Administration simulation environments.
- Conduct Front-End Analysis (FEA)
- Assist with development of best practices and policies & procedures for training.
- Develop, maintain, and update Programs of Instruction.
- Assist teams with the analysis, design, and development of training systems and materials.

**Independent Consultant**

August 2014 – November 2017

Professional Services, FL

- Provided clinical, organizational and mentoring services to clients with special needs conditions and clinical professionals.
- Developed customized trainings and provided consultation services at different organizations. Used several computerized tools and simulations for training sessions.

**Adjunct Professor - Doctoral Program**

May 2013 – Active

Nova Southeastern University, Tampa, FL

- Development of curriculum and provision of courses. Used BlackBoard and Web 2.0 tools for blended teaching.

**Assistive Technology Specialist**

July 2012 – August 2014

Nemours Children's Hospital, Orlando, FL

- Responsible for the structure and organizational plan of the provision of assistive technology (AT) services.
- Developed online documentation (EPIC) for the assistive technology services. Established collaboration with local vendors and company representatives for the provision of durable medical equipment. Member of several hospital wide committees.
- Coordinated the implementation of the hospital online educational platform (Emmi program) for patients and families.
- Developed and coordinated the patient safety program for typical and atypical children and adolescents.
- Member of the Neuromuscular Team and investigator on international research study about Charcot-Marie tooth disease.

**Adjunct Professor – Master's Program**

March 2012 – August 2012

Adventist University of Health Science, Orlando, FL

- Development of curriculum and provision of courses. Used ANGEL, SoftChalk and several Web 2.0 tools for blended teaching.

**Adjunct Professor – Master's Program**

Aug 2007 – Dec 2010

Florida Gulf Coast University, Fort Myers, FL

- Development of curriculum and provision of courses. Used ANGEL, SoftChalk and several Web 2.0 tools, virtual reality, games and simulations for both blended and fully online courses.

**Clinical Coordinator**

Aug 2001 – March 2008

Johns Hopkins - All Children's Hospital, St. Petersburg, FL

- Rehabilitation Service Administration Department - Responsible for the recruitment, clinical supervision and training of the occupational therapy staff (approximately 30 staff members) in the pediatric outpatient and inpatient settings of the Main Campus and its 10 outreach centers. Project leader of multiple hospital programs.
- Responsible for the evaluation, design and delivery of assistive technology services and devices.

- Developed and coordinated staff and programmatic needs assessments for education, training and the expansion of programs.
- Developed and implemented strategies, processes for service and equipment standardization and utilization.
- Developed online documentation for rehabilitation staff as well as studies to evaluate effective treatment outcomes.
- FL Continuing Education Provider - Coordinated and provided continuing education for rehabilitation staff and students.
- Coordinated continuous quality improvements processes. Member of several hospital wide committees. Speaker in several health symposiums and conferences.

**Senior Rehabilitation Technology Specialist**

Nov 1998 – July 2001

Children's Specialized Hospital, Mountainside, NJ

- Rehabilitation Technology Department. Responsible for the evaluation, design and delivery of assistive technology services and devices for inpatients, Day Hospital Unit and outpatients.
- Coordination of in-services for different rehabilitation departments.
- Collaboration with local vendors and company representatives for the provision of durable medical equipment

**Professor – Undergraduate Program**

Aug 1997 – July 1998

University of Puerto Rico, Medical Science Campus, Rio Piedras, PR

- Full-time professor in the Occupational Therapy Program; Clinical Fieldwork Supervisor and Co-investigator in research study.

**Director, Occupational Therapy**

May 1995 – July 1998

University of Puerto Rico, Medical Science Campus, Interdisciplinary Project for Excellence in Services, Rio Piedras, PR

- Responsible for the recruitment, clinical supervision and training of the occupational therapy staff.
- Acted as Assistant Director of the Center; Clinical Fieldwork Coordinator for undergraduate students.
- Delivered services to children ages 0-21 years with the use of interdisciplinary and transdisciplinary team approaches. Responsible for the evaluation, design and delivery of assistive technology services and devices.
- Collaborated in the implementation of a national training project for the Department of Education.

**Occupational Therapist**

Aug 1993 – Oct 1995

First Hospital Panamericano, Cidra, PR

- Responsible for the evaluation and treatment of patients in the Depression Unit. Coverage in the Geriatric, Acute, and Adolescent Units.
- March 1994 - October 1995, responsible for the coordination and delivery of occupational therapy services in the Depression and Detoxification Programs at the Panamericano Institute in Hato Rey. Collaborated in the development and implementation of the Adolescent Program. Participated in television appearances, conferences and health exhibits; provided lectures in support groups.

**Occupational Therapist**

Aug 1992 – Aug 1993

Dr. Ramon Ruiz Arnau Hospital, Bayamon, PR

- Responsible for the evaluation, treatment, consultation services to inpatients and outpatients in the acute (NICU, ICU) and rehabilitation programs (including patients with prosthetics). Supervised occupational therapy assistants and coordinated patients-family educational programs.

# SECTION C

**RESOLUTION 2018-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Narcoossee Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** \_\_\_\_\_ is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

**Section 5.** \_\_\_\_\_ is elected Treasurer.

**Section 6.** \_\_\_\_\_ is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF JUNE, 2018.**

**ATTEST:**

**NARCOOSSEE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson

# MINUTES

MINUTES OF MEETING  
NARCOOSSEE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, January 23, 2018 at 3:00 p.m. at the Orange County Library – Southeast Branch, 5575 South Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Jeffrey Smyk	Chairman
Steve Giercyk	Vice Chairman
James Gregoire	Assistant Secretary by phone
Peter Wong	Supervisor

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 3:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2018**

Mr. Showe stated there is currently a vacancy and I have not received any resumes from interested parties. We can hold this item until the next meeting. The vacancy is posted on the District website and we will reach out to all of the homeowner associations and ask if they will post this vacancy on their individual websites.

**B. Administration of Oath of Office to Newly Appointed Supervisor**



**C. Consideration of Resolution 2018-01 Electing Officers****FOURTH ORDER OF BUSINESS****Approval of the Minutes of the October 24, 2017 Meeting**

On MOTION by Mr. Wong seconded by Mr. Giercyk with all in favor the minutes of the October 24, 2017 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS****Discussion of Bids to Provide Landscape Maintenance Services**

Mr. Showe stated at the request of the Board at the last meeting we went out to bid for landscape services. We used the current scope of work and reached out to five vendors and received three bids. Down to Earth, your current vendor, has the lowest proposal at \$98,440, which is the same as what you are now paying. It is our recommendation to stay with Down to Earth. That current contract goes through September 30, 2018. If the Board wants to change vendors I suggest we look at this during the budget process and see what the assessments might be using the number from Yellowstone.

Mr. Gregoire stated the price of \$98,440 is a very good deal but that is provided the work is performed in a manner that is acceptable to the CDD and that is where the issue lies with Down to Earth; their quality hasn't been up to our standards. If they continue to improve over time and Alan continues to work with them and they stabilize their workforce, then we can keep them and save the District money. If they are not going to improve and they are not going to step up the quality of their work, then we have a responsibility to replace them at some time in the future.

**SIXTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Van Wyk stated you should be getting our updates on the legislative activity. There are proposed bills we are keeping an eye on and there are items under the constitutional revision commission that we are keeping an eye on as well.

**B. Engineer**

Mr. Malave stated we have a bid on an identical fence on another project and we asked them for a price delta if this is done in Narcoossee and he said use the same prices.

Mr. Malave pointed out on the aerial the options for fencing, the Board discussed each option and the timing of construction of each segment then took the following action.

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor District staff was authorized to prepare drawings and bid documents and obtain proposals for Option C fencing to present at the next meeting.

**C. Manager**

**i. Approval of Check Register**

Mr. Showe stated we have checks 1663 through 1682 in the General Fund in the amount of \$288,977.72 and October payroll for \$737.97 for a total of \$289,715.69. A large portion of that is for assessments that come into the General Fund and we cut a check for the Debt Service Fund.

On MOTION by Mr. Giercyk seconded by Mr. Wong with all in favor the check registers in the total amount of \$289,715.69 were approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statements were provided in the agenda package.

**iii. Field Manger's report**

Mr. Scheerer stated we touched base with Down to Earth on concerns with the landscaping.

We did get the signs ordered and I will get those in as soon as they are available. We changed some of the language on them, they are generic conservation signs that are currently in place along the conservation easements throughout the backside of Nona Preserve and as soon as they come in they will be installed, probably half a dozen of them behind those homes. We have also sent letters to the homeowners in that area informing them that it is not their area, it is our

area and we will add the signage once it comes in. We will have a concrete 4X4 post and check on it periodically to make sure it hasn't disappeared.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Showe stated the next meeting is scheduled for March 27, 2018.

On MOTION by Mr. Giercyk seconded by Mr. Smyk with all in favor the meeting adjourned at 3:53 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

**Narcoossee Community  
Development District**  
**ANNUAL FINANCIAL REPORT**  
**September 30, 2017**

**Narcoossee Community Development District****ANNUAL FINANCIAL REPORT**

Fiscal Year Ended September 30, 2017

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## **REPORT OF INDEPENDENT AUDITORS**

To the Board of Supervisors  
Narcoossee Community Development District  
Orange County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Narcoossee Community Development District as of and for the year ended September 30, 2017, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Supervisors  
Narcoossee Community Development District

### **Opinion**

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Narcoossee Community Development District as of September 30, 2017, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Management's Discussion and Analysis*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated April XX, 2018 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Narcoossee Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April XX, 2018



**Narcoossee Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

Management's discussion and analysis of Narcoossee Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Narcoossee Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2017.

- ♦ The District's total assets exceeded total liabilities by \$1,653,502 (net position). Unrestricted net position for Governmental Activities was \$108,495. Net Investment in Capital Assets was \$1,154,541. Restricted net position was \$390,466.
- ♦ Governmental activities revenues totaled \$634,177 while governmental activities expenses totaled \$596,952.

**Narcoossee Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2017</b>	<b>2016</b>
Current assets	\$ 421,932	\$ 431,888
Restricted assets	300,721	283,500
Capital assets	4,422,918	4,544,643
Deferred amount on refunding	32,268	34,361
Total Assets and Deferred Outflows	<u>5,177,839</u>	<u>5,294,392</u>
Current liabilities	227,683	224,596
Non-current liabilities	3,296,654	3,453,519
Total Liabilities	<u>3,524,337</u>	<u>3,678,115</u>
Net investment in capital assets	1,154,541	1,126,775
Restricted debt service	81,629	62,425
Restricted capital projects	308,837	321,746
Net position - unrestricted	108,495	105,331
Total Net Position	<u>\$ 1,653,502</u>	<u>\$ 1,616,277</u>

The decrease in capital assets is the result of current year depreciation.

The decrease in total liabilities is primarily related to principal payments on the bonds outstanding.

**Narcoossee Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2017</b>	<b>2016</b>
Program Revenues		
Charges for services	\$ 633,106	\$ 630,332
General Revenues		
Investment earnings	1,071	89
Miscellaneous revenues	-	8,750
Total Revenues	<u>634,177</u>	<u>639,171</u>
Expenses		
General government	111,203	102,134
Physical environment	326,739	309,667
Interest on long-term debt	159,010	163,095
Total Expenses	<u>596,952</u>	<u>574,896</u>
Change in Net Position	37,225	64,275
Net Position - Beginning of Year	<u>1,616,277</u>	<u>1,552,002</u>
Net Position - End of Year	<u>\$ 1,653,502</u>	<u>\$ 1,616,277</u>

The increase in physical environment expenses is mostly attributable to an increase in repairs and maintenance fees at the fund level.

**Narcoossee Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2017**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2017 and 2016.

Description	Governmental Activities	
	2017	2016
Land	\$ 3,245,141	\$ 3,245,141
Improvements	631,768	631,768
Infrastructure	2,145,239	2,145,239
Accumulated depreciation	(1,599,230)	(1,477,505)
Total Capital Assets (Net)	<u>\$ 4,422,918</u>	<u>\$ 4,544,643</u>

The activity for the year consisted of \$121,725 in depreciation.

**General Fund Budgetary Highlights**

Actual governmental expenditures were less than final budgeted amounts primarily due to lower landscape maintenance and attorney fees than were anticipated in the approved budget.

There were no budget amendments in the current year.

**Debt Management**

Governmental Activities debt includes the following:

- ♦ In March 2013, the District issued \$4,180,000 Series 2013 Special Assessment Refunding Bonds. These bonds were issued to refund the Series 2002 Special Assessment Revenue Bonds for the District. The balance outstanding at September 30, 2017 was \$3,505,000.

**Economic Factors and Next Year's Budget**

The District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2018.

**Request for Information**

The financial report is designed to provide a general overview of Narcoossee Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Narcoossee Community Development District, Governmental Management Services, 135 W. Central Blvd, Suite 320, Orlando, FL 32801.

**Narcoosee Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2017**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 371,224
Investments	26,025
Prepaid items	24,683
Total Current Assets	<u>421,932</u>
Non-current Assets	
Restricted assets	
Investments	300,721
Capital assets, not being depreciated	
Land	3,245,141
Capital assets, being depreciated	
Infrastructure	2,145,239
Improvements	631,768
Less: accumulated depreciation	<u>(1,599,230)</u>
Total Non-current Assets	<u>4,723,639</u>
Total Assets	<u>5,145,571</u>
<b>Deferred Outflows of Resources</b>	
Deferred amount on refunding	32,268
Total Assets and Deferred Outflows of Resources	<u>5,177,839</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	4,600
Accrued interest	63,083
Bonds payable - current portion	160,000
Total Current Liabilities	<u>227,683</u>
Non-current liabilities	
Bonds payable	3,296,654
Total Liabilities	<u>3,524,337</u>
<b>NET POSITION</b>	
Net investment in capital assets	1,154,541
Restricted debt service	81,629
Restricted capital projects	308,837
Unrestricted	108,495
Total Net Position	<u>\$ 1,653,502</u>

See accompanying notes.

**Narcoossee Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2017**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (111,203)	\$ 117,938	\$ 6,735
Physical environment	(326,739)	346,528	19,789
Interest on long-term debt	(159,010)	168,640	9,630
Total Governmental Activities	<u>\$ (596,952)</u>	<u>\$ 633,106</u>	<u>36,154</u>
<b>General revenues:</b>			
Investment earnings			<u>1,071</u>
Change in Net Position			37,225
Net Position - October 1, 2016			<u>1,616,277</u>
Net Position - September 30, 2017			<u>\$ 1,653,502</u>

See accompanying notes.

**Narcoossee Community Development District**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**September 30, 2017**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 62,387	\$ -	\$ 308,837	\$ 371,224
Investments, at fair value	26,025	-	-	26,025
Prepaid items	24,683	-	-	24,683
Restricted assets				
Investments, at fair value	-	300,721	-	300,721
<b>Total Assets</b>	<b>\$ 113,095</b>	<b>\$ 300,721</b>	<b>\$ 308,837</b>	<b>\$ 722,653</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 4,600	\$ -	\$ -	\$ 4,600
<b>FUND BALANCES</b>				
Nonspendable				
Prepays	24,683	-	-	24,683
Restricted				
Debt service	-	300,721	-	300,721
Capital projects	-	-	308,837	308,837
Unassigned	83,812	-	-	83,812
<b>Total Fund Balances</b>	<b>108,495</b>	<b>300,721</b>	<b>308,837</b>	<b>718,053</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 113,095</b>	<b>\$ 300,721</b>	<b>\$ 308,837</b>	<b>\$ 722,653</b>

See accompanying notes.



**Narcoossee Community Development District  
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES  
TO NET POSITION OF GOVERNMENTAL ACTIVITIES  
September 30, 2017**

Total Governmental Fund Balances	\$ 718,053
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets consisting of land, \$3,245,141, improvements, \$631,768, and infrastructure, \$2,145,239, net of accumulated depreciation, \$(1,599,230), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,422,918
Deferred outflows of resources, deferred amount on refunding net, are not financial resources and, therefore, are not reported at the fund level.	32,268
Long-term liabilities, including bonds payable, \$(3,505,000), less bond discount, net \$48,346, are not due and payable in the current period and, therefore, are not reported at the fund level.	(3,456,654)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(63,083)</u>
Net Position of Governmental Activities	<u>\$ 1,653,502</u>

*See accompanying notes.*

**Narcoossee Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2017**

	General	Debt Service	Capital Projects	Totals Governmental Funds
<b>Revenues</b>				
Special assessments	\$ 306,303	\$ 326,803	\$ -	\$ 633,106
Investment earnings	136	902	33	1,071
<b>Total Revenues</b>	<u>306,439</u>	<u>327,705</u>	<u>33</u>	<u>634,177</u>
<b>Expenditures</b>				
<b>Current</b>				
General government	111,203	-	-	111,203
Physical environment	169,386	-	35,628	205,014
<b>Debt service</b>				
Principal	-	155,000	-	155,000
Interest	-	155,484	-	155,484
<b>Total Expenditures</b>	<u>280,589</u>	<u>310,484</u>	<u>35,628</u>	<u>626,701</u>
<b>Excess of revenues over/(under)     expenditures</b>	<u>25,850</u>	<u>17,221</u>	<u>(35,595)</u>	<u>7,476</u>
<b>Other financing sources/(uses)</b>				
Transfers in	-	-	22,696	22,696
Transfers out	(22,696)	-	-	(22,696)
<b>Total other financing sources/(uses)</b>	<u>(22,696)</u>	<u>-</u>	<u>22,696</u>	<u>-</u>
<b>Net change in fund balances</b>	<u>3,154</u>	<u>17,221</u>	<u>(12,899)</u>	<u>7,476</u>
<b>Fund Balances - October 1, 2016</b>	<u>105,341</u>	<u>283,500</u>	<u>321,736</u>	<u>710,577</u>
<b>Fund Balances - September 30, 2017</b>	<u>\$ 108,495</u>	<u>\$ 300,721</u>	<u>\$ 308,837</u>	<u>\$ 718,053</u>

See accompanying notes.

**Narcoossee Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2017**

Net Change in Fund Balances - Total Governmental Funds	\$ 7,476
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(121,725)
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The deferred amount on refunding is amortized in the Statement of Activities, but not in the governmental funds. This is the amount of current year amortization.	(2,093)
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	155,000
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Governmental funds report bond discounts as expenditures. However, in the Statement of Activities, the cost is amortized as interest. This is the amount of amortization in the current year.	(3,135)
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In the statement of activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	1,702
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Change in Net Position of Governmental Activities	<u>\$ 37,225</u>
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**Narcoossee Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
GENERAL FUND**

**For the Year Ended September 30, 2017**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>				
Special assessments	\$ 297,263	\$ 297,263	\$ 306,303	\$ 9,040
Investment earnings	-	-	136	136
<b>Total Revenues</b>	<u>297,263</u>	<u>297,263</u>	<u>306,439</u>	<u>9,176</u>
<b>Expenditures</b>				
<b>Current</b>				
General government	119,069	119,069	111,203	7,866
Physical environment	178,194	178,194	169,386	8,808
<b>Total Expenditures</b>	<u>297,263</u>	<u>297,263</u>	<u>280,589</u>	<u>16,674</u>
<b>Excess of revenues over/(under)     expenditures</b>	<u>-</u>	<u>-</u>	<u>25,850</u>	<u>25,850</u>
<b>Other financing sources/(uses)</b>				
Transfers out	<u>(22,696)</u>	<u>(22,696)</u>	<u>(22,696)</u>	<u>-</u>
<b>Net change in fund balances</b>	<u>(22,696)</u>	<u>(22,696)</u>	<u>3,154</u>	<u>25,850</u>
<b>Fund Balances - October 1, 2016</b>	<u>22,696</u>	<u>22,696</u>	<u>105,341</u>	<u>82,645</u>
<b>Fund Balances - September 30, 2017</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 108,495</u>	<u>\$ 108,495</u>

*See accompanying notes.*

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Narcoossee Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on March 4, 2002 by an ordinance of the City of Orlando, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Narcoossee Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.



**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment refunding bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for the construction of infrastructure improvements within the boundaries of the district.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

**b. Restricted Net Position**

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Improvements:	10-30 years
Infrastructure:	10-30 years

**d. Deferred Outflow of Resources**

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

**e. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**f. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

"Total fund balances" of the District's governmental funds (\$718,053) differs from "net position" of governmental activities (\$1,653,502) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 3,245,141
Improvements	631,768
Infrastructure	2,145,239
Accumulated depreciation	(1,599,230)
Total	<u>\$ 4,422,918</u>

**Deferred outflows of resources**

Deferred amounts in refunding, net is not a current financial resource and, therefore, is not reported in the funds.

Deferred amount on refunding	<u>\$ 32,268</u>
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**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2017 were:

Bonds payable	\$ (3,505,000)
Bond discount, net	48,346
Total	<u>\$ (3,456,654)</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (63,083)</u>
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**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds (\$7,476) differs from the "change in net position" for governmental activities (\$37,225) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(121,725)</u>
--------------	---------------------

**Deferred outflows of resources**

The deferred amount on refunding is amortized in the Statement of Activities, but not in governmental funds. This is the amount of current year amortization.

Deferred amount on refunding amortization	\$ <u>(2,093)</u>
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**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ 155,000
Bond discount amortization	(3,135)
Total	\$ <u>151,865</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>1,702</u>
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**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2017, the District's bank balance was \$371,407 and the carrying value was \$371,224. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2017, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligation Fund	23 days*	<u>\$ 326,746</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The investment listed above is a level 1 asset.

**Interest Rate Risk**

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2017, the District's investment in First American Government Obligation Fund was rated AAAM by Standards & Poors.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investment in the First American Government Obligation is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2017 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<b>Governmental Activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 3,245,141	\$ -	\$ -	\$ 3,245,141
Capital assets, being depreciated:				
Improvements	631,768	-	-	631,768
Infrastructure	2,145,239	-	-	2,145,239
Total Capital Assets, Being Depreciated	2,777,007	-	-	2,777,007
Less accumulated depreciation	(1,477,505)	(121,725)	-	(1,599,230)
Total Capital Assets Depreciated, Net	1,299,502	(121,725)	-	1,177,777
<b>Governmental Activities Capital Assets</b>	<u>\$ 4,544,643</u>	<u>\$ (121,725)</u>	<u>\$ -</u>	<u>\$ 4,422,918</u>

Depreciation of \$121,725 was charged to physical environment.

**NOTE F – LONG-TERM DEBT**

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2017:

Long-term debt at October 1, 2016	\$ 3,660,000
Principal payments	<u>(155,000)</u>
Long-term debt at September 30, 2017	<u>\$ 3,505,000</u>
 \$4,180,000 Series 2013 Special Assessment Refunding Bonds due in annual installments beginning May 2014 and maturing May 2033. Interest from 5.125% to 5.625% is due in May and November starting May 2013.	 \$ 3,505,000
Bond Discount, Net	<u>(48,346)</u>
Bonds Payable, Net	<u>\$ 3,456,654</u>



**Narcoossee Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2017**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2017 are as follows:

Year Ending September 30,	Principal	Interest	Total
2018	\$ 160,000	\$ 150,961	\$ 310,961
2019	165,000	145,780	310,780
2020	175,000	140,174	315,174
2021	175,000	133,861	308,861
2022	185,000	127,236	312,236
2023-2027	1,040,000	504,673	1,544,673
2028-2032	1,310,000	243,087	1,553,087
2033	295,000	10,972	305,972
Totals	<u>\$ 3,505,000</u>	<u>\$ 1,456,744</u>	<u>\$ 4,961,744</u>

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Bonds are subject to redemption at the option of the District and are also subject to extraordinary mandatory redemption prior to maturity as outlined in the Bond Indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2017:

	Reserve Balance	Reserve Requirement
Series 2013	<u>\$ 156,009</u>	<u>\$ 156,009</u>

**NOTE G – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Narcoossee Community Development District  
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Narcoossee Community Development District, as of and for the year ended September 30, 2017, and the related notes to the financial statements, and have issued our report thereon dated April XX, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Narcoossee Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Narcoossee Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Narcoossee Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors  
Narcoossee Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Narcoossee Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants  
Fort Pierce, Florida

April XX, 2018

## **MANAGEMENT LETTER**

To the Board of Supervisors  
Narcoossee Community Development District  
Orange County, Florida

### **Report on the Financial Statements**

We have audited the financial statements of the Narcoossee Community Development District as of and for the year ended September 30, 2017, and have issued our report thereon dated April XX, 2018.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April XX, 2018, should be considered in conjunction with this Management Letter.

### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Narcoossee Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Narcoossee Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors  
Narcoossee Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Narcoossee Community Development District. It is management's responsibility to monitor the Narcoossee Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2017.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the Narcoossee Community Development District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April XX, 2018

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Narcoossee Community Development District  
Orange County, Florida

We have examined Narcoossee Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2017. Management is responsible for Narcoossee Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Narcoossee Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Narcoossee Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Narcoossee Community Development District's compliance with the specified requirements.

In our opinion, Narcoossee Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2017.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April XX, 2018



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

March 30, 2018

To the Board of Supervisors  
Narcoossee Community Development District  
Orange County, Florida

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of Narcoossee Community Development District's (the "District") financial statements as of and for the year ending September 30, 2017.

## **Communication**

Effective two-way communication between our firm and the Board of Supervisors is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding the District and its environment, identifying appropriate sources of audit evidence and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will communicate to us any matters you consider relevant to the audit in a timely manner. Such matters might include strategic decisions that may significantly affect the nature, timing and extent of audit procedures, your suspicion or detection of fraud, or any concerns you may have about the integrity or competence of senior management.

We will communicate to you, in timely manner, any fraud involving senior management and other fraud that causes a material misstatement of the financial statements, instances of noncompliance with laws and regulations that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing after the audit.

Board of Supervisors  
Narcoossee Community Development District  
March 30, 2018  
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## **Independence**

Our independence policies and procedures are designed to provide reasonable assurance that our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies restrict certain non-audit services that may be provided by Berger, Toombs, Elam, Gaines, and Frank and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

## **The Audit Planning Process**

Our audit approach places a strong emphasis on obtaining an understanding of how your organization functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of your organization's objectives, strategies, risks and performance.

As part of obtaining an understanding of your organization and its environment, we will obtain an understanding of internal control. We will use this understanding to identify risks of material misstatement, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement. We will also obtain an understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error.

## **The Concept of Materiality in Planning and Executing the Audit**

We apply the concept of materiality in both planning and performing the audit; evaluating the effect of identified misstatements on the audit and the effect of uncorrected misstatements, if any, on the financial statements; and forming the opinion in our report on the financial statements, and determining or reporting in accordance with *Government Auditing Standards* and other compliance reporting requirements. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial information needs of users of the financial statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures.



Board of Supervisors  
Narcoossee Community Development District  
March 30, 2018  
Page 3

### **The Concept of Materiality in Planning and Executing the Audit (Continued)**

Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

### **Our Approach to Internal Control Relevant to the Audit**

Our audit of the financial statements will include obtaining an understanding of internal control sufficient to plan the audit and determine the nature, timing and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control or identify significant deficiencies or material weaknesses. Our review and understanding of the District's internal control is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

We will issue a report on internal control related to the financial statements. This report describes the scope of testing of internal control and the results of our tests of internal control. Our report on internal control will include any significant deficiencies and material weaknesses in internal controls of which we become aware of as a result of our understanding and testing of internal controls consistent with the requirements of *Government Auditing Standards* issued by the Comptroller General of the United States.

### **Timing of the Audit**

We have scheduled preliminary audit field work for March 2018. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

### **Closing**

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to the District.



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

Board of Supervisors  
Narcoossee Community Development District  
March 30, 2018  
Page 4

This communication is intended solely for the information and use of the Board of Supervisors and is not intended to be, and should not be, used by anyone other than this specified party.

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J.W. GAINES, CPA

## SECTION VI

**RESOLUTION 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Narcoossee Community Development District (“**District**”) prior to June 15, 2018, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and the City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 2018.**

ATTEST:

**NARCOOSSEE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

# **Public Hearing on Proposed Budget Date/Time/Location Options:**

## Option 1

Monday, August 27<sup>th</sup>, 2018  
10:30 AM  
Orange County Public Library – Southeast Branch  
5575 S. Semoran Blvd., Orlando, FL 32822

## Option 2

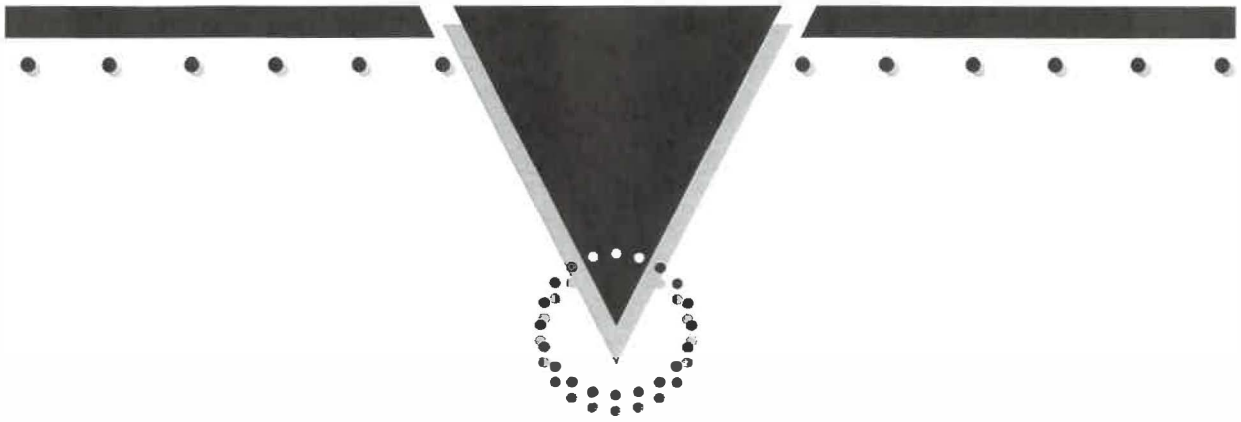
Tuesday, August 28<sup>th</sup>, 2018  
10:30 AM  
Orange County Public Library – Southeast Branch  
5575 S. Semoran Blvd., Orlando, FL 32822

## Option 3

Tuesday, August 28<sup>th</sup>, 2018  
3:00 PM  
GMS-CF Office  
135 West Central Blvd., Suite 320, Orlando FL 32801

## Option 4

Thursday, August 30<sup>th</sup>, 2018  
3:00 PM  
Orange County Public Library – Southeast Branch  
5575 S. Semoran Blvd., Orlando, FL 32822



**Narcoossee**  
**Community Development District**  
**Proposed Budget FY 2019**



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**Narcoossee**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 4/30/18	Projected Next 5 Months	Total Projected 9/30/18	Proposed Budget FY2019
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**Revenues**

Maintenance Assessments	\$297,263	\$269,504	\$27,759	\$297,263	\$297,263
Interest	\$0	\$163	\$150	\$313	\$0
Beginning Fund Balance*	\$16,322	\$16,322	\$0	\$16,322	\$23,972
<b>Total Revenues</b>	<b>\$313,585</b>	<b>\$285,990</b>	<b>\$27,909</b>	<b>\$313,899</b>	<b>\$321,235</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$6,000	\$1,600	\$3,000	\$4,600	\$6,000
FICA Expense	\$459	\$122	\$230	\$352	\$459
Engineering Fees	\$9,000	\$5,288	\$4,800	\$10,088	\$10,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$18,000	\$5,693	\$9,000	\$14,693	\$17,000
Annual Audit	\$3,000	\$0	\$3,000	\$3,000	\$3,000
Dissemination Agent	\$1,250	\$583	\$417	\$1,000	\$1,250
Arbitrage	\$600	\$600	\$0	\$600	\$600
Trustee Fees	\$2,700	\$2,694	\$0	\$2,694	\$2,750
Management Fees	\$42,985	\$25,075	\$17,910	\$42,985	\$44,275
Information Technology	\$1,700	\$992	\$283	\$1,275	\$1,700
Telephone	\$100	\$13	\$25	\$38	\$100
Postage	\$450	\$64	\$65	\$129	\$450
Insurance	\$21,651	\$19,683	\$0	\$19,683	\$21,651
Printing & Binding	\$1,200	\$184	\$500	\$684	\$1,200
Legal Advertising	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Other Current Charges	\$220	\$195	\$160	\$355	\$360
Property Appraiser	\$780	\$771	\$0	\$771	\$780
Office Supplies	\$150	\$74	\$70	\$144	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Contingency	\$2,449	\$23	\$500	\$523	\$969
<b>Administrative Expenses</b>	<b>\$119,069</b>	<b>\$68,828</b>	<b>\$41,160</b>	<b>\$109,987</b>	<b>\$119,069</b>

**Narcoossee**  
**Community Development District**  
**Proposed Budget**  
**General Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 4/30/18	Projected Next 5 Months	Total Projected 9/30/18	Proposed Budget FY2019
<u>Maintenance</u>					
<u>NonaCrest</u>					
Field Management	\$4,043	\$2,358	\$1,685	\$4,043	\$4,164
Landscape Maintenance	\$25,440	\$11,923	\$8,517	\$20,440	\$25,440
Irrigation Repairs	\$3,000	\$200	\$1,800	\$2,000	\$3,000
Lake Maintenance	\$4,300	\$2,436	\$1,740	\$4,176	\$4,300
Feature Lighting	\$750	\$0	\$375	\$375	\$750
Miscellaneous Common Area	\$5,383	\$2,501	\$2,000	\$4,501	\$5,262
<b>Total NonaCrest</b>	<b>\$42,916</b>	<b>\$19,418</b>	<b>\$16,116</b>	<b>\$35,534</b>	<b>\$42,916</b>
<u>La Vina</u>					
Field Management	\$9,860	\$5,752	\$4,108	\$9,860	\$10,156
Landscape Maintenance	\$51,100	\$28,350	\$20,250	\$48,600	\$51,100
Irrigation Repairs	\$4,000	\$229	\$2,000	\$2,229	\$4,000
Lake Maintenance	\$6,180	\$3,500	\$2,500	\$6,000	\$6,180
Utilities	\$7,860	\$4,543	\$3,075	\$7,618	\$7,860
Wall Repairs/Cleaning	\$6,000	\$0	\$3,000	\$3,000	\$6,000
Solvino Streetlighting	\$2,710	\$1,550	\$1,111	\$2,662	\$2,710
Capri Streetlighting	\$3,850	\$2,203	\$1,580	\$3,783	\$3,850
Miscellaneous Common Area	\$1,845	\$1,423	\$400	\$1,823	\$1,549
<b>Total La Vina</b>	<b>\$93,405</b>	<b>\$47,551</b>	<b>\$38,025</b>	<b>\$85,575</b>	<b>\$93,405</b>
<u>Nona Preserve</u>					
Field Management	\$4,333	\$2,527	\$1,805	\$4,333	\$4,463
Landscape Maintenance	\$29,400	\$17,150	\$12,250	\$29,400	\$29,400
Irrigation Repairs	\$2,200	\$159	\$1,000	\$1,159	\$2,200
Lake Maintenance	\$4,300	\$2,450	\$1,750	\$4,200	\$4,300
Miscellaneous Common Area	\$1,640	\$3,416	\$0	\$3,416	\$1,510
<b>Total Nona Preserve</b>	<b>\$41,873</b>	<b>\$25,702</b>	<b>\$16,805</b>	<b>\$42,507</b>	<b>\$41,873</b>
<u>Parcels G &amp; H</u>					
Field Management	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0
<b>Total Parcels G &amp; H</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Maintenance Expenses</b>	<b>\$178,194</b>	<b>\$92,671</b>	<b>\$70,946</b>	<b>\$163,617</b>	<b>\$178,194</b>
<b>Transfer Out to Capital Reserves</b>	<b>\$16,322</b>	<b>\$0</b>	<b>\$16,322</b>	<b>\$16,322</b>	<b>\$23,973</b>
<b>Total Expenses</b>	<b>\$313,585</b>	<b>\$161,498</b>	<b>\$128,428</b>	<b>\$289,926</b>	<b>\$321,235</b>
<b>Excess Revenues *</b>	<b>\$0</b>	<b>\$124,492</b>	<b>(\$100,519)</b>	<b>\$23,972</b>	<b>(\$0)</b>

\* - Reduced for First Quarter Operating - \$74,300

Net Assessments	\$297,263
Add: Discounts & Collections	\$18,974
Gross Assessments	\$316,237

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2019**

**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 2019**

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines, & Frank to provide this service.

**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**

The District incurs costs related to accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

**Telephone**

Telephone and fax machine.

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2019**

**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.

**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.

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2019**

**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.**

**Annual Costs**

o Landscape Maintenance: Contract Cost of \$1,704 monthly	\$20,440
o Replacement Plants	<u>\$5,000</u>
o <b>Total Costs</b>	<b>\$25,440</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.

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

**Annual Costs**

o Landscape Maintenance: Contract Cost of \$348 monthly	\$4,176
o Contingency	<u>\$124</u>
o <b>Total Costs</b>	<b>\$4,300</b>

**Feature Lighting**

Replacement and repair of up light fixtures.

**Miscellaneous Common Area**

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

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2019**

**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.

<b>Vendor: Down To Earth, Inc.</b>	<b>Annual Costs</b>
o Landscape Maintenance: Contract Cost of \$4,050 monthly	\$48,600
o Replacement Plants	<u>\$2,500</u>
o <b>Total Costs</b>	<b>\$51,100</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. The amount also includes unscheduled maintenance.

<b>Vendor: Applied Aquatic Management, Inc.</b>	<b>Annual Costs</b>
o Landscape Maintenance: Contract Cost of \$500 month	\$6,000
o Contingency	<u>\$180</u>
o <b>Total Costs</b>	<b>\$6,180</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>
o Reclaimed Water - \$640/month	\$7,680
o Electric - \$15/month	<u>\$180</u>
o <b>Total Costs</b>	<b>\$7,860</b>

**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2019**

**Wall Repairs/Cleaning**

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

**Solvino Streetlighting**

The District funds the streetlights within the Solvino community.

***Vendor: Orlando Utilities Commission***

- o *Electric - \$225/month*

***Annual Costs***

***\$2,710***

**Capri Streetlighting**

The District funds the streetlights within the Capri community.

***Vendor: Orlando Utilities Commission***

- o *Electric - \$320/month*

***Annual Costs***

***\$3,850***

**Miscellaneous Common Area Maintenance**

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

**Nona Preserve**

**Field Management**

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

**Landscape Maintenance**

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

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

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

***Annual Costs***

***\$29,400***

**Irrigation Repairs**

Irrigation maintenance expenditures that may occur during the fiscal year.



**Narcoossee**  
**Community Development District**  
**General Fund Budget**  
**Fiscal Year 2019**

**Lake Maintenance**

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

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

***Annual***

***Costs***

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

**Miscellaneous Common Area Maintenance**

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

**Parcel G & H (No activity projected in FY19)**

**Field Management**

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

**Landscape Maintenance**

These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and planting annuals. (Estimated no activity for FY 2019)

**Lake Maintenance**

These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal. (Estimated no activity for FY 2019)

**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 2019**

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

**Narcoossee**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund - Nona Crest**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 4/30/18	Projected Next 5 Months	Total Projected 9/30/18	Proposed Budget FY2019
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**Revenues**

Transfer In	\$3,001	\$0	\$0	\$0	\$11,654
Interest	\$0	\$5	\$2	\$7	\$0
Carry Forward Surplus	\$92,340	\$92,340	\$0	\$92,340	\$86,907

<b>Total Revenues</b>	<b>\$95,341</b>	<b>\$92,345</b>	<b>\$2</b>	<b>\$92,347</b>	<b>\$98,561</b>
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**Expenditures**

Repairs & Maintenance	\$0	\$0	\$5,440	\$5,440	\$0
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<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,440</b>	<b>\$0</b>
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<b>Excess Revenues</b>	<b>\$95,341</b>	<b>\$92,345</b>	<b>\$2</b>	<b>\$86,907</b>	<b>\$98,561</b>
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**Narcoossee**  
**Community Development District**

**Proposed Budget**  
**Capital Reserve Fund - La Vina**  
**Fiscal Year 2019**

<b>Description</b>	<b>Adopted Budget FY2018</b>	<b>Actual thru 4/30/18</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/18</b>	<b>Proposed Budget FY2019</b>
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**Revenues**

Transfer In	\$11,853	\$0	\$0	\$0	\$14,192
Interest	\$0	\$6	\$2	\$8	\$0
Carry Forward Surplus	\$84,827	\$99,830	\$0	\$99,830	\$79,517

<b>Total Revenues</b>	<b>\$96,680</b>	<b>\$99,835</b>	<b>\$2</b>	<b>\$99,837</b>	<b>\$93,710</b>
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**Expenditures**

Fountain	\$0	\$0	\$0	\$0	\$0
Dowden Median Improvements	\$50,000	\$0	\$20,320	\$20,320	\$50,000
Repair & Maintenance	\$0	\$0	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$20,320</b>	<b>\$20,320</b>	<b>\$50,000</b>
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<b>Excess Revenues</b>	<b>\$46,680</b>	<b>\$99,835</b>	<b>(\$20,318)</b>	<b>\$79,517</b>	<b>\$43,710</b>
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**Narcoossee**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund - Nona Preserve**  
**Fiscal Year 2019**

<b>Description</b>	<b>Adopted Budget FY2018</b>	<b>Actual thru 4/30/18</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/18</b>	<b>Proposed Budget FY2019</b>
<b><u>Revenues</u></b>					
Transfer In	\$0	\$0	\$0	\$0	\$2,058
Interest	\$0	\$2	\$1	\$3	\$0
Carry Forward Surplus	\$37,851	\$37,937	\$0	\$37,937	\$34,580
<b>Total Revenues</b>	<b>\$37,851</b>	<b>\$37,939</b>	<b>\$1</b>	<b>\$37,940</b>	<b>\$36,638</b>
<b><u>Expenditures</u></b>					
Capital Projects	\$0	\$0	\$3,360	\$3,360	\$0
Bank Fees	\$0	\$0	\$0	\$0	\$0
Wall Repair	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,360</b>	<b>\$3,360</b>	<b>\$0</b>
<b>Excess Revenues</b>	<b>\$37,851</b>	<b>\$37,939</b>	<b>(\$3,359)</b>	<b>\$34,580</b>	<b>\$36,638</b>

**Narcoossee**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund - Parcels G&H**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 4/30/18	Projected Next 5 Months	Total Projected 9/30/18	Proposed Budget FY2019
<b>Revenues</b>					
Transfer In	\$1,468	\$0	\$0	\$0	\$4,903
Interest	\$0	\$5	\$2	\$7	\$0
Carry Forward Balance	\$78,730	\$78,730	\$0	\$78,730	\$78,736
<b>Total Revenues</b>	<b>\$80,198</b>	<b>\$78,734</b>	<b>\$2</b>	<b>\$78,736</b>	<b>\$83,639</b>
<b>Expenditures</b>					
Bank Fees	\$0	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues</b>	<b>\$80,198</b>	<b>\$78,734</b>	<b>\$2</b>	<b>\$78,736</b>	<b>\$83,639</b>

**Narcoossee**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Fiscal Year 2019**

Description	Adopted Budget FY2018	Actual thru 4/30/18	Projected Next 5 Months	Total Projected 9/30/18	Proposed Budget FY2019
<b>Revenues</b>					
Assessments - Tax Roll	\$317,131	\$287,541	\$29,590	\$317,131	\$317,131
Interest Income	\$100	\$1,719	\$1,800	\$3,519	\$1,000
Carry Forward Surplus	\$144,621	\$144,712	\$0	\$144,712	\$154,401
<b>Total Revenues</b>	<b>\$461,852</b>	<b>\$433,972</b>	<b>\$31,390</b>	<b>\$465,362</b>	<b>\$472,532</b>
<b>Expenditures</b>					
<b>Series 2013A-1</b>					
Interest - 11/1	\$46,140	\$46,140	\$0	\$46,140	\$44,703
Principal - 5/1	\$115,000	\$0	\$115,000	\$115,000	\$120,000
Interest - 5/1	\$46,140	\$0	\$46,140	\$46,140	\$44,703
<b>Series 2013A-2</b>					
Interest - 11/1	\$29,341	\$29,341	\$0	\$29,341	\$28,188
Principal - 5/1	\$45,000	\$0	\$45,000	\$45,000	\$45,000
Interest - 5/1	\$29,341	\$0	\$29,341	\$29,341	\$28,188
<b>Total Expenditures</b>	<b>\$310,961</b>	<b>\$75,481</b>	<b>\$235,481</b>	<b>\$310,961</b>	<b>\$310,780</b>
<sup>(1)</sup> <b>Excess Revenues</b>	<b>\$150,890</b>	<b>\$358,492</b>	<b>(\$204,091)</b>	<b>\$154,401</b>	<b>\$161,752</b>

Series 2013A-1	Nov 1, 2019	\$43,053
Series 2013A-2	Nov 1, 2019	\$27,034
Net Assessments		\$317,131
Add: Discounts & Collections		\$20,242
Gross Assessments		\$337,373

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

**Narcoossee**  
**Community Development District**  
**Debt Assessment Calculation**  
**Fiscal Year 2019**

Subdivision	Track		Units	Proposed FY2019	Total Debt
				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

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

Date	Series 2013A-1		Fiscal Total
	Principal	Interest	
11/1/18		\$44,702.50	\$205,842.50
5/1/19	\$120,000.00	\$44,702.50	
11/1/19		\$43,052.50	\$207,755.00
5/1/20	\$125,000.00	\$43,052.50	
11/1/20		\$41,177.50	\$209,230.00
5/1/21	\$125,000.00	\$41,177.50	
11/1/21		\$39,146.25	\$205,323.75
5/1/22	\$130,000.00	\$39,146.25	
11/1/22		\$36,871.25	\$206,017.50
5/1/23	\$135,000.00	\$36,871.25	
11/1/23		\$34,373.75	\$206,245.00
5/1/24	\$140,000.00	\$34,373.75	
11/1/24		\$31,748.75	\$206,122.50
5/1/25	\$145,000.00	\$31,748.75	
11/1/25		\$28,921.25	\$205,670.00
5/1/26	\$150,000.00	\$28,921.25	
11/1/26		\$25,921.25	\$204,842.50
5/1/27	\$160,000.00	\$25,921.25	
11/1/27		\$22,721.25	\$208,642.50
5/1/28	\$165,000.00	\$22,721.25	
11/1/28		\$19,297.50	\$207,018.75
5/1/29	\$170,000.00	\$19,297.50	
11/1/29		\$15,770.00	\$205,067.50
5/1/30	\$180,000.00	\$15,770.00	
11/1/30		\$12,035.00	\$207,805.00
5/1/31	\$185,000.00	\$12,035.00	
11/1/31		\$8,196.25	\$205,231.25
5/1/32	\$195,000.00	\$8,196.25	
11/1/32		\$4,150.00	\$207,346.25
5/1/33	\$200,000.00	\$4,150.00	\$204,150.00
	\$2,325,000.00	\$816,170.00	\$3,302,310.00

# Narcoossee

## Community Development District

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

### Amortization Schedule

Date	Series 2013A-2		Fiscal Total
	Principal	Interest	
11/1/18		\$28,187.50	\$102,528.13
5/1/19	\$45,000.00	\$28,187.50	
11/1/19		\$27,034.38	\$100,221.88
5/1/20	\$50,000.00	\$27,034.38	
11/1/20		\$25,753.13	\$102,787.51
5/1/21	\$50,000.00	\$25,753.13	
11/1/21		\$24,471.88	\$100,225.01
5/1/22	\$55,000.00	\$24,471.88	
11/1/22		\$23,062.50	\$102,534.38
5/1/23	\$55,000.00	\$23,062.50	
11/1/23		\$21,515.63	\$99,578.13
5/1/24	\$60,000.00	\$21,515.63	
11/1/24		\$19,828.13	\$101,343.76
5/1/25	\$60,000.00	\$19,828.13	
11/1/25		\$18,140.63	\$97,968.76
5/1/26	\$65,000.00	\$18,140.63	
11/1/26		\$16,312.50	\$99,453.13
5/1/27	\$70,000.00	\$16,312.50	
11/1/27		\$14,343.75	\$100,656.25
5/1/28	\$75,000.00	\$14,343.75	
11/1/28		\$12,234.38	\$101,578.13
5/1/29	\$80,000.00	\$12,234.38	
11/1/29		\$9,984.38	\$102,218.76
5/1/30	\$85,000.00	\$9,984.38	
11/1/30		\$7,593.75	\$102,578.13
5/1/31	\$85,000.00	\$7,593.75	
11/1/31		\$5,203.13	\$97,796.88
5/1/32	\$90,000.00	\$5,203.13	
11/1/32		\$2,671.88	\$97,875.01
5/1/33	\$95,000.00	\$2,671.88	\$97,671.88
	\$1,020,000.00	\$512,675.10	\$1,607,015.73

## SECTION VII

## RESOLUTION 2018-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Narcoossee Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

**1. GENERAL ELECTION SEATS.** Seat 3, currently held by James Gregoire and Seat 5, currently vacant are scheduled for the General Election beginning in November 2018. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2018. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 5th day of June, 2018.

**NARCOOSSEE  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

---

SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Narcoossee Community Development District will commence at noon on June 18, 2018, and close at noon on June 22, 2018. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 West Kaley Street, Orlando, Florida 32806. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Narcoossee Community Development District has two seats up for election, specifically seats 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6, 2018, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

**Publish on or before June 4, 2018.**

## SECTION VIII

## SECTION B



# SECTION 1

**From:** Urchuk, Michael  
**Sent:** Thursday, May 17, 2018 10:41 AM  
**To:** Malave, Rey <[rmalave@Dewberry.com](mailto:rmalave@Dewberry.com)>  
**Subject:** Narcoossee CDD Fence

Rey,

Here is a breakdown of the costs from Barfield Fence and Seminole Masonry.

Pond 1:

Fencing: 102' of 6' high welded Fence  
30' of 6" high welded sloped fence  
Columns: 3 brick columns

Pond 2:

Fencing: 104' of 6' high welded Fence  
30' of 6" high welded sloped fence  
Columns: 4 brick columns

Pond 3:

Fencing: 60' of 6' high welded Fence  
30' of 6" high welded sloped fence  
Columns: 4 brick columns

Pond 4:

Fencing: 110' of 6' high welded Fence  
30' of 6" high welded sloped fence  
Columns: 4 brick columns

Pricing:

**Fencing: \$25,926.00**  
376' of 6' high welded Fence  
120' of 6" high welded sloped fence

**Columns: \$28,500.00**  
15 brick columns

**Total: \$54,426.00**

Michael Urchuk, RLA  
Senior Landscape Architect  
Dewberry  
800 North Magnolia Ave., Suite 1000  
Orlando, FL 32803  
407.843.5120 office  
321.354.9744 direct  
407.649.8664 fax  
[www.dewberry.com](http://www.dewberry.com)

# SECTION C

# SECTION 1

# Narcoossee Community Development District

## Summary of Check Register

January 16, 2018 to March 18, 2018

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	3/20/18	1698	\$	9,315.42
	4/4/18	1699-1702	\$	11,918.11
	4/5/18	1703	\$	5,406.45
	4/12/18	1704	\$	1,198.00
	4/17/18	1705-1706	\$	14,648.49
	4/25/18	1707-1708	\$	1,350.00
	5/2/18	1709	\$	1,952.30
	5/9/18	1710	\$	5,347.94
			<b>\$</b>	<b>51,136.71</b>

\*\*\* CHECK DATES 03/19/2018 - 05/11/2018 \*\*\*

NARCOOSSEE-GENERAL FUND  
BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/20/18	00034	3/19/18 03192018	201803 300-20700-10500		*	9,315.42	
		FY18 DEBT ASMNT-DS 2013					
				NARCOOSSEE CDD C/O US BANK			9,315.42 001698
4/04/18	00069	12/05/17 57681	201711 330-53800-46400	IRRIG RPRS 11/1 & 11/17	*	124.77	
		12/05/17 57682	201711 320-53800-46400	IRRIG RPRS/INSP 11/17/17	*	54.88	
		2/28/18 58537	201801 320-53800-46400	IRRIG RPRS/INSPEC 1/16/18	*	62.36	
		2/28/18 58537A	201802 320-53800-46400	IRRIG RPRS/INSPEC 2/20/18	*	55.01	
		2/28/18 58540	201801 340-53800-46400	NNA PRSRV IRRIG RPRS 1/16	*	19.19	
		2/28/18 58544	201801 330-53800-46400	LA VINA IRRIG RPRS1/12/18	*	30.82	
		3/10/18 58608	201803 330-53800-46200	LA VINA-LNDSCP MNT-MAR18	*	4,050.00	
		3/10/18 58618	201803 320-53800-46200	NNA CRST-LNDSCP MNT-MAR18	*	1,703.33	
		3/10/18 58619	201803 340-53800-46200	NNA PRSV-LNDSCP MNT-MAR18	*	2,450.00	
				DOWN TO EARTH LAWNCARE II, INC			8,550.36 001699
4/04/18	00072	3/09/18 1525568	201802 310-51300-31100	GEN.ENG.-COORD/FENCE	*	450.00	
				DEWBERRY ENGINEERS INC.			450.00 001700
4/04/18	00005	3/28/18 99386	201802 310-51300-31500	LNDSCP/MON LEGIS/CAPITOL	*	224.00	
				HOPPING GREEN & SAMS			224.00 001701
4/04/18	00053	3/23/18 4944468	201803 310-51300-32300	TRUSTEE FEES MAR18-FEB19	*	2,693.75	
				US BANK			2,693.75 001702
4/05/18	00043	4/02/18 306	201804 310-51300-34000	MANAGEMENT FEES APR18	*	3,582.08	
		4/02/18 306	201804 310-51300-35100	INFO TECHNOLOGY APR18	*	141.67	
		4/02/18 306	201804 310-51300-31300	DISSEMINATION FEE APR18	*	83.33	
		4/02/18 306	201804 310-51300-51000	OFFICE SUPPLIES	*	20.09	
		4/02/18 306	201804 310-51300-42000	POSTAGE	*	1.41	

NARC -NARCOOSSEE - BPEREGRINO

\*\*\* CHECK DATES 03/19/2018 - 05/11/2018 \*\*\*

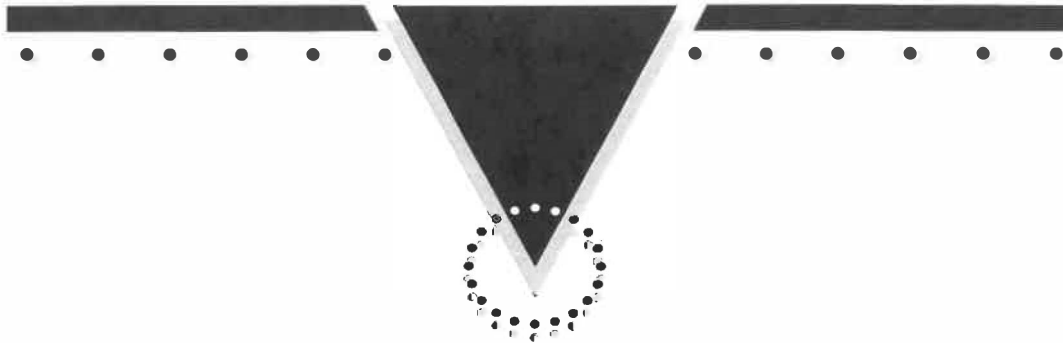
NARCOOSSEE-GENERAL FUND  
BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/02/18 306	201804 310-51300-42500		*	35.70	
		COPIES					
		4/02/18 306	201804 310-51300-55000		*	22.50	
		MEETING ROOM RENTAL					
		4/02/18 307	201804 330-53800-12000		*	821.69	
		FIELD MANAGEMENT APR18					
		4/02/18 307	201804 340-53800-12000		*	361.07	
		FIELD MANAGEMENT APR18					
		4/02/18 307	201804 320-53800-12000		*	336.91	
		FIELD MANAGEMENT APR18					
			GOVERNMENTAL MANAGEMENT SERVICES				5,406.45 001703
4/12/18	00022	3/31/18 168553	201803 330-53800-46300		*	500.00	
		LA VINA-AQUAT MGMT MAR18					
		3/31/18 168554	201803 320-53800-46300		*	348.00	
		NNA CRST-AQUAT MGMT MAR18					
		3/31/18 168556	201803 340-53800-46300		*	350.00	
		NNA PRSV-AQUAT MGMT MAR18					
			APPLIED AQUATIC MANAGEMENT, INC.				1,198.00 001704
4/17/18	00034	4/13/18 04132018	201804 300-20700-10500		*	6,445.16	
		ORANGE CTY ASMNT DS 2013					
			NARCOOSSEE CDD C/O US BANK				6,445.16 001705
4/17/18	00069	4/10/18 59008	201804 330-53800-46200		*	4,050.00	
		LA VINA-LNDSCP MNT-APR18					
		4/10/18 59018	201804 320-53800-46200		*	1,703.33	
		NNA CRST-LNDSCP MNT-APR18					
		4/10/18 59019	201804 340-53800-46200		*	2,450.00	
		NNA PRSV-LNDSCP MNT-APR18					
			DOWN TO EARTH LAWN CARE II, INC				8,203.33 001706
4/25/18	00072	4/18/18 1536848	201803 310-51300-31100		*	750.00	
		GEN.ENG.-QUOTES/AGENDA					
			DEWBERRY ENGINEERS INC.				750.00 001707
4/25/18	00045	4/17/18 16676	201804 310-51300-31700		*	600.00	
		ARBITRAGE-SER.2013-FY18					
			GRAU & ASSOCIATES				600.00 001708
5/02/18	00005	4/25/18 99874	201803 310-51300-31500		*	230.50	
		NOT.QUAL.PER/AREA SIGNAGE					
		4/25/18 99875	201803 310-51300-31500		*	1,721.80	
		MONTHLY MEETING MAR18					
			HOPPING GREEN & SAMS				1,952.30 001709
			NARC -NARCOOSSEE - BPEREGRINO				

NARC -NARCOOSSEE - BPEREGRINO



## SECTION 2



# Narcoossee

## Community Development District

Unaudited Financial Reporting  
April 30, 2018



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<b>9-10</b>	<b>Month to Month</b>
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**Narcoossee**  
**Community Development District**  
**Combined Balance Sheet**  
For the Period Ended April 30, 2018

	<u>Governmental Fund Types</u>			<b>Totals</b> <b>(Memorandum Only)</b> <b>2018</b>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>Assets:</u></b>				
Cash	\$193,654	---	---	\$193,654
Cash-Nona Preserve	---	---	\$37,939	\$37,939
Cash-Parcels G & H	---	---	\$78,734	\$78,734
Cash-Nona Crest	---	---	\$92,345	\$92,345
Cash-La Vina	---	---	\$99,835	\$99,835
Custody-Excess Funds	\$26,188	---	---	\$26,188
<b><u>Series 2013A-1/A-2</u></b>				
Reserve A-1	---	\$104,615	---	\$104,615
Revenue	---	\$358,208	---	\$358,208
Reserve A-2	---	\$51,394	---	\$51,394
Prepayment	---	\$283	---	\$283
Excess Revenue	---	---	---	\$0
Due from General Fund	---	---	---	\$0
<b>Total Assets</b>	<b>\$219,843</b>	<b>\$514,501</b>	<b>\$308,854</b>	<b>\$1,043,197</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$3,178	---	---	\$3,178
<b><u>Fund Balances:</u></b>				
Restricted for Debt Service	---	\$514,501	---	\$514,501
Assigned for Capital Projects - Nona Preserve	---	---	\$37,939	\$37,939
Assigned for Capital Projects - GH	---	---	\$78,734	\$78,734
Assigned for Capital Projects - Nona Crest	---	---	\$92,345	\$92,345
Assigned for Capital Projects - La Vina	---	---	\$99,835	\$99,835
Unassigned	\$216,665	---	---	\$216,665
<b>Total Liabilities and Fund Equity</b>				
<b>&amp; Other Credits</b>	<b>\$219,843</b>	<b>\$514,501</b>	<b>\$308,854</b>	<b>\$1,043,197</b>

**Narcoossee**  
**Community Development District**  
**General Fund**  
Statement of Revenues & Expenditures  
For the Period Ended April 30, 2018

	Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$297,263	\$297,263	\$269,504	(\$27,759)
Interest	\$0	\$0	\$163	\$163
<b>Total Revenues</b>	<b>\$297,263</b>	<b>\$297,263</b>	<b>\$269,667</b>	<b>(\$27,596)</b>
<b>Expenditures:</b>				
<b><u>Administrative</u></b>				
Supervisor Fees	\$6,000	\$3,500	\$1,600	\$1,900
FICA	\$459	\$268	\$122	\$145
Engineering	\$9,000	\$5,250	\$5,288	(\$38)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney	\$18,000	\$10,500	\$5,693	\$4,807
Annual Audit	\$3,000	\$0	\$0	\$0
Dissemination	\$1,250	\$729	\$583	\$146
Arbitrage	\$600	\$600	\$600	\$0
Trustee Fees	\$2,700	\$2,694	\$2,694	\$0
Management Fees	\$42,985	\$25,075	\$25,075	(\$0)
Information Technology	\$1,700	\$992	\$992	(\$0)
Telephone	\$100	\$58	\$13	\$46
Postage	\$450	\$263	\$64	\$199
Insurance	\$21,651	\$21,651	\$19,683	\$1,968
Printing & Binding	\$1,200	\$700	\$184	\$516
Legal Advertising	\$1,200	\$700	\$0	\$700
Other Current Charges	\$220	\$128	\$195	(\$67)
Property Appraiser	\$780	\$780	\$771	\$9
Office Supplies	\$150	\$88	\$74	\$14
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Contingency	\$2,449	\$1,429	\$23	\$1,406
<b>Total Administrative</b>	<b>\$119,069</b>	<b>\$80,578</b>	<b>\$68,828</b>	<b>\$11,751</b>
<b><u>Nona Crest</u></b>				
Field Management	\$4,043	\$2,358	\$2,358	\$0
Landscape Maintenance	\$25,440	\$14,840	\$11,923	\$2,917
Irrigation Repairs	\$3,000	\$1,750	\$200	\$1,550
Lake Maintenance	\$4,300	\$2,508	\$2,436	\$72
Feature Lighting	\$750	\$438	\$0	\$438
Miscellaneous Common Area	\$5,383	\$3,140	\$2,501	\$640
<b>Total Nona Crest</b>	<b>\$42,916</b>	<b>\$25,034</b>	<b>\$19,418</b>	<b>\$5,616</b>

**Narcoossee**  
**Community Development District**  
**General Fund**  
Statement of Revenues & Expenditures  
For the Period Ended April 30, 2018

	Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b><u>La Vina</u></b>				
Field Management	\$9,860	\$5,752	\$5,752	(\$0)
Landscape Maintenance	\$51,100	\$29,808	\$28,350	\$1,458
Irrigation Repairs	\$4,000	\$2,333	\$229	\$2,105
Lake Maintenance	\$6,180	\$3,605	\$3,500	\$105
Utilities	\$7,860	\$4,585	\$4,543	\$42
Wall Repairs/Cleaning	\$6,000	\$3,500	\$0	\$3,500
Solvino Streetlighting	\$2,710	\$1,581	\$1,550	\$30
Capri Streetlighting	\$3,850	\$2,246	\$2,203	\$42
Miscellaneous Common Area	\$1,845	\$1,076	\$1,423	(\$347)
<b>Total La Vina</b>	<b>\$93,405</b>	<b>\$54,486</b>	<b>\$47,551</b>	<b>\$6,935</b>
<b><u>Nona Preserve</u></b>				
Field Management	\$4,333	\$2,528	\$2,527	\$0
Landscape Maintenance	\$29,400	\$17,150	\$17,150	\$0
Irrigation Repairs	\$2,200	\$1,283	\$159	\$1,124
Lake Maintenance	\$4,300	\$2,508	\$2,450	\$58
Miscellaneous Common Area	\$1,640	\$957	\$3,416	(\$2,459)
<b>Total Nona Preserve</b>	<b>\$41,873</b>	<b>\$24,426</b>	<b>\$25,702</b>	<b>(\$1,276)</b>
<b>Maintenance Expenses</b>	<b>\$178,194</b>	<b>\$103,946</b>	<b>\$92,671</b>	<b>\$11,276</b>
<b>Total Expenditures</b>	<b>\$297,263</b>	<b>\$184,524</b>	<b>\$161,498</b>	<b>\$23,026</b>
<b><u>Other Sources (Uses)</u></b>				
Transfer Out	(\$16,322)	\$0	\$0	\$0
<b>Total Other Sources (Uses)</b>	<b>(\$16,322)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$16,322)</b>		<b>\$108,169</b>	
<b>Fund Balance - Beginning</b>	<b>\$16,322</b>		<b>\$108,496</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$216,665</b>	

**Narcoossee**  
**Community Development District**  
**Debt Service Fund**  
Statement of Revenues & Expenditures  
For the Period Ended April 30, 2018

	Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$317,131	\$317,131	\$287,541	(\$29,590)
Interest	\$100	\$58	\$1,719	\$1,661
<b>Total Revenues</b>	<b>\$317,231</b>	<b>\$317,189</b>	<b>\$289,261</b>	<b>(\$27,929)</b>
<b>Expenditures:</b>				
<b>Series 2013A-1</b>				
Interest Expense 11/01	\$46,140	\$46,140	\$46,140	\$0
Principal 5/01	\$115,000	\$0	\$0	\$0
Interest Expense 5/01	\$46,140	\$0	\$0	\$0
<b>Series 2013A-2</b>				
Interest Expense 11/01	\$29,341	\$29,341	\$29,341	\$0
Principal 5/01	\$45,000	\$0	\$0	\$0
Interest Expense 5/01	\$29,341	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$310,961</b>	<b>\$75,481</b>	<b>\$75,481</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$6,270</b>		<b>\$213,780</b>	
<b>Fund Balance - Beginning</b>	<b>\$144,621</b>		<b>\$300,721</b>	
<b>Fund Balance - Ending</b>	<b>\$150,890</b>		<b>\$514,501</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Nona Preserve**  
Statement of Revenues & Expenditures  
For the Period Ended April 30, 2018

	Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b>Revenues:</b>				
Transfer In	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$2	\$2
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>
<b>Expenditures:</b>				
Bank Fees	\$0	\$0	\$0	\$0
Capital Projects	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$0</b>		<b>\$2</b>	
<b>Fund Balance - Beginning</b>	<b>\$37,851</b>		<b>\$37,937</b>	
<b>Fund Balance - Ending</b>	<b>\$37,851</b>		<b>\$37,939</b>	



**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Parcels G & H**  
**Statement of Revenues & Expenditures**  
**For the Period Ended April 30, 2018**

	Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b><u>Revenues:</u></b>				
Transfer In	\$1,468	\$0	\$0	\$0
Interest	\$0	\$0	\$5	\$5
<b>Total Revenues</b>	<b>\$1,468</b>	<b>\$0</b>	<b>\$5</b>	<b>\$5</b>
<b><u>Expenditures:</u></b>				
Bank Fees	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$1,468</b>		<b>\$5</b>	
<b>Fund Balance - Beginning</b>	<b>\$78,730</b>		<b>\$78,730</b>	
<b>Fund Balance - Ending</b>	<b>\$80,198</b>		<b>\$78,734</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Nona Crest**  
**Statement of Revenues & Expenditures**  
**For the Period Ended April 30, 2018**

Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
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**Revenues:**

Transfer In	\$3,001	\$0	\$0	\$0
Interest	\$0	\$0	\$5	\$5

<b>Total Revenues</b>	<b>\$3,001</b>	<b>\$0</b>	<b>\$5</b>	<b>\$5</b>
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**Expenditures:**

Repairs & Maintenance	\$0	\$0	\$0	\$0
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<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$3,001</b>	<b>\$5</b>		
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<b>Fund Balance - Beginning</b>	<b>\$92,340</b>	<b>\$92,340</b>		
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<b>Fund Balance - Ending</b>	<b>\$95,341</b>	<b>\$92,345</b>		
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**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - LaVina**  
Statement of Revenues & Expenditures  
For the Period Ended April 30, 2018

	Adopted Budget	Prorated Budget Thru 4/30/18	Actual Thru 4/30/18	Variance
<b>Revenues:</b>				
Transfer In	\$11,853	\$0	\$0	\$0
Interest	\$0	\$0	\$6	\$6
<b>Total Revenues</b>	<b>\$11,853</b>	<b>\$0</b>	<b>\$6</b>	<b>\$6</b>
<b>Expenditures:</b>				
Fountain	\$0	\$0	\$0	\$0
Dowden Median Improvements	\$50,000	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$38,147)</b>		<b>\$6</b>	
<b>Fund Balance - Beginning</b>	<b>\$84,827</b>		<b>\$99,830</b>	
<b>Fund Balance - Ending</b>	<b>\$46,680</b>		<b>\$99,835</b>	

**Narcoossee  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$0	\$15,332	\$206,419	\$9,440	\$23,542	\$8,731	\$6,041	\$0	\$0	\$0	\$0	\$0	\$269,504
Interest	\$19	\$20	\$20	\$24	\$26	\$24	\$30	\$0	\$0	\$0	\$0	\$0	\$163
<b>Total Revenues</b>	<b>\$19</b>	<b>\$15,352</b>	<b>\$206,438</b>	<b>\$9,463</b>	<b>\$23,568</b>	<b>\$8,756</b>	<b>\$6,071</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$269,667</b>
<b>Expenditures:</b>													
<i>Administrative</i>													
Supervisor Fees	\$800	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600
FICA	\$61	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$0	\$225	\$2,513	\$1,350	\$450	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$5,288
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$1,605	\$122	\$122	\$1,668	\$224	\$1,952	\$0	\$0	\$0	\$0	\$0	\$0	\$5,693
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$104	\$83	\$63	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$2,694	\$0	\$0	\$0	\$0	\$0	\$0	\$2,694
Management Fees	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$3,582	\$0	\$0	\$0	\$0	\$0	\$25,075
Information Technology	\$142	\$142	\$142	\$142	\$142	\$142	\$142	\$0	\$0	\$0	\$0	\$0	\$992
Telephone	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
Postage	\$11	\$8	\$1	\$4	\$14	\$24	\$1	\$0	\$0	\$0	\$0	\$0	\$64
Insurance	\$19,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,683
Printing & Binding	\$17	\$38	\$0	\$0	\$93	\$0	\$36	\$0	\$0	\$0	\$0	\$0	\$184
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$28	\$31	\$32	\$15	\$23	\$36	\$31	\$0	\$0	\$0	\$0	\$0	\$195
Property Appraiser	\$771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$771
Office Supplies	\$1	\$23	\$0	\$9	\$21	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$74
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$23
<b>Total Administrative</b>	<b>\$31,993</b>	<b>\$4,254</b>	<b>\$6,454</b>	<b>\$7,714</b>	<b>\$4,632</b>	<b>\$9,264</b>	<b>\$4,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$68,828</b>

**Narcoossee  
Community Development District**

**Field:**

**Nona Crest**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Management	\$337	\$337	\$337	\$337	\$337	\$337	\$337	\$0	\$0	\$0	\$0	\$0	\$2,358
Landscape Maintenance	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$0	\$0	\$0	\$0	\$0	\$11,923
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Lake Maintenance	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$0	\$0	\$0	\$0	\$0	\$2,436
Feature Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Common Area	\$0	\$0	\$0	\$2,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,501

**Total Nona Crest**

	\$2,388	\$2,388	\$2,388	\$4,889	\$2,388	\$2,588	\$2,388	\$0	\$0	\$0	\$0	\$0	\$19,418
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**La Vina**

Field Management	\$822	\$822	\$822	\$822	\$822	\$822	\$822	\$0	\$0	\$0	\$0	\$0	\$5,752
Landscape Maintenance	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$0	\$28,350
Irrigation Repairs	\$73	\$125	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229
Lake Maintenance	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$3,500
Utilities	\$666	\$689	\$546	\$834	\$270	\$347	\$1,192	\$0	\$0	\$0	\$0	\$0	\$4,543
Wall Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solvino Streetlighting	\$220	\$220	\$220	\$222	\$222	\$222	\$222	\$0	\$0	\$0	\$0	\$0	\$1,550
Capri Streetlighting	\$313	\$313	\$313	\$316	\$316	\$316	\$316	\$0	\$0	\$0	\$0	\$0	\$2,203
Miscellaneous Common Area	\$0	\$0	\$0	\$1,423	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,423

**Total La Vina**

	\$6,645	\$6,719	\$6,452	\$8,197	\$6,180	\$6,256	\$7,101	\$0	\$0	\$0	\$0	\$0	\$47,551
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**Nona Preserve**

Field Management	\$361	\$361	\$361	\$361	\$361	\$361	\$361	\$0	\$0	\$0	\$0	\$0	\$2,527
Landscape Maintenance	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$0	\$0	\$0	\$0	\$0	\$17,150
Irrigation Repairs	\$95	\$0	\$45	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159
Lake Maintenance	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$0	\$0	\$0	\$0	\$0	\$2,450
Miscellaneous Common Area	\$1,650	\$315	\$0	\$851	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,416

**Total Nona Preserve**

	\$4,906	\$3,476	\$3,206	\$4,031	\$3,761	\$3,161	\$3,161	\$0	\$0	\$0	\$0	\$0	\$25,702
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**Total Expenditures**

	\$45,932	\$16,838	\$18,500	\$24,830	\$16,961	\$21,269	\$17,168	\$0	\$0	\$0	\$0	\$0	\$161,498
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**Other Financing Sources (Uses)**

Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**Excess Revenues (Expenditures)**

	(\$45,913)	(\$1,486)	\$187,938	(\$15,367)	\$6,607	(\$12,513)	(\$11,097)	\$0	\$0	\$0	\$0	\$0	\$108,169
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**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	\$104,615	
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,440,000</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	\$51,394	
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$1,065,000</b>

**NARCOOSSEE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2018**

**TAX COLLECTOR**

Gross Assessments \$ 653,584 \$ 316,211 \$ 337,373  
Net Assessments \$ 614,369 \$ 297,238 \$ 317,131

Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	2013		
							General Fund 48.38%	Debt Svc Fund 51.62%	Total 100%
11/2/17	1	\$ 677.32	\$ 35.43	\$ -	\$ -	\$ 641.89	\$ 310.55	\$ 331.34	\$ 641.89
11/9/17	2	\$ 8,476.50	\$ 339.04	\$ -	\$ -	\$ 8,137.46	\$ 3,936.99	\$ 4,200.47	\$ 8,137.46
11/16/17	3	\$ 23,865.07	\$ 954.55	\$ -	\$ -	\$ 22,910.52	\$ 11,084.34	\$ 11,826.18	\$ 22,910.52
12/11/17	4	\$ 174,834.84	\$ 6,993.18	\$ -	\$ -	\$ 167,841.66	\$ 81,203.50	\$ 86,638.16	\$ 167,841.66
12/18/17	5	\$ 24,515.37	\$ 980.57	\$ -	\$ 42.82	\$ 23,577.62	\$ 11,407.09	\$ 12,170.53	\$ 23,577.62
12/26/17	6	\$ 245,033.44	\$ 9,800.84	\$ -	\$ -	\$ 235,232.60	\$ 113,807.92	\$ 121,424.68	\$ 235,232.60
1/16/18	7	\$ 20,324.65	\$ 812.95	\$ -	\$ -	\$ 19,511.70	\$ 9,439.96	\$ 10,071.74	\$ 19,511.70
2/20/18	8	\$ 51,113.73	\$ 1,997.73	\$ 456.59	\$ -	\$ 48,659.41	\$ 23,541.92	\$ 25,117.49	\$ 48,659.41
3/19/18	9	\$ 17,856.38	\$ 443.70	\$ -	\$ -	\$ 17,412.68	\$ 8,424.43	\$ 8,988.25	\$ 17,412.68
3/19/18	INT	\$ -	\$ -	\$ -	\$ 633.83	\$ 633.83	\$ 306.65	\$ 327.18	\$ 633.83
4/16/18	10	\$ 12,557.41	\$ 71.38	\$ -	\$ -	\$ 12,486.03	\$ 6,040.87	\$ 6,445.16	\$ 12,486.03
5/14/18	11	\$ 3,267.83	\$ -	\$ -	\$ 98.02	\$ 3,365.85	\$ 1,628.43	\$ 1,737.42	\$ 3,365.85
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>		\$ 582,522.54	\$ 22,429.37	\$ 456.59	\$ 774.67	\$ 560,411.25	\$ 271,132.66	\$ 289,278.59	\$ 560,411.25

## SECTION 3



**NARCOOSSEE  
COMMUNITY DEVELOPMENT DISTRICT  
\$4,180,000  
SPECIAL ASSESSMENT REFUNDING BONDS  
SERIES 2013A  
ARBITRAGE REBATE REQUIREMENT  
FEBRUARY 28, 2018**





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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March 21, 2018

Narcoossee Community Development District  
City of Orlando, Florida

Re: \$4,180,000 Narcoossee Community Development District  
(City of Orlando, Florida),  
Special Assessment Refunding Bonds, Series 2013A (the "Bonds")

Narcoossee Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2018 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$36,904) for February 28, 2018. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

*Grau & Associates*

Grau & Associates



## DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2018).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Unspent Proceeds Report - Verifies the amount of unspent proceeds. Lists purpose expenditures in chronological order.

Internal Rate of Return (IRR) Report Via Purpose Expenditures - Verifies the internal rate of return for the investment portfolio. This report presents values the purpose expenditures by the internal rate of return to the delivery date.



Narcoossee Community Development District  
Special Assessment Refunding Bonds, Series 2013A  
Summary of Rebate Calculations  
\$ 4,180,000.00

Dated: 03/15/2013  
Delivered: 03/15/2013

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<i>Anniversary Date</i> .....	05/01/2013
<i>Future-Value Date</i> .....	02/28/2018
<i>Arbitrage Yield Limit</i> .....	4.3887635
<i>Total of Purpose Expenditures</i> .....	\$4,017,925.00
<i>Internal Rate of Return</i> .....	0.1186212
<i>90% of rebate liability</i> .....	-\$33,213.37
<i>Full rebate liability</i> .....	-\$36,903.74

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**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**Purpose Expenditures Future Value Report**  
**\$ 4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013  
*Future Valued To:* 02/28/2018

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
3/15/2013	-1	COI	Beg. Arbitrage Gross Proceeds	9.9055556	-4,173,005.65	100.0000000	1.2398806	-5,174,028.88
3/15/2013	2014	COI		9.9055556	96,023.00	100.0000000	1.2398806	119,057.06
3/15/2013	2014		Underwriter's discount	9.9055556	62,700.00	100.0000000	1.2398806	77,740.52
3/15/2013	2014		Transferred funds	9.9055556	-629,217.00	100.0000000	1.2398806	-780,153.97
3/15/2013	2014		Payment to escrow	9.9055556	4,468,440.00	100.0000000	1.2398806	5,540,332.21
3/18/2013	2014	COI		9.8888889	4,194.00	100.0000000	1.2394322	5,198.18
4/1/2013	2014	COI		9.8166667	7,900.00	100.0000000	1.2374906	9,776.18
4/2/2013	2014	Reserve A-1		9.8111111	1.00	100.0000000	1.2373414	1.24
6/4/2013	2014	COI		9.4666667	488.00	100.0000000	1.2281247	599.32
6/6/2013	2014	COI		9.4555556	3,301.00	100.0000000	1.2278285	4,053.06
12/9/2013	2014	Reserve A-2		8.4388889	5.00	100.0000000	1.2010292	6.01
12/9/2013	2014	Reserve A-1		8.4388889	9.00	100.0000000	1.2010292	10.81
2/17/2015	2016	Reserve A-2		6.0611111	4.00	100.0000000	1.1406127	4.56
3/17/2015	2016	Reserve A-1		5.8944444	8.00	100.0000000	1.1364937	9.09
4/2/2015	2016	Reserve A-1		5.8111111	1.00	100.0000000	1.1344398	1.13
5/1/2015	2016	Reserve A-2		5.6500000	2,888.00	100.0000000	1.1304794	3,264.82
5/4/2015	2016	Reserve A-1		5.6333333	1.00	100.0000000	1.1300705	1.13
6/2/2015	2016	Reserve A-1		5.4777778	1.00	100.0000000	1.1262612	1.13
7/2/2015	2016	Reserve A-1		5.3111111	1.00	100.0000000	1.1221940	1.12
8/4/2015	2016	Reserve A-1		5.1333333	1.00	100.0000000	1.1178719	1.12
9/2/2015	2016	Reserve A-1		4.9777778	1.00	100.0000000	1.1141037	1.11
10/2/2015	2016	Reserve A-1		4.8111111	1.00	100.0000000	1.1100804	1.11
11/3/2015	2016	Reserve A-1		4.6388889	1.00	100.0000000	1.1059383	1.11
12/2/2015	2016	Reserve A-1		4.4777778	1.00	100.0000000	1.1020774	1.10
1/5/2016	2016	Reserve A-1		4.2944444	1.00	100.0000000	1.0977004	1.10
2/2/2016	2016	Reserve A-1		4.1444444	1.00	100.0000000	1.0941321	1.09
3/2/2016	2017	Reserve A-1		3.9777778	1.00	100.0000000	1.0901810	1.09
4/4/2016	2017	Reserve A-1		3.8000000	1.00	100.0000000	1.0859821	1.09
5/3/2016	2017	Reserve A-1		3.6388889	1.00	100.0000000	1.0821909	1.08
6/2/2016	2017	Reserve A-1		3.4777778	1.00	100.0000000	1.0784129	1.08
7/5/2016	2017	Reserve A-1		3.2944444	1.00	100.0000000	1.0741299	1.07
8/2/2016	2017	Reserve A-1		3.1444444	1.00	100.0000000	1.0706382	1.07
9/2/2016	2017	Reserve A-1		2.9777778	1.00	100.0000000	1.0667719	1.07
10/4/2016	2017	Reserve A-1		2.8000000	1.00	100.0000000	1.0626632	1.06
11/1/2016	2017	Reserve A-2		2.6500000	281.00	100.0000000	1.0592089	297.64
11/2/2016	2017	Reserve A-1		2.6444444	1.00	100.0000000	1.0590811	1.06
12/2/2016	2017	Reserve A-1		2.4777778	1.00	100.0000000	1.0552566	1.06
1/4/2017	2017	Reserve A-2		2.3000000	4.00	100.0000000	1.0511922	4.20
1/4/2017	2017	Reserve A-1		2.3000000	7.00	100.0000000	1.0511922	7.36
2/2/2017	2017	Reserve A-2		2.1444444	8.00	100.0000000	1.0476488	8.38
2/2/2017	2017	Reserve A-1		2.1444444	16.00	100.0000000	1.0476488	16.76
3/1/2017	2018	Reserve A-2		1.9833333	7.00	100.0000000	1.0439914	7.31
3/1/2017	2018	Reserve A-1		1.9833333	15.00	100.0000000	1.0439914	15.66
4/1/2017	2018	Reserve A-2		1.8166667	11.00	100.0000000	1.0402213	11.44
4/1/2017	2018	Reserve A-1		1.8166667	23.00	100.0000000	1.0402213	23.93

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95/EDB | 03/21/2018 | 16:43 | Rpt15a

Grau & Associates  
 Grau & Associates CPAs

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**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**Purpose Expenditures Future Value Report**  
**\$ 4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013  
*Future Valued To:* 02/28/2018

<i>Transaction Date</i>	<i>Group ID</i>	<i>Fund ID</i>	<i>Description</i>	<i>Future Value Periods</i>	<i>Calculation Amt (Int. Earnings)</i>	<i>Pool %</i>	<i>FV Factor</i>	<i>FV Amount</i>
5/1/2017	2018		Reserve A-2	1.6500000	15.00	100.0000000	1.0364649	15.55
5/1/2017	2018		Reserve A-1	1.6500000	31.00	100.0000000	1.0364649	32.13
6/1/2017	2018		Reserve A-2	1.4833333	16.00	100.0000000	1.0327220	16.52
6/1/2017	2018		Reserve A-1	1.4833333	33.00	100.0000000	1.0327220	34.08
7/1/2017	2018		Reserve A-2	1.3166667	21.00	100.0000000	1.0289926	21.61
7/1/2017	2018		Reserve A-1	1.3166667	42.00	100.0000000	1.0289926	43.22
8/1/2017	2018		Reserve A-2	1.1500000	26.00	100.0000000	1.0252767	26.66
8/1/2017	2018		Reserve A-1	1.1500000	52.00	100.0000000	1.0252767	53.31
9/1/2017	2018		Reserve A-2	0.9833333	26.00	100.0000000	1.0215742	26.56
9/1/2017	2018		Reserve A-1	0.9833333	54.00	100.0000000	1.0215742	55.17
10/1/2017	2018		Reserve A-2	0.8166667	26.00	100.0000000	1.0178850	26.47
10/1/2017	2018		Reserve A-1	0.8166667	53.00	100.0000000	1.0178850	53.95
11/1/2017	2018		Reserve A-2	0.6500000	27.00	100.0000000	1.0142092	27.38
11/1/2017	2018		Reserve A-1	0.6500000	55.00	100.0000000	1.0142092	55.78
12/1/2017	2018		Reserve A-2	0.4833333	28.00	100.0000000	1.0105467	28.30
12/1/2017	2018		Reserve A-1	0.4833333	57.00	100.0000000	1.0105467	57.60
1/1/2018	2018		Reserve A-2	0.3166667	35.00	100.0000000	1.0068974	35.24
1/1/2018	2018		Reserve A-1	0.3166667	70.00	100.0000000	1.0068974	70.48
2/1/2018	2018		Reserve A-2	0.1500000	40.00	100.0000000	1.0032613	40.13
2/1/2018	2018		Reserve A-1	0.1500000	81.00	100.0000000	1.0032613	81.26
2/28/2018	-1		Unspent Proceeds as of 02/28/2018	0.0000000	156,009.00	100.0000000	1.0000000	156,009.00
								928.35
								-36,903.74

<i>Arbitrage Yield Limit (AYL) .....</i>	<b>4.3887635</b>
<i>Internal Rate of Return (IRR) .....</i>	<b>0.1186212</b>
<i>Future Valued To.....</i>	<b>2/28/2018</b>

**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**A.Y.L. Verification Report**  
**4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enb./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2013			21,803.53	-	21,803.53	0.9944681	21,682.92
2	11/01/2013			85,318.12	-	85,318.12	0.9731143	83,024.28
3	05/01/2014	145,000.00	5.125	85,318.12	-	230,318.12	0.9522190	219,313.28
4	11/01/2014			83,761.24	-	83,761.24	0.9317723	78,046.41
5	05/01/2015	150,000.00	5.125	83,761.24	-	233,761.24	0.9117647	213,135.25
6	11/01/2015			81,856.24	-	81,856.24	0.8921868	73,031.05
7	05/01/2016	150,000.00	5.125	81,856.24	-	231,856.24	0.8730292	202,417.26
8	11/01/2016			79,813.74	-	79,813.74	0.8542829	68,183.52
9	05/01/2017	160,000.00	5.125	79,813.74	-	239,813.74	0.8359392	200,469.71
10	11/01/2017			77,424.37	-	77,424.37	0.8179894	63,332.32
11	05/01/2018	160,000.00	5.125	77,424.37	-	237,424.37	0.8004250	190,040.41
12	11/01/2018			74,833.75	-	74,833.75	0.7832378	58,612.62
13	05/01/2019	170,000.00	5.125	74,833.75	-	244,833.75	0.7664196	187,645.39
14	11/01/2019			71,902.50	-	71,902.50	0.7499626	53,924.19
15	05/01/2020	175,000.00	5.125	71,902.50	-	246,902.50	0.7338589	181,191.61
16	11/01/2020			68,746.25	-	68,746.25	0.7181011	49,366.75
17	05/01/2021	180,000.00	5.125	68,746.25	-	248,746.25	0.7026815	174,789.40
18	11/01/2021			65,305.62	-	65,305.62	0.6875931	44,903.70
19	05/01/2022	185,000.00	5.125	65,305.62	-	250,305.62	0.6728287	168,412.80
20	11/01/2022			61,621.24	-	61,621.24	0.6583813	40,570.27
21	05/01/2023	195,000.00	5.625	61,621.24	-	256,621.24	0.6442441	165,326.72
22	11/01/2023			57,436.24	-	57,436.24	0.6304105	36,208.41
23	05/01/2024	200,000.00	5.625	57,436.24	-	257,436.24	0.6168739	158,805.71
24	11/01/2024			53,123.74	-	53,123.74	0.6036280	32,066.98
25	05/01/2025	210,000.00	5.625	53,123.74	-	263,123.74	0.5906666	155,418.39
26	11/01/2025			48,468.12	-	48,468.12	0.5779834	28,013.77
27	05/01/2026	220,000.00	5.625	48,468.12	-	268,468.12	0.5655726	151,838.20
28	11/01/2026			43,499.37	-	43,499.37	0.5534282	24,073.78
29	05/01/2027	235,000.00	5.625	43,499.37	-	278,499.37	0.5415447	150,819.85
30	11/01/2027			38,189.99	-	38,189.99	0.5299163	20,237.50
31	05/01/2028	245,000.00	5.625	38,189.99	-	283,189.99	0.5185376	146,844.66
32	11/01/2028			32,516.24	-	32,516.24	0.5074032	16,498.85
33	05/01/2029	255,000.00	5.625	32,516.24	-	287,516.24	0.4965080	142,754.10
34	11/01/2029			26,598.12	-	26,598.12	0.4858466	12,922.61
35	05/01/2030	270,000.00	5.625	26,598.12	-	296,598.12	0.4754142	141,006.97
36	11/01/2030			20,331.87	-	20,331.87	0.4652058	9,458.50
37	05/01/2031	275,000.00	5.625	20,331.87	-	295,331.87	0.4552166	134,439.98
38	11/01/2031			13,961.87	-	13,961.87	0.4454419	6,219.20
39	05/01/2032	295,000.00	5.625	13,961.87	-	308,961.87	0.4358771	134,669.42
40	11/01/2032			7,103.12	-	7,103.12	0.4265177	3,029.61
41	05/01/2033	305,000.00	5.625	7,103.12	-	312,103.12	0.4173593	130,259.13

**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**A.Y.L. Verification Report**  
**4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013  
*MBS Capital Markets, LLC*  
*MSRB 30/360 SEMI 4/3*

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		4,180,000.00		2,205,427.03	0.00	6,385,427.03		4,173,005.47
<hr/>								
<i>True Interest Cost (TIC).....</i>				<b>4.5598531</b>	<i>Face value of bond Issue.....</i>			<b>\$4,180,000.00</b>
<i>Net Interest Cost (NIC).....</i>				<b>4.5466862</b>	<i>Accrued interest (+).....</i>			
<i>Arbitrage Yield Limit (AYL).....</i>				<b>4.3887635</b>	<i>Original issue premium/discount (+).....</i>			<b>(\$6,994.35)</b>
<i>Arbitrage Net Interest Cost (ANIC).....</i>				<b>4.4308211</b>	<i>Bond surety fee (-).....</i>			<b>\$0.00</b>
					<i>Lump-sum credit enhancements (-).....</i>			<b>\$0.00</b>
					<i>Other AYL costs (-).....</i>			
					<i>= AYL Target.....</i>			<b>\$4,173,005.65</b>

**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**T.I.C. Verification Report (Regular)**

*1*  
MSRB 30/360SEMI 4/3  
MBS Capital Markets, LLC  
Dated: 3/15/2013  
Delivered: 3/15/2013

**4,180,000.00**

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2013			21,803.53	-	21,803.53	0.9942555	21,678.28
2	11/1/2013			85,318.12	-	85,318.12	0.9720925	82,937.11
3	5/1/2014	145,000.00	5.125	85,318.12	-	230,318.12	0.9504236	218,899.77
4	11/1/2014			83,761.24	-	83,761.24	0.9292376	77,834.10
5	5/1/2015	150,000.00	5.125	83,761.24	-	233,761.24	0.9085239	212,377.68
6	11/1/2015			81,856.24	-	81,856.24	0.8882720	72,710.61
7	5/1/2016	150,000.00	5.125	81,856.24	-	231,856.24	0.8684715	201,360.53
8	11/1/2016			79,813.74	-	79,813.74	0.8491123	67,770.83
9	5/1/2017	160,000.00	5.125	79,813.74	-	239,813.74	0.8301847	199,089.71
10	11/1/2017			77,424.37	-	77,424.37	0.8116791	62,843.74
11	5/1/2018	160,000.00	5.125	77,424.37	-	237,424.37	0.7935859	188,416.63
12	11/1/2018			74,833.75	-	74,833.75	0.7758960	58,063.21
13	5/1/2019	170,000.00	5.125	74,833.75	-	244,833.75	0.7586005	185,731.00
14	11/1/2019			71,902.50	-	71,902.50	0.7416905	53,329.40
15	5/1/2020	175,000.00	5.125	71,902.50	-	246,902.50	0.7251574	179,043.18
16	11/1/2020			68,746.25	-	68,746.25	0.7089929	48,740.60
17	5/1/2021	180,000.00	5.125	68,746.25	-	248,746.25	0.6931887	172,428.09
18	11/1/2021			65,305.62	-	65,305.62	0.6777368	44,260.02
19	5/1/2022	185,000.00	5.125	65,305.62	-	250,305.62	0.6626294	165,859.85
20	11/1/2022			61,621.24	-	61,621.24	0.6478587	39,921.85
21	5/1/2023	195,000.00	5.625	61,621.24	-	256,621.24	0.6334172	162,548.31
22	11/1/2023			57,436.24	-	57,436.24	0.6192977	35,570.13
23	5/1/2024	200,000.00	5.625	57,436.24	-	257,436.24	0.6054929	155,875.81
24	11/1/2024			53,123.74	-	53,123.74	0.5919958	31,449.03
25	5/1/2025	210,000.00	5.625	53,123.74	-	263,123.74	0.5787996	152,295.92
26	11/1/2025			48,468.12	-	48,468.12	0.5658976	27,427.99
27	5/1/2026	220,000.00	5.625	48,468.12	-	268,468.12	0.5532831	148,538.88
28	11/1/2026			43,499.37	-	43,499.37	0.5409498	23,530.97
29	5/1/2027	235,000.00	5.625	43,499.37	-	278,499.37	0.5288915	147,295.95
30	11/1/2027			38,189.99	-	38,189.99	0.5171020	19,748.12
31	5/1/2028	245,000.00	5.625	38,189.99	-	283,189.99	0.5055752	143,173.84
32	11/1/2028			32,516.24	-	32,516.24	0.4943054	16,072.95
33	5/1/2029	255,000.00	5.625	32,516.24	-	287,516.24	0.4832868	138,952.81
34	11/1/2029			26,598.12	-	26,598.12	0.4725139	12,567.98
35	5/1/2030	270,000.00	5.625	26,598.12	-	296,598.12	0.4619810	137,022.71
36	11/1/2030			20,331.87	-	20,331.87	0.4516830	9,183.56
37	5/1/2031	275,000.00	5.625	20,331.87	-	295,331.87	0.4416145	130,422.84
38	11/1/2031			13,961.87	-	13,961.87	0.4317705	6,028.32
39	5/1/2032	295,000.00	5.625	13,961.87	-	308,961.87	0.4221458	130,426.97
40	11/1/2032			7,103.12	-	7,103.12	0.4127358	2,931.71
41	5/1/2033	305,000.00	5.625	7,103.12	-	312,103.12	0.4035355	125,944.68

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Narcoossee Community Development District  
Special Assessment Refunding Bonds, Series 2013A  
T.I.C. Verification Report (Regular)

2  
MSRB 30/360 SEMI 4/3  
MBS Capital Markets, LLC  
Dated: 3/15/2013  
Delivered: 3/15/2013

4,180,000.00

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Debt Service</i>
		4,180,000.00		2,205,427.03	0.00	6,385,427.03	4,110,305.69
True Interest Cost (TIC) .....		4.5598531		Face value of bond Issue. ....		\$4,180,000.00	
Net Interest Cost (NIC) .....		4.5466862		Accrued interest (+) .....			
Arbitrage Yield Limit (AYL) .....		4.3887635		Original issue premium/discount (+) .....		(\$6,994.35)	
Arbitrage Net Interest Cost (ANIC) .....		4.4308211		Underwriter discount (+) .....		(\$62,700.00)	
				Lump-sum credit enhancements (-) .....		\$0.00	
				Other TIC costs (-) .....			
				Bond surety fee (-) .....		N/A	
				= TIC Target .....		\$4,110,305.65	



**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**Unspent Proceeds Report**  
**\$ 4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013

<i>Cak Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
03/15/2013	-1	N	COI	Beg. Arbitrage Gross Proceeds		100.0000000			4,173,005.65
03/15/2013	2014	Y		COI	96,023.00	100.0000000		96,023.00	4,076,982.65
03/15/2013	2014	Y		Underwriter's discount	62,700.00	100.0000000		62,700.00	4,014,282.65
03/15/2013	2014	Y		Payment to escrow	4,468,440.00	100.0000000		4,468,440.00	-454,157.35
03/15/2013	2014	Y		Transferred funds	-629,217.00	100.0000000		-629,217.00	175,059.65
03/18/2013	2014	Y		COI	4,194.00	100.0000000		4,194.00	170,865.65
04/01/2013	2014	Y		COI	7,900.00	100.0000000		7,900.00	162,965.65
04/02/2013	2014	Y		Reserve A-1	1.00	100.0000000		1.00	162,964.65
06/04/2013	2014	Y		COI	488.00	100.0000000		488.00	162,476.65
06/06/2013	2014	Y		COI	3,301.00	100.0000000		3,301.00	159,175.65
12/09/2013	2014	Y		Reserve A-2	5.00	100.0000000		5.00	159,170.65
12/09/2013	2014	Y		Reserve A-1	9.00	100.0000000		9.00	159,161.65
02/17/2015	2016	Y		Reserve A-2	4.00	100.0000000		4.00	159,157.65
03/17/2015	2016	Y		Reserve A-1	8.00	100.0000000		8.00	159,149.65
04/02/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	159,148.65
05/01/2015	2016	Y		Reserve A-2	2,888.00	100.0000000		2,888.00	156,260.65
05/04/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,259.65
06/02/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,258.65
07/02/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,257.65
08/04/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,256.65
09/02/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,255.65
10/02/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,254.65
11/03/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,253.65
12/02/2015	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,252.65
01/05/2016	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,251.65
02/02/2016	2016	Y		Reserve A-1	1.00	100.0000000		1.00	156,250.65
03/02/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,249.65

**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**Unspent Proceeds Report**  
**\$ 4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
04/04/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,248.65
05/03/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,247.65
06/02/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,246.65
07/05/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,245.65
08/02/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,244.65
09/02/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,243.65
10/04/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	156,242.65
11/01/2016	2017	Y		Reserve A-2	281.00	100.0000000		281.00	155,961.65
11/02/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	155,960.65
12/02/2016	2017	Y		Reserve A-1	1.00	100.0000000		1.00	155,959.65
01/04/2017	2017	Y		Reserve A-1	7.00	100.0000000		7.00	155,948.65
01/04/2017	2017	Y		Reserve A-2	4.00	100.0000000		4.00	155,955.65
02/02/2017	2017	Y		Reserve A-2	8.00	100.0000000		8.00	155,940.65
02/02/2017	2017	Y		Reserve A-1	16.00	100.0000000		16.00	155,924.65
03/01/2017	2018	Y		Reserve A-2	7.00	100.0000000		7.00	155,917.65
03/01/2017	2018	Y		Reserve A-1	15.00	100.0000000		15.00	155,902.65
04/01/2017	2018	Y		Reserve A-2	11.00	100.0000000		11.00	155,891.65
04/01/2017	2018	Y		Reserve A-1	23.00	100.0000000		23.00	155,868.65
05/01/2017	2018	Y		Reserve A-2	15.00	100.0000000		15.00	155,853.65
05/01/2017	2018	Y		Reserve A-1	31.00	100.0000000		31.00	155,822.65
06/01/2017	2018	Y		Reserve A-2	16.00	100.0000000		16.00	155,806.65
06/01/2017	2018	Y		Reserve A-1	33.00	100.0000000		33.00	155,773.65
07/01/2017	2018	Y		Reserve A-1	42.00	100.0000000		42.00	155,731.65
07/01/2017	2018	Y		Reserve A-2	21.00	100.0000000		21.00	155,710.65
08/01/2017	2018	Y		Reserve A-2	26.00	100.0000000		26.00	155,684.65
08/01/2017	2018	Y		Reserve A-1	52.00	100.0000000		52.00	155,632.65
09/01/2017	2018	Y		Reserve A-2	26.00	100.0000000		26.00	155,606.65
09/01/2017	2018	Y		Reserve A-1	54.00	100.0000000		54.00	155,552.65
10/01/2017	2018	Y		Reserve A-1	53.00	100.0000000		53.00	155,473.65

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 03/21/2018 | 16:43 | Rpt11



**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**  
**Unspent Proceeds Report**  
**\$ 4,180,000.00**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013

<i>Calc Date</i>	<i>Grp ID</i>	<i>Purp</i>	<i>Fund ID</i>	<i>Description</i>	<i>Gross Amount</i>	<i>Pool Percentage</i>	<i>Nonpurpose Investment</i>	<i>Purpose Expenditures</i>	<i>Unspent Proceeds</i>
10/01/2017	2018	Y		Reserve A-2	26.00	100.0000000		26.00	155,526.65
11/01/2017	2018	Y		Reserve A-2	27.00	100.0000000		27.00	155,446.65
11/01/2017	2018	Y		Reserve A-1	55.00	100.0000000		55.00	155,391.65
12/01/2017	2018	Y		Reserve A-2	28.00	100.0000000		28.00	155,363.65
12/01/2017	2018	Y		Reserve A-1	57.00	100.0000000		57.00	155,306.65
01/01/2018	2018	Y		Reserve A-2	35.00	100.0000000		35.00	155,271.65
01/01/2018	2018	Y		Reserve A-1	70.00	100.0000000		70.00	155,201.65
02/01/2018	2018	Y		Reserve A-2	40.00	100.0000000		40.00	155,161.65
02/01/2018	2018	Y		Reserve A-1	81.00	100.0000000		81.00	155,080.65
					<b>4,017,925.00</b>		<b>0.00</b>	<b>4,017,925.00</b>	

<i>First Investment Date</i> .....	<b>3/15/2013</b>
<i>Calculation Date</i> .....	<b>2/28/2018</b>
<i>Arbitrage Yield Limit (AYL)</i> .....	<b>4.3887635</b>
<i>Internal Rate of Return (IRR)</i> .....	<b>0.1186212</b>



**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**

*Dated:* 03/15/2013  
*Delivered:* 03/15/2013

**I.R.R. Report Via Purpose Expenditures**

**\$ 4,180,000.00**

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
-1	03/15/2013		Beg. Arbitrage Gross Proceeds	0.0000000	(4,173,005.65)	100.000	1.0000000	(4,173,005.65)
2014	03/15/2013		COI	0.0000000	96,023.00	100.000	1.0000000	96,023.00
	03/15/2013		Underwriter's discount	0.0000000	62,700.00	100.000	1.0000000	62,700.00
	03/15/2013		Payment to escrow	0.0000000	4,468,440.00	100.000	1.0000000	4,468,440.00
	03/15/2013		Transferred funds	0.0000000	(629,217.00)	100.000	1.0000000	(629,217.00)
	03/18/2013		COI	0.0166667	4,194.00	100.000	0.9999901	4,193.96
	04/01/2013		COI	0.0888889	7,900.00	100.000	0.9999473	7,899.58
	04/02/2013		Reserve A-1	0.0944444	1.00	100.000	0.9999440	1.00
	06/04/2013		COI	0.4388889	488.00	100.000	0.9997398	487.87
	06/06/2013		COI	0.4500000	3,301.00	100.000	0.9997332	3,300.12
	12/09/2013		Reserve A-2	1.4666667	5.00	100.000	0.9991307	5.00
	12/09/2013		Reserve A-1	1.4666667	9.00	100.000	0.9991307	8.99
2016	02/17/2015		Reserve A-2	3.8444444	4.00	100.000	0.9977231	3.99
	03/17/2015		Reserve A-1	4.0111111	8.00	100.000	0.9976245	7.98
	04/02/2015		Reserve A-1	4.0944444	1.00	100.000	0.9975752	1.00
	05/01/2015		Reserve A-2	4.2555556	2,888.00	100.000	0.9974799	2,880.72
	05/04/2015		Reserve A-1	4.2722222	1.00	100.000	0.9974701	1.00
	06/02/2015		Reserve A-1	4.4277778	1.00	100.000	0.9973781	1.00
	07/02/2015		Reserve A-1	4.5944444	1.00	100.000	0.9972795	1.00
	08/04/2015		Reserve A-1	4.7722222	1.00	100.000	0.9971744	1.00
	09/02/2015		Reserve A-1	4.9277778	1.00	100.000	0.9970824	1.00
	10/02/2015		Reserve A-1	5.0944444	1.00	100.000	0.9969839	1.00
	11/03/2015		Reserve A-1	5.2666667	1.00	100.000	0.9968821	1.00
	12/02/2015		Reserve A-1	5.4277778	1.00	100.000	0.9967869	1.00
	01/05/2016		Reserve A-1	5.6111111	1.00	100.000	0.9966785	1.00
	02/02/2016		Reserve A-1	5.7611111	1.00	100.000	0.9965899	1.00
2017	03/02/2016		Reserve A-1	5.9277778	1.00	100.000	0.9964914	1.00
	04/04/2016		Reserve A-1	6.1055556	1.00	100.000	0.9963864	1.00
	05/03/2016		Reserve A-1	6.2666667	1.00	100.000	0.9962912	1.00
	06/02/2016		Reserve A-1	6.4277778	1.00	100.000	0.9961960	1.00
	07/05/2016		Reserve A-1	6.6111111	1.00	100.000	0.9960877	1.00
	08/02/2016		Reserve A-1	6.7611111	1.00	100.000	0.9959992	1.00
	09/02/2016		Reserve A-1	6.9277778	1.00	100.000	0.9959007	1.00
	10/04/2016		Reserve A-1	7.1055556	1.00	100.000	0.9957958	1.00
	11/01/2016		Reserve A-2	7.2555556	281.00	100.000	0.9957072	279.79
	11/02/2016		Reserve A-1	7.2611111	1.00	100.000	0.9957039	1.00
	12/02/2016		Reserve A-1	7.4277778	1.00	100.000	0.9956055	1.00
	01/04/2017		Reserve A-2	7.6055556	4.00	100.000	0.9955006	3.98
	01/04/2017		Reserve A-1	7.6055556	7.00	100.000	0.9955006	6.97
	02/02/2017		Reserve A-1	7.7611111	16.00	100.000	0.9954088	15.93
	02/02/2017		Reserve A-2	7.7611111	8.00	100.000	0.9954088	7.96
2018	03/01/2017		Reserve A-2	7.9222222	7.00	100.000	0.9953137	6.97
	03/01/2017		Reserve A-1	7.9222222	15.00	100.000	0.9953137	14.93
	04/01/2017		Reserve A-2	8.0888889	11.00	100.000	0.9952153	10.95
	04/01/2017		Reserve A-1	8.0888889	23.00	100.000	0.9952153	22.89
	05/01/2017		Reserve A-1	8.2555556	31.00	100.000	0.9951170	30.85
	05/01/2017		Reserve A-2	8.2555556	15.00	100.000	0.9951170	14.93
	06/01/2017		Reserve A-1	8.4222222	33.00	100.000	0.9950187	32.84
	06/01/2017		Reserve A-2	8.4222222	16.00	100.000	0.9950187	15.92
	07/01/2017		Reserve A-1	8.5888889	42.00	100.000	0.9949203	41.79
	07/01/2017		Reserve A-2	8.5888889	21.00	100.000	0.9949203	20.89

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevaleMainDb | 16.951 EDB | 03/21/2018 | 16:43 | Rpt09c

Grau & Associates

Grau & Associates CPAs

Page 1

**Narcoossee Community Development District**  
**Special Assessment Refunding Bonds, Series 2013A**

*Dated:* 03/15/2013  
*Delivered:* 03/16/2013

**I.R.R. Report Via Purpose Expenditures**

**\$ 4,180,000.00**

<i>Grp</i>	<i>Trans</i>	<i>Fund</i>		<i>Day Count</i>	<i>Calculation Amt</i>	<i>Pool</i>	<i>** Internal Rate of Return **</i>	
<i>ID</i>	<i>Date</i>	<i>ID</i>	<i>Description</i>	<i>Factor</i>	<i>(Interest Earnings)</i>	<i>Pctg</i>	<i>PV Factor</i>	<i>PV Amt</i>
2018	08/01/2017		Reserve A-1	8.7555556	52.00	100.000	0.9948220	51.73
	08/01/2017		Reserve A-2	8.7555556	26.00	100.000	0.9948220	25.87
	09/01/2017		Reserve A-2	8.9222222	26.00	100.000	0.9947237	25.86
	09/01/2017		Reserve A-1	8.9222222	54.00	100.000	0.9947237	53.72
	10/01/2017		Reserve A-2	9.0888889	26.00	100.000	0.9946254	25.86
	10/01/2017		Reserve A-1	9.0888889	53.00	100.000	0.9946254	52.72
	11/01/2017		Reserve A-2	9.2555556	27.00	100.000	0.9945271	26.85
	11/01/2017		Reserve A-1	9.2555556	55.00	100.000	0.9945271	54.70
	12/01/2017		Reserve A-2	9.4222222	28.00	100.000	0.9944289	27.84
	12/01/2017		Reserve A-1	9.4222222	57.00	100.000	0.9944289	56.68
	01/01/2018		Reserve A-2	9.5888889	35.00	100.000	0.9943306	34.80
	01/01/2018		Reserve A-1	9.5888889	70.00	100.000	0.9943306	69.60
	02/01/2018		Reserve A-2	9.7555556	40.00	100.000	0.9942323	39.77
	02/01/2018		Reserve A-1	9.7555556	81.00	100.000	0.9942323	80.53
99999	02/28/2018		Unspent Proceeds as of 02/28/2018	9.9055556	156,009.00	100.000	0.9941439	155,095.40
					<b>928.35</b>			<b>0.01</b>

<i>Arbitrage Yield Limit</i> .....	<b>4.3887635</b>
<i>Internal Rate of Return</i> .....	<b>0.1186212</b>
<i>Calculation Standard</i> .....	<b>MSRB 30/360 SEMI 4/3</b>

## SECTION 4

**BILL COWLES**  
Supervisor of Elections  
Orange County, Florida



OUR MISSION IS TO:

*Ensure the integrity of the electoral process.  
Enhance public confidence.  
Encourage citizen participation.*

April 16, 2018

RECEIVED  
APR 17 2018

Jamie-Marie Corder, Administrative Assistant  
Narcoossee Community Development District  
135 W. Central Blvd., Suite 320  
Orlando FL 32801

BY: \_\_\_\_\_

Dear Ms. Corder:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Development District as of **April 16, 2018**. Our research is based on the legal description provided to us by the District office on **April 18, 2017**.

As of **April 16, 2018**, there are **1,846 registered voters** in the  
Narcoossee Community Development District.

Attached is a map and list of streets currently in the Development District according to our records. If you have any questions or corrections, please contact the Mapping Department at 407-254-6584.

Sincerely,

Bill Cowles  
Supervisor of Elections

bc/ajs





# NARCOOSSEE DEVELOPMENT DISTRICT

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

Bill Cowles, Supervisor of Elections

440A County Precinct Number  District Boundary

www.ocfelections.com

Prepared by: Orange County Supervisor of Elections Mapping Department



<b>Id Number</b>	<b>Name</b>	<b>Address</b>
200239362	COCHRAN JENNEFER RUTH	9473 WALNUT CREST DR 440A

**Total Voters: 1846**



Status	D I R	Street Name	T y p e	D I R	From	To	O E	Zip	Prec	Cong Dist	Hse Dist	Snte Dist	Cnty Dist	Sch Brd	City Prec	City
R		BLACK HAWK	CT		9207	9267	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BLACK HAWK	CT		9204	9276	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BLACK WALNUT	CT		10001	10065	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BLACK WALNUT	CT		10034	10066	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BRODBECK	3LV		9806	9806	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BRODBECK	3LV		9870	10030	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BRODBECK	3LV		10062	10078	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		BRODBECK	3LV		9807	10085	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CANDICE	CT		9402	9492	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CANDICE	CT		9401	9493	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHARDONNAY	DR		9912	9976	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHARDONNAY	DR		10004	10020	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHARDONNAY	DR		10028	10060	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHARDONNAY	DR		10068	10076	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHARDONNAY	DR		9925	10077	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHARDONNAY	DR		10085	10093	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		CHERRY PALM	LN		9315	9381	O	32832	440A	9	50	15	4	2	1101	ORLANDO
J		DOWDEN	RD		9405	9405	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9411	9411	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9417	9417	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9423	9423	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9429	9429	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9435	9435	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9441	9441	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9447	9447	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9453	9453	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9459	9459	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9465	9465	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9475	9475	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9481	9481	O	32832	440A	9	50	15	4	2	1101	ORLANDO
A		DOWDEN	RD		9487	9487	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		GRANITE BAY	DR		10101	10165	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		GRANITE BAY	DR		10130	10190	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IAN'S RIDGE	RD		10008	10022	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IAN'S RIDGE	RD		10030	10038	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IAN'S RIDGE	RD		10046	10054	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IAN'S RIDGE	RD		10007	10055	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IVERSON	DR		10035	10059	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IVERSON	DR		10067	10067	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IVERSON	DR		10010	10082	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		IVERSON	DR		10075	10083	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		MAPLE HILL	CT		9402	9492	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		MAPLE HILL	CT		9403	9493	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		MONTEREY BAY	DR		9301	9329	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		MONTEREY BAY	DR		9302	9380	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		MONTEREY BAY	DR		9345	9385	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		MONTEREY BAY	DR		9386	9386	E	32832	440A	9	50	15	4	2	1101	ORLANDO
X		NARCOOSSEE	RD		9145	9145	O	32827	440A	9	50	15	4	2	1101	ORLANDO
R		NONACREST	DR		9714	9762	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		NONACREST	DR		9768	9792	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		NONACREST	DR		9727	9887	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		NONACREST	DR		9816	9888	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		OAK QUARRY	DR		9903	9963	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		OAK QUARRY	DR		9977	10089	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		OAK QUARRY	DR		9910	10096	E	32832	440A	9	50	15	4	2	1101	ORLANDO

Status	D I R	Street Name	T Y P	D I R	From	To	O E	Zip	Prec	Cong Dist	Hse Dist	Snte Dist	Cnty Dist	Sch Brd	City Prec	City
R		PORTOFINO	DR		9604	9654	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		PORTOFINO	DR		9605	9805	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		PORTOFINO	DR		9782	9812	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		PORTOFINO	DR		9813	9981	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		PORTOFINO	DR		9894	10028	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		PORTOFINO	DR		10044	10062	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		PORTOFINO	DR		9989	10077	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		RED HAWK	CT		9126	9192	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		RED HAWK	CT		9127	9193	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		RUSTIC RIDGE	CT		10004	10004	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		RUSTIC RIDGE	CT		10001	10025	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		RUSTIC RIDGE	CT		10033	10033	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		RUSTIC RIDGE	CT		10012	10036	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SHADOW CREEK	DR		9902	10162	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SHADOW CREEK	DR		9905	10175	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SILVER BUTTONWOOD	ST		9409	9487	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SILVER BUTTONWOOD	ST		9509	9575	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SILVER BUTTONWOOD	ST		9601	9685	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SILVER BUTTONWOOD	ST		9410	9694	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SPRING STONE	CT		9903	9927	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SPRING STONE	CT		9904	9928	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		STONEHOLLOW	CT		9814	9862	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		STRONGBARK	LN		9307	9375	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		STRONGBARK	LN		9412	9496	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SWEET MAPLE	AVE		9208	9276	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		SWEET MAPLE	AVE		9205	9385	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		TAWNYBERRY	ST		9402	9496	E	32832	440A	9	50	15	4	2	1101	ORLANDO
R		TAWNYBERRY	ST		9403	9497	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		WALNUT CREST	DR		9425	9473	O	32832	440A	9	50	15	4	2	1101	ORLANDO
R		WALNUT CREST	DR		9424	9484	E	32832	440A	9	50	15	4	2	1101	ORLANDO

TOTAL STREETS: 85

Status Codes

Code	Name
A	APT/CONDO/DUPLEX
B	BAD ADDRESS
C	COMMERCIAL
D	DMO/DEMOLISHED
E	ELECTION OFFICE
F	GRP/RES FACILITY
G	GOVERNMENT BLDG
H	HOMELESS/GEN DEL
I	INSTITUTE/CHURCH
J	CLB CLUB/APT OFC
K	SCHOOLS
L	LAKE COUNTY
M	MIX RES/COM/INS
N	NURSING/ASSISTED
O	OSCEOLA COUNTY
P	PO BOX/MAIL REQ
Q	SNR/SENIOR APTS
R	RESIDENTIAL
S	SEMINOLE COUNTY
T	TMP RES ADDRESS
U	UCF/MAILING REQ
V	VACANT PROPERTY
X	BOX/MAILING ONLY
Z	NAME CHANGED

O / E

Code	Name
O	Odd
E	Even
B	Both

# SECTION 5

# 2018 SPECIAL DISTRICTS QUALIFYING PROCEDURE

## Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of \$25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

### Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.  
***Petitions must be submitted by Noon on May 21, 2018.***
2. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
  - Form 1 – Statement of Financial Interest
  - Loyalty Oath/Oath of Candidate
  - The amount of \$25.00 for your qualifying fee.
  - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

### Candidates who WILL incur election expenses or contributions will do the following:

1. File Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.
2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.
3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.  
***Petitions must be submitted by Noon on May 21, 2018.***
4. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
  - Form 1 – Statement of Financial Interest
  - Loyalty Oath/Oath of Candidate
  - Check for \$25.00, from your campaign account made payable to the Supervisor of Elections, for your qualifying fee. NO CASH WILL BE ACCEPTED.
  - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.