

***Narcoossee Community
Development District***

Agenda

August 27, 2019

AGENDA

Narcoossee

Community Development District

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

August 21, 2019

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, August 28, 2019 at 3:00 p.m. at the Orange County Public Library – Southeast Branch, 5575 S. Semoran Blvd., Orlando, FL 32822.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes from the June 25, 2019 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2019-03 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2019-04 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Agreement for Landscape Maintenance Services with SSS Down to Earth Opco, LLC
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report
 - iv. Approval of Fiscal Year 2020 Meeting Schedule
7. Other Business
8. Supervisors Requests
9. Adjournment

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

The third order of business is the approval of the minutes from the May 28, 2019 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is consideration of Resolution 2019-03 adopting the Fiscal Year 2020 budget and relating to the annual appropriations. A copy

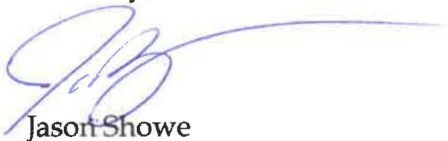
of the resolution is enclosed for your review. Section B is consideration of Resolution 2019-04 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review and the assessment roll will be available at the meeting.

The fifth order of business is consideration of agreement for landscape maintenance services with SSS Down to Earth Opco, LLC. A copy of the agreement is enclosed for your review.

Section C of the sixth order of business is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 is the balance sheet and income statement for review. Section 3 is presentation of arbitrage rebate calculation report. A copy of the report is enclosed for your review. Section 4 is approval of Fiscal Year 2020 meeting schedule. A sample notice 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,

A handwritten signature in blue ink, appearing to read 'J. Showe', with a long horizontal flourish extending to the right.

Jason Showe
District Manager

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

MINUTES

MINUTES OF MEETING
NARCOSSEE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, June 25, 2019 at 3:00 p.m. at the Orange County Public Library – Southeast Branch, 5575 South Semoran Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Jeffrey Smyk	Chairman
Steve Giercyk	Vice Chairman
Peter Wong	Assistant Secretary
Betsy Burgos	Assistant Secretary

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 and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 28, 2019 Meeting

On MOTION by Mr. Wong seconded by Mr. Giercyk with all in favor the minutes of the May 28, 2019 meeting were approved, as presented.
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FOURTH ORDER OF BUSINESS

Discussion and Consideration of Fence Proposal

Mr. Showe stated the next item is a continued discussion on the fence proposals. The Board direction as we left the last meeting was to look at the pond 1, pond 2 and the west side of pond 3. We also had the Engineer make sure the gates were included as well as to break the quotes out by pond for further discussion by the Board.

Mr. Smyk asked were we able to reach out and speak to anyone in the other communities?

Mr. Scheerer stated Mirabella is good with it.

Mr. Showe stated we couldn't find a contact with Solvino.

Mr. Scheerer stated I don't think pond 4 was on the initial list. Mirabella is aware, I met Lisa onsite shortly after the last Board meeting because she had some questions as the new HOA manager and she posed that question to her Board and they don't have any issues with us extending the fence down there. We just have to be able to get on the west side to get to the power because the fountain is there. They are okay with us doing it.

Mr. Giercyk stated we have taken into consideration in these quotes, gates everywhere we need them.

Mr. Malave stated that is correct.

Mr. Wong asked do you have the location of those gates?

Mr. Malave pointed out the location of the gates on the drawing.

Mr. Scheerer stated there are internal easements within Ziani for us to access the other portions of the pond. We have to be able to get the boat in to provide aquatic services so that is mainly to get the boat in. We also have to have access for landscape maintenance and we have easements for that.

Mr. Wong stated the estimate does not mention a gate on pond 4.

Mr. Malave stated it is supposed to be included. We didn't pay too much attention to 4 because my notes indicated that we weren't going to go forward with 4.

Mr. Giercyk stated we can't decide today if we are going forward with that or not. Nobody has talked to them.

Mr. Showe stated the Board direction at the last meeting was to check with Mirabella.

Mr. Giercyk asked are we going to leave it at 1, 2 and 3 for now?

Mr. Showe stated that was the direction at the last meeting.

Mr. Malave stated we can talk to him to see if we only do one side of pond 3 if we get the discount. I believe it is yes but that is the only question I have.

Mr. Showe stated we were only looking at the west side because the road is coming in on the east side and we didn't want to put anything there until the roadway was completed.

Mr. Wong stated I think we should have some kind of discount because otherwise the last piece will cost \$4,000.

Mr. Scheerer stated there is mobilization too and if they have to come back and start over again there is a cost to that.

Mr. Showe stated we know the max would be approximately \$97,500 you could approve a not to exceed of that and let us try to negotiate a discount between now and the next meeting if you want to move forward. Otherwise we would have to bring it back. To do pond 1, pond 2 and the west side of pond 3 is \$97,390 before any possible discount.

Mr. Giercyk stated we have a discount on the sheet right now that says it is 14%. The only argument with that is maybe we aren't doing pond 4. Is that correct?

Mr. Showe responded no, it is pond 3 east.

Mr. Malave stated it looks like they included both sides. The correct way is here is the total of \$96,000 with a discount and we will work on the discount to finalize the contract.

Mr. Giercyk asked what would be an acceptable discount?

Mr. Malave stated we only eliminated a small piece we still want the \$14,800 discount.

Mr. Showe stated it is 83% of the total times \$14,800 we should get a discount of around \$12,000. We are going to try to get the best discount we can.

Mr. Malave stated we will bring this back to be ratified.

Mr. Wong stated technically the bid is only good for 30 days.

Mr. Smyk stated that is agreeable. We are covered with the reserves?

Mr. Showe stated at \$97,000 using the Parcel G&H as we talked about in the past, 73% gets attributed to La Vina, which is \$72,000, \$25,700 comes out of G&H's reserves and there is enough in those reserves accounts to cover that project.

On MOTION by Mr. Smyk seconded by Ms. Burgos with all in favor the proposal from Superior Fence & Rail, Inc. to do the fencing project for ponds 1, 2 and the west side of pond 3 was approved in an amount not to exceed \$97,000 and staff was directed

to execute a contract with the Chair's authority upon final negotiation of that number.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Malave stated we did an Engineer's Report for maintenance.

C. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

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

SIXTH ORDER OF BUSINESS

Other Business

Mr. Showe stated the next meeting is August 27, 2019 and that will also be the budget hearing. We will do mailed notices since we are raising G&H to include some of their maintenance.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Smyk stated the magnolia was replaced.

Mr. Scheerer stated yes, it is not the size we had, but it is a lot fuller. There is a plan to put in a second one at some point. Annuals will be changed out next week.

Ms. Burgos stated thanks for painting the letters.

Mr. Scheerer stated we are doing some monument work and cleanup and Lisa, the Nona Crest HOA rep is now the Mirabella HOA rep and we met her onsite and she asked if we could do it. We did it for all four neighborhoods.

Mr. Wong stated the letter Z on the Ziani letters still sticks out.

EIGHTH ORDER OF BUSINESS

Audience Comments

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the meeting adjourned at 3:28 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (“**Board**”) of the Narcoossee Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Narcoossee Community Development District for the Fiscal Year Ending September 30, 2020.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUNDS (SERIES 2013 A-1 & A-2)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2019.

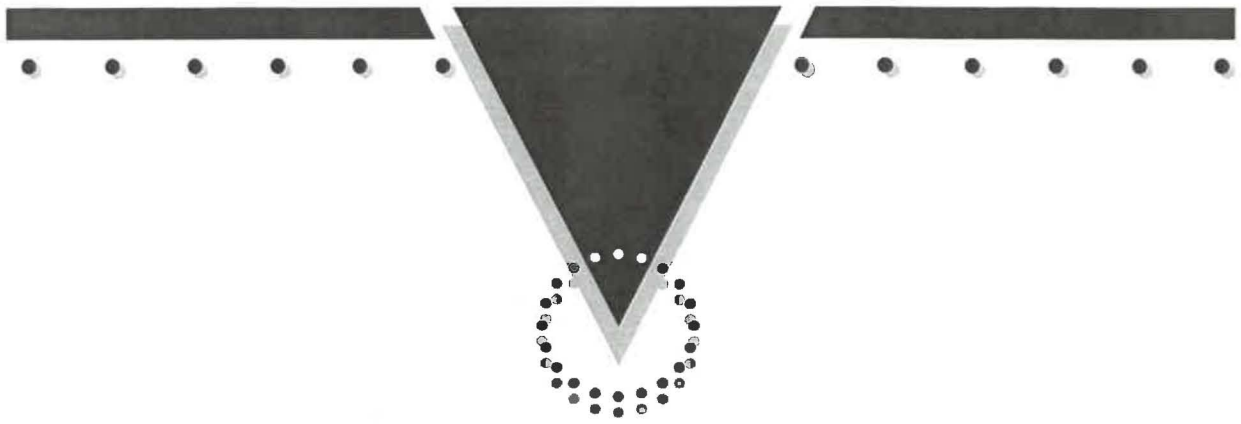
ATTEST:

**NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____



Narcoossee
Community Development District
Proposed Budget FY 2020



Table of Contents

1-2	<u>General Fund</u>
3-9	<u>General Fund Narrative</u>
10	<u>O&M Assessment Allocation Chart</u>
11	<u>Capital Reserve Fund - Nona Crest</u>
12	<u>Capital Reserve Fund - La Vina</u>
13	<u>Capital Reserve Fund - Nona Preserve</u>
14	<u>Capital Reserve Fund - Parcels G&H</u>
15	<u>Debt Service Fund</u>
16	<u>Debt Service Assessment Allocation Chart</u>
17	<u>Amortization Schedule - Series 2013 A-1</u>
18	<u>Amortization Schedule - Series 2013 A-2</u>

Narcoossee
Community Development District
Proposed Budget
General Fund
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
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Revenues

Maintenance Assessments	\$297,263	\$304,866	\$0	\$304,866	\$315,352
Interest	\$0	\$482	\$96	\$578	\$0
Beginning Fund Balance*	\$23,785	\$23,785	\$0	\$23,785	\$35,666
Total Revenues	\$321,048	\$329,132	\$96	\$329,229	\$351,019

Expenditures

Administrative

Supervisor Fees	\$6,000	\$3,800	\$1,000	\$4,800	\$6,000
FICA Expense	\$459	\$291	\$230	\$520	\$459
Engineering Fees	\$10,000	\$5,345	\$1,069	\$6,414	\$10,000
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$17,000	\$8,765	\$1,753	\$10,518	\$17,000
Annual Audit	\$3,000	\$3,000	\$0	\$3,000	\$3,000
Dissemination Agent	\$1,250	\$833	\$167	\$1,000	\$1,250
Arbitrage	\$600	\$0	\$600	\$600	\$600
Trustee Fees	\$2,750	\$2,963	\$0	\$2,963	\$3,000
Management Fees	\$44,275	\$36,896	\$7,379	\$44,275	\$44,275
Information Technology	\$1,700	\$2,617	\$283	\$2,900	\$2,900
Telephone	\$100	\$27	\$5	\$32	\$100
Postage	\$450	\$143	\$29	\$172	\$450
Insurance	\$21,651	\$19,683	\$0	\$19,683	\$20,750
Printing & Binding	\$1,200	\$189	\$38	\$227	\$1,200
Legal Advertising	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Other Current Charges	\$360	\$406	\$81	\$488	\$500
Property Appraiser	\$780	\$771	\$0	\$771	\$780
Office Supplies	\$150	\$74	\$15	\$89	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Contingency	\$969	\$0	\$150	\$150	\$280
Administrative Expenses	\$119,069	\$90,978	\$13,999	\$104,977	\$119,069

Narcoossee
Community Development District
Proposed Budget
General Fund
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
<u>Maintenance</u>					
<u>NonaCrest</u>					
Field Management	\$4,164	\$3,470	\$694	\$4,164	\$4,164
Landscape Maintenance	\$25,440	\$17,033	\$5,110	\$22,143	\$26,053
Irrigation Repairs	\$3,000	\$2,891	\$578	\$3,469	\$3,500
Lake Maintenance	\$4,300	\$3,132	\$626	\$3,758	\$4,350
Wall Repairs/Cleaning	\$0	\$1,250	\$250	\$1,500	\$2,500
Feature Lighting	\$750	\$649	\$130	\$779	\$1,000
Miscellaneous Common Area	\$5,262	\$2,383	\$477	\$2,860	\$1,349
Total NonaCrest	\$42,916	\$30,809	\$7,865	\$38,674	\$42,916
<u>La Vina</u>					
Field Management	\$10,156	\$8,463	\$1,693	\$10,156	\$10,350
Landscape Maintenance	\$51,100	\$40,500	\$8,100	\$48,600	\$38,762
Irrigation Repairs	\$4,000	\$751	\$150	\$901	\$4,000
Lake Maintenance	\$6,180	\$5,000	\$1,000	\$6,000	\$4,573
Utilities	\$8,340	\$5,485	\$1,097	\$6,582	\$8,340
Wall Repairs/Cleaning	\$6,000	\$2,525	\$505	\$3,030	\$5,500
Solvino Streetlighting	\$2,710	\$2,236	\$447	\$2,683	\$2,710
Capri Streetlighting	\$3,850	\$3,178	\$636	\$3,813	\$3,850
Miscellaneous Common Area	\$1,069	\$1,475	\$295	\$1,770	\$15,321
Total La Vina	\$93,405	\$69,612	\$13,922	\$83,535	\$93,405
<u>Nona Preserve</u>					
Field Management	\$4,463	\$3,719	\$744	\$4,463	\$4,463
Landscape Maintenance	\$29,400	\$24,500	\$4,900	\$29,400	\$30,282
Irrigation Repairs	\$2,200	\$2,441	\$488	\$2,929	\$2,900
Lake Maintenance	\$4,300	\$3,500	\$700	\$4,200	\$4,200
Miscellaneous Common Area	\$1,510	\$1,600	\$0	\$1,600	\$28
Total Nona Preserve	\$41,873	\$35,760	\$6,832	\$42,592	\$41,873
<u>Parcels G & H</u>					
Field Management	\$0	\$0	\$0	\$0	\$2,666
Landscape Maintenance	\$0	\$0	\$0	\$0	\$13,796
Lake Maintenance	\$0	\$0	\$0	\$0	\$1,628
Total Parcels G & H	\$0	\$0	\$0	\$0	\$18,090
Maintenance Expenses	\$178,194	\$136,181	\$28,620	\$164,800	\$196,283
Transfer Out to Capital Reserves	\$23,785	\$23,785	\$0	\$23,785	\$35,666
Total Expenses	\$321,048	\$250,944	\$42,618	\$293,563	\$351,019
Excess Revenues *	\$0	\$78,188	(\$42,522)	\$35,666	(\$0)

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

Net Assessments	\$315,352
Add: Discounts & Collections	\$20,129
Gross Assessments	\$335,481

Narcoossee
Community Development District
General Fund Budget
Fiscal Year 2020

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.

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 2020

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 2020

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 2020

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.

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

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.

○ <i>Landscape Maintenance: Contract Cost of \$358 monthly</i>	<i>Annual Costs</i> <i>\$4,301</i>
○ <i>Contingency</i>	<i><u>\$49</u></i>
○ <i>Total Costs</i>	<i>\$4,350</i>

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 2020

LaVina

Field Management

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

Landscape Maintenance

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

Vendor: Down To Earth, Inc.

o <i>Landscape Maintenance: Contract Cost of \$3,076 monthly</i>	<i>Annual Costs</i> <i>\$36,918</i>
o <i>Replacement Plants</i>	<i><u>\$1,844</u></i>
o <i>Total Costs</i>	<i>\$38,762</i>

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.

Vendor: Applied Aquatic Management, Inc.

o <i>Landscape Maintenance: Contract Cost of \$280 month</i>	<i>Annual Costs</i> <i>\$4,558</i>
o <i>Contingency</i>	<i><u>\$15</u></i>
o <i>Total Costs</i>	<i>\$6,573</i>

Utilities

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

Vendor: Orlando Utilities Commission

o <i>Reclaimed Water - \$680/month</i>	<i>Annual Costs</i> <i>\$8,160</i>
o <i>Electric - \$15/month</i>	<i><u>\$180</u></i>
o <i>Total Costs</i>	<i>\$8,340</i>

Narcoossee
Community Development District
General Fund Budget
Fiscal Year 2020

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

\$30,282

Irrigation Repairs

Irrigation maintenance expenditures that may occur during the fiscal year.

Narcoossee
Community Development District
General Fund Budget
Fiscal Year 2020

Lake Maintenance

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

Vendor: Applied Aquatic Management, Inc.
Costs

Annual

- o *Landscape Maintenance: Contract Cost of \$350 monthly*

\$4,326

Miscellaneous Common Area Maintenance

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

Parcel G & H

Field Management

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

Landscape Maintenance

These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and planting annuals.)

Vendor: Down To Earth, Inc.

Annual Costs

- o *Landscape Maintenance: Contract Cost of \$1150 monthly*

\$13,796

Lake Maintenance

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

Vendor: Applied Aquatic Management, Inc.
Costs

Annual

- o *Landscape Maintenance: Contract Cost of \$136 monthly*

\$1,628

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 2020

Subdivision	Track		Units	Annual Gross Maintenance Per Unit FY19	Proposed Gross Maintenance Per Unit FY20	Street Lighting Supplement Assessment	Total Proposed Gross Maintenance Per Unit FY20	Increase (Decrease)	O&M
NonaCrest	C	SF50	159	\$276.94	\$276.94	N/A	\$276.94	\$0.00	\$44,034
	D	SF70	110	\$276.94	\$276.94	N/A	\$276.94	\$0.00	\$30,464
			269						
LaVina									
	Mirabella	A	SF50	107	\$473.15	N/A	\$473.15	(\$0.00)	\$50,627
	Ziani	B	SF75	66	\$473.15	N/A	\$473.15	(\$0.00)	\$31,228
	Capri	E	SF50	48	\$558.17	\$85.02	\$558.17	(\$0.00)	\$26,805
	Solvino	F	SF50	50	\$530.60	\$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	\$0.16	N/A	\$0.16	\$0.05	\$20,977
	G	Multi Family	370	\$68.05	\$95.10	N/A	\$95.10	\$27.05	\$35,188
	H	Comm/Office	69000	\$0.12	\$0.17	N/A	\$0.17	\$0.05	\$11,504
Total Gross Assessments									\$335,481

Narcoossee
Community Development District
Proposed Budget
Capital Reserve Fund - Nona Crest
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
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Revenues

Transfer In	\$7,105	\$7,105	\$0	\$7,105	\$7,518
Interest	\$0	\$8	\$2	\$10	\$0
Carry Forward Surplus	\$89,909	\$95,350	\$0	\$95,350	\$96,428
Total Revenues	\$97,014	\$102,463	\$2	\$102,464	\$103,947

Expenditures

Capital Projects	\$0	\$6,036	\$0	\$6,036	\$0
Total Expenditures	\$0	\$6,036	\$0	\$6,036	\$0

Excess Revenues	\$97,014	\$96,427	\$2	\$96,428	\$103,947
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Narcoossee
Community Development District

Proposed Budget
Capital Reserve Fund - La Vina
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
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Revenues

Transfer In	\$13,880	\$13,880	\$0	\$13,880	\$13,973
Interest	\$0	\$10	\$2	\$12	\$0
Transfer from G/H Capital	\$0	\$0	\$16,998	\$16,998	\$0
Carry Forward Surplus	\$91,373	\$111,693	\$0	\$111,693	\$109,946

Total Revenues	\$105,253	\$125,583	\$17,000	\$142,583	\$123,919
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Expenditures

Dowden Median Improvements	\$50,000	\$32,637	\$0	\$32,637	\$50,000
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Total Expenditures	\$50,000	\$32,637	\$0	\$32,637	\$50,000
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Excess Revenues	\$55,253	\$92,946	\$17,000	\$109,946	\$73,919
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Narcoossee
Community Development District
Proposed Budget
Capital Reserve Fund - Nona Preserve
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
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Revenues

Transfer In	\$323	\$323	\$0	\$323	\$323
Interest	\$0	\$3	\$1	\$4	\$0
Carry Forward Surplus	\$32,089	\$37,941	\$0	\$37,941	\$38,267

Total Revenues	\$32,412	\$38,267	\$1	\$38,267	\$38,590
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Expenditures

Capital Projects	\$0	\$0	\$0	\$0	\$2,500
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Total Expenditures	\$0	\$0	\$0	\$0	\$2,500
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Excess Revenues	\$32,412	\$38,267	\$1	\$38,267	\$36,090
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Narcoossee
Community Development District
Proposed Budget
Capital Reserve Fund - Parcels G&H
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
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Revenues

Transfer In	\$2,477	\$2,477	\$0	\$2,477	\$5,447
Interest	\$0	\$7	\$0	\$7	\$0
Carry Forward Balance	\$80,206	\$80,206	\$0	\$80,206	\$60,761

Total Revenues	\$82,683	\$82,689	\$0	\$82,689	\$66,209
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Expenditures

Transfer to LaVina Capital	\$0	\$11,617	\$10,311	\$21,928	\$0
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Total Expenditures	\$0	\$11,617	\$10,311	\$21,928	\$0
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Excess Revenues	\$82,683	\$71,072	(\$10,311)	\$60,761	\$66,209
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Narcoossee
Community Development District
Proposed Budget
Debt Service Fund
Fiscal Year 2020

Description	Adopted Budget FY2019	Actual thru 7/31/19	Projected Next 2 Months	Total Projected 9/30/19	Proposed Budget FY2020
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Revenues

Assessments - Tax Roll	\$317,131	\$325,269	\$0	\$325,269	\$317,131
Interest Income	\$1,000	\$3,968	\$794	\$4,761	\$1,000
Carry Forward Surplus	\$163,677	\$164,918	\$0	\$164,918	\$184,168

Total Revenues	\$481,808	\$494,155	\$794	\$494,949	\$502,299
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Expenditures

Series 2013A-1

Interest - 11/1	\$44,703	\$44,703	\$0	\$44,703	\$43,053
Principal - 5/1	\$120,000	\$120,000	\$0	\$120,000	\$125,000
Interest - 5/1	\$44,703	\$44,703	\$0	\$44,703	\$43,053

Series 2013A-2

Interest - 11/1	\$28,188	\$28,188	\$0	\$28,188	\$27,034
Principal - 5/1	\$45,000	\$45,000	\$0	\$45,000	\$50,000
Interest - 5/1	\$28,188	\$28,188	\$0	\$28,188	\$27,034

Total Expenditures	\$310,780	\$310,781	\$0	\$310,781	\$315,174
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(1) Excess Revenues	\$171,028	\$183,374	\$794	\$184,168	\$187,125
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Series 2013A-1	Nov 1, 2020	\$41,178
Series 2013A-2	Nov 1, 2020	\$25,753

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 2020

Subdivision	Track		Units	Proposed	
				FY2020 Annual Gross Debt Per Unit	Total Debt
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
Total Gross Assessment					\$337,373

Narcoossee
Community Development District
Debt Service Fund - Series 2013A-1
Amortization Schedule

Date	Series 2013A-1		Fiscal Total
	Principal	Interest	
11/1/19		\$43,052.50	\$43,052.50
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
	\$2,205,000.00	\$726,765.00	\$2,931,765.00

Narcoossee

Community Development District

Debt Service Fund - Series 2013A-2

Amortization Schedule

Date	Series 2013A-2		Fiscal Total
	Principal	Interest	
11/1/19		\$27,034.38	\$27,034.38
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
	\$975,000.00	\$456,300.10	\$1,431,300.10

SECTION B

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

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

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2019.

ATTEST:

**NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

SECTION V

**AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES BETWEEN
NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT AND
SSS DOWN TO EARTH OPCO, LLC**

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2019, by and between:

Narcoossee Community Development District, a local unit of special-purpose government located in the City of Orlando, Orange County, Florida, and whose mailing address is 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 (the "District"); and

SSS Down To Earth Opco LLC, an Ohio limited liability company, whose mailing address is P.O. Box 738, Tangerine, Florida 32256 (the "Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District owns, operates and maintains the certain areas identified on the attached **Exhibit A**; and

WHEREAS, the District desires to retain an independent contractor to provide landscape maintenance services for such areas, the scope of which is as more particularly described in the attached **Exhibit B**, which is incorporated herein by this reference (the "Services"); and

WHEREAS, Contractor represents that it is qualified, willing and able to provide landscape maintenance services and desires to provide the Services to the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of landscape maintenance services within the District as described herein and in **Exhibit B**.

- B. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- C. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services.
- D. The Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor acknowledges and agrees that the District has the right to request that Contractor's employees and/or subcontractors who do not behave in a professional manner, in the District's sole determination, be removed from the Contractor's landscape maintenance team(s) providing the Services to the District.
- E. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. This includes, but is not limited to, damage caused by Contractor to irrigation heads and lines, landscape, grasses or any other District or landowner properties or improvements.
- F. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.

SECTION 3. COMPENSATION; TERM.

- A. As compensation for the completion of the Services, the District agrees to pay the Contractor in twelve (12) monthly payments of Eight Thousand Two Hundred Three Dollars and Thirty-Four Cents (\$8,203.34), not to exceed a total amount of Ninety-Eight Thousand, Four Hundred Forty Dollars and Eight Cents (\$98,440.08) per year, which amount includes all tools, labor and materials necessary to complete the Services. Any additional services shall be at the unit prices set forth in **Exhibit B**.
- B. The term of this Agreement shall be from October 1, 2019 through September 30, 2020, unless terminated earlier in accordance with the terms of this Agreement. At its sole option, the District may elect, by providing written notice to Contractor, to extend this Agreement for two additional one-year terms.
- C. If the District should desire additional work or services not provided in **Exhibit B**, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the

parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement as set forth in Section 4.

- D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within forty-five (45) days of receipt by the District, or in accordance with Florida's Prompt Payment Act, whichever is sooner. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. CHANGE ORDERS. Contractor understands that the Services may be reduced, enlarged or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor. All change orders shall be in the form attached hereto as **Exhibit C.**

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one (1) year after acceptance by the District or longer as required under Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final

acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured prior to the commencement of the Services. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay

all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor. Moreover, Contractor shall provide the District with a completed IRS W-9 form prior to the commencement of the Services.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Contractor:** SSS down to Earth Opco, LLC
P.O. Box 738
Tangerine, Florida 32256
Attn: Michael Mosler II
- B. If to District:** Narcoossee Community Development District
c/o GMS Central Florida
135 W. Central Blvd, Suite 320
Orlando, Florida 32801
Attn: District Manager
- With a copy to:** Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32314
Attn: Roy Van Wyk

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties

are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Orange County, Florida.

SECTION 18. INDEMNIFICATION.

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JSHOWE@GMSCFL.COM, OR AT 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

**NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman/Vice Chairman, Board of Supervisors

Witness:

SSS DOWN TO EARTH OPCO, LLC

Signature of Witness

By: _____

Print Name

Print Name: _____

Title: _____

Exhibit A: Landscape Maintenance Maps
Exhibit B: Scope of Services
Exhibit C: Form of Change Order

EXHIBIT A

Landscape Maintenance Map

EXHIBIT B
Scope of Services



Landscape Maintenance Proposal

Attn: Narcoossee CDD
GMS Central Florida
135 W Central Blvd Suite 320
Orlando Florida 32801

Submitted By: SSS Down To Earth Opco LLC
Director: Michael Mosler II

Narcoossee CDD

Landscape Maintenance Summary

Narcoossee CDD

Nona Crest (Includes Basic Maintenance, Irrigation, Fertilization/Pest Control, Mulch & Annuals)	\$ 20,440.03	Annually
La Vina (Includes Basic Maintenance, Irrigation, Fertilization/Pest Control, Mulch & Annuals)	\$ 48,600.02	Annually
Nona Preserve (Includes Basic Maintenance, Irrigation, Fertilization/Pest Control, Mulch & Annuals)	\$ 29,400.03	Annually

Grand Total Annually:	\$ 98,440.08
Grand Total Monthly:	\$ 8,203.34

Additional Items

Mulch	\$45.00 per cubic yard
4" Seasonal Annuals (4 times/year)	\$2.00 each
Palm Trimming	Up to 15' included
	Over 15' \$30.00 each

Landscape Maintenance Agreement

THIS LANDSCAPE MAINTENANCE AGREEMENT ("Agreement") dated this _____ day of _____ 2018, and between, Narcoossee CDD hereinafter referred to as, "Customer" or "Association"), and SSS Down To Earth Opco LLC (hereinafter referred to as "Contractor").

1. Scope of Work: Contractor shall furnish all labor, materials, and necessary equipment to maintain the grounds at Narcoossee CDD for a one (1) year period commencing October 1st 2018 and ending September 30th 2019. In fulfillment its obligation, Contractor shall use its best efforts to perform the Grounds Maintenance specifications attached as Exhibit "A" and specifically incorporated herein. In the event that the performance by Contractor shall be interrupted or delayed by any occurrences not occasioned by Contractor, such as acts of God, the Contractor shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
2. Indemnification: Contractor shall indemnify and hold harmless the Customer from any and all injuries, damages, causes of action or claims to the extent they are caused by acts, omissions or negligence on the part of Contractor, its agents, subcontractor, employees, or others acting on behalf of Contractor, in the performance of its obligations under this Agreement.
3. Liability Insurance: Contractor, for itself, its subcontractors, agents and employees, shall carry liability and personal insurance with a responsible insurance company qualified to do business in the state of Florida. The limits of such insurance coverage shall be at least two million dollars (\$2,000,000) per occurrence for liability due to injury to or death of a person or persons and at least five million dollars (\$5,000,000) for public liability due to property damage and at least two million dollars (\$1,000,000) per occurrence in Contractor pollution liability. Contractor shall additionally provide Workers' Compensation Insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. Such insurance shall remain in effect during the entire term of this Agreement. Contractor shall deliver to the Customer an insurance certificate evidencing such insurance prior to the signing of this contract.
4. Standard of Performance: Contractor shall use due care, skill and diligence in the performance of its obligations under this Agreement and shall perform all of its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the Orlando area. All materials used in performing any obligation under this Agreement shall be of first quality and shall be used strictly in accordance with manufacturer's specifications.
5. Time: Time is of the essence in performing the obligations under this Agreement.
6. Independent Contractor Relationship: All work performed by Contractor under this

Agreement shall be as an independent contractor, and in no way shall Contractor be considered to be an employee of this associations.

7. **Price and Payment Terms:** Contractor shall be paid on a monthly basis. On the twentieth (20th) day of each month, the Contractor shall tender to the Customer a bill or invoice for those services rendered during the current month, which shall be paid by the Customer by the first day of the following month. Both parties hereby acknowledge that if all the grounds maintenance services are performed in accordance with the Grounds Maintenance Specifications attached hereto as "Exhibit A," customer shall remit Contractor a monthly fee of \$8,203.34.
8. **Termination:** Given the nature of the work contemplated by this Agreement, the parties acknowledge that conditions change due to the natural growing cycle, weather patterns, wear and tear of the grounds, and other causes, both foreseen and unforeseen. As a result, should Customer believe that conditions exist that would give it cause to terminate this Agreement, Customer shall promptly (within 24 hours) notify Contractor and give Contractor an opportunity to inspect such condition. Customer acknowledges that it shall have an affirmative obligation to photograph any condition that it believes would give it cause to terminate this Agreement within 24 hours of discovery of that condition and that the failure to do so shall constitute spoliation of evidence. The Customer and Contractor may terminate this agreement with cause upon thirty (30) days written notice to the other party.
9. **Notices:** Any notice required to be sent to Customer or Contractor under this Agreement shall be sent to the parties at the following address unless otherwise specified:

Customer: Narcoossee CDD
GMS Central Florida
135 W Central Blvd Suite 320
Orlando Florida 32801

Contractor: SSS Down To Earth Opco LLC
PO Box 738
Tangerine, Florida 32777
Phone: 352-385-7227
Fax: 352-385-7229
Email: mmosler@down2earthinc.com

10. **Governing Law and Binding Effect; Venue.** This Agreement and the interpretation and enforcement of the same will be governed by and construed in accordance with the laws of the State of Florida and will be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors and assigns. Venue for all actions arising from this Agreement shall lie in Lake County, Florida.
11. **Integrated Agreement, Waiver and Modification.** This Agreement represents the complete and entire understanding and agreement between the parties hereto with regard to

all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, will be binding on either party hereto. This Agreement may not be modified or amended nor may any covenant, agreement, condition, requirement, provision, warranty or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures.

12. **Litigation and Attorneys' Fees.** In the event it will be necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees.
13. **Late Payment Charges.** Any unpaid installment of Contractor's fee or any expense reimbursement to Contractor due and payable under this Agreement will bear interest at the rate of ten percent (18%) per annum from its due date until paid in full. So long as any payment remains past due for a period in excess of ten (10) days, Contractor's obligations under this Agreement will be suspended until paid in full.
14. **Severability.** Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in full force and effect, but without giving effect to such provision.
15. **No Third-Party Beneficiaries.** The parties hereto intend that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the parties hereto. No future or present employee or customer of either of the parties nor their affiliates, successors or assigns or other person shall be treated as a third-party beneficiary in or under this Agreement.

Narcoossee CDD

SSS Down To Earth Opco LLC

BY: _____
ITS: _____

BY: _____
ITS: _____

Owner's Signature

SSS Down To Earth Opco LLC

Exhibit "A"
Service Agreement Specifications

Between SSS Down To Earth Opco LLC (herein "Contractor" or "DTE") and Narcoossee CDD the services to be performed hereunder for the Basic Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement.

LANDSCAPE MAINTENANCE PROGRAM

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (42 cuts/yr., minimum)

Mower blades will be kept sharp to prevent the tearing of grass blades.

Various mowing patterns will be employed to insure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 4 1/2" in height, with no more than 1/2 of leaf blade removed during mowing.

All Bermuda Sod shall be maintained at a height of 1" (85 cuts per year minimum).

ii. Edging

DTE shall neatly edge and trim around all plant beds, curbs, streets, trees, and buildings, etc. DTE shall maintain the shape and configuration of all planting beds.

All walks shall be blown or vacuumed after edging to maintain a clean, well-groomed appearance.

All grass runners to be removed after edging to maintain mulch areas free of weeds or encroaching grass.

Frequency of edging shall correspond to frequency of turf mowing.

iii. Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance with the exception of lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Each area prior to mowing will be patrolled for trash and other debris to clean area and reduce risk of flying debris during mowing. DTE shall not be obligated to clear areas of excessive trash around dumpsters and dock areas (i.e. Styrofoam peanuts).

All areas littered in the landscape maintenance process will be swept by hand, power blower, vacuum, as conditions permit, and transported to a dumping facility on site.

Removal of all landscape debris generated on the Property during landscape maintenance is the sole responsibility of DTE, at no additional expense to client.

v. Fertilization

A preliminary turf fertilization specification and schedule is as follows: Turf shall be fertilized four (4) times per year using a premium turf fertilizer with minor elements. Each application shall consist of 1.0 lb. of nitrogen per 1,000 sq. ft. of turf. Additionally, DTE shall apply a weed & feed in the spring and in the fall.

All sidewalks, roads, curbs, and patios will be swept clean of any granular fertilizer after application to minimize staining.

vi. Insect & Disease Control

Treatment of turf areas for infestation or disease shall be the responsibility of DTE.

DTE will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. DTE shall strictly comply with all state and federal regulations.

DTE employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. IRRIGATION

DTE shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. DTE shall be responsible for controlling the amount of water used for irrigation and any damage that results from over watering and insufficient watering.

DTE shall fully inspect and operate all the irrigation zones on a monthly basis and immediately report any and all problems.

Damage caused by improper operation of the irrigation systems or damages incurred through Landscape operations shall be the responsibility of DTE and shall be repaired by

DTE within twenty-four hours at no charge.

Irrigation components damaged by other than DTE due to construction, vandalism, or other causes shall be reported to the Customer. DTE, if authorized by the Customer, shall repair the damage at a fair market price or cost plus 15% basis.

III. PLANTING BEDS, SHRUBBERY, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION

i. Pruning

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications, unless Customer requests otherwise.

Plants, hedges, shrubbery and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

ii. Tree Pruning

Trees shall be maintained with clear trunks with lower branch elevations to 10 feet.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 14' from ground. Moss removal and tree spraying may be performed at an additional charge.

iii. Palm Pruning

All palms up to a maximum height of 15' overall shall be pruned and shaped as required removing dead fronds and spent seed pods. Palms up to a maximum of height 15' overall are to be thoroughly detailed with all fronds trimmed to lateral position (not "hurricane-cut") two (2) times annually.

iv. Crape Myrtle Pruning

Crape Myrtles up to a maximum height of 15' overall must be pruned and shaped each February to promote vigorous blooming and maintain desired size and shape. Branches are to be individually trimmed back to wood no larger than 1/2" in diameter. All sucker branching, seedpods, and ball moss must also be removed.

v. Edging and Trimming

Groundcovers will be confined to plant bed areas by manual or chemical means, as environmental condition permits. "Weed eating" type edging will not be used around trees.

vi. **Insect and Disease control**

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural and weather conditions permit.

Customer shall provide DTE access to a water source on the Customer's property for insect and disease control purposes.

vii. **Weed Control**

Open ground between plants shall be maintained in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural and weather conditions permit.

All mulch areas or plant beds shall be maintained in a condition of acceptable weed density.

viii. **Fertilization**

All preliminary shrubs, trees and plantings fertilization specification are as follows:

Plant beds, shrubs, woody ornamental and ground covers shall be fertilized two times per year as to maintain good appearance and color.

Preliminary Schedule: March & September.

All ornamentals will be fertilized utilizing a product with a balanced analysis (example 8-10-10) with a good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow release product.

ix. **Mulching**

Mulch is provided under this Agreement. All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground. In the event Customer chooses to purchase additional mulching services, DTE shall provide all labor and materials necessary to perform this work, at the following price:

Pine Straw	\$5.50 bale
Cypress Mulch	\$45.00 cu yd
Pine Bark	\$45.00 cu yd

Mulch material shall consist of a premium grade of Pine Straw, Pine Bark Nuggets or Cypress Mulch. Owner must first approve all mulch operations.

IV. ANNUAL FLOWERS MAINTENANCE PROGRAM

The Annual Flowers maintenance program is included in this Agreement. In the event Customer chooses to purchase the Annual Flower maintenance program, DTE shall furnish all material, labor, and necessary soil amendments for the installation and replacement of annual flowers at the price of \$2.00 per 4" pot.

Minimum Replacement Schedule

"Seasonal Color" - Four-inch pots, planted in the following schedule and spacing, to correspond with the installation period unless directed differently by Owner.

January - March	=	Annuals
April - June	=	Annuals
July - September	=	Annuals
October - December	=	Annuals

Proper annual spacing is as follows:

Annual Bedding Plants	8-10" spacing
Perennial Color	12-14" spacing

DTE will not be held responsible for any acts of God (i.e. wind damage, freeze damage).

The practice of covering plant material during a freeze to prevent damaged is an extra charge to this contract and does not guarantee plant survival.

V. CONSTANT COLOR MAINTENANCE

DTE shall be responsible for the full and complete care of all "Seasonal Color" plantings, including watering, mulching, spraying, fertilization, pruning, etc., such that the Owner is guaranteed that every annual/perennial planting mass shall maintain a healthy, vigorous appearance and shall at all times provide the finest quality color planting possible.

VI. ADDITIONAL SERVICES

DTE shall provide services over and above the Contract Specifications with written authorization from the Owner. Rates for labor and materials shall be as follows:

Supervisor/Technician	\$55.00 per hour
Laborers	\$35.00 per hour
Materials	Cost + 15%

Narcoossee Community Development District - Landscape Maintenance Services

Down To Earth - Price Form

TASK	WONA CREST	LA VINA	NONA PRESERVE	Totals
Turf Care	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Mowing	\$5,549.87	\$16,119.87	\$8,815.87	\$30,485.61
Weed/Disease Control	\$1,174.04	\$4,227.22	\$2,249.10	\$7,650.36
Fertilization	\$713.14	\$1,398.22	\$1,215.66	\$3,327.02
Pest Control	\$450.48	\$1,267.68	\$1,077.25	\$2,795.41
Subtotal	\$8,887.53	\$23,012.99	\$13,357.88	\$44,477.68
Shrubs/Ground Cover Care	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	\$484.87	\$1,443.42	\$823.18	\$2,751.47
Annuals (Replaced 4 Times per Year)	\$1,000.00	\$1,957.50	\$584.00	\$3,541.50
Weed/Disease Control	\$287.32	\$548.04	\$316.74	\$1,151.10
Fertilization	\$219.60	\$330.36	\$234.04	\$784.00
Pest Control	\$190.11	\$233.84	\$149.38	\$573.33
Mulching	\$4,000.00	\$4,800.00	\$4,000.00	\$12,800.00
Subtotal	\$5,470.60	\$9,312.56	\$6,146.34	\$20,929.50
Tree Care	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Pruning	\$2,410.38	\$5,248.80	\$1,175.20	\$8,834.38
Fertilization	\$684.14	\$2,099.52	\$1,270.08	\$4,053.74
Weed/Disease Control	\$982.98	\$1,112.80	\$1,411.20	\$3,506.98
Pest Control	\$646.04	\$1,892.88	\$1,198.52	\$3,737.44
Mulching				
Subtotal	\$4,723.54	\$11,353.00	\$3,975.00	\$20,051.54
Irrigation System Monitoring	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Bi-Monthly Inspection	\$1,600.00	\$3,600.00	\$2,150.00	\$7,350.00
Subtotal	\$1,600.00	\$3,600.00	\$2,150.00	\$7,350.00
Litter Removal	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost	Annual Maintenance Cost
Subtotal	\$450.00	\$1,000.00	\$650.00	\$1,400.00
Total	\$20,440.03	\$48,600.02	\$29,400.03	\$98,440.08
Cost of One Additional Mulching Service Annually	\$4,000.00	\$4,800.00	\$4,000.00	\$12,800.00

Notes:

- The amounts listed above are fixed fees for the time period noted. The fixed fee shall include the Contractor's profit and general overhead and all costs and expenses of any nature whatsoever (including, without limitation, branch safety, labor, equipment, materials and all taxes).
- Refer to the scope of services for the specific description and frequency of the services to be provided.
- Invoices will be submitted monthly, prorated, based on the above fees.

EXHIBIT C

Form of Change Order

WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the "Work Authorization"), dated _____, 20____ authorizes certain work in accordance with that certain *Agreement for Landscape and Maintenance Services* (the "Agreement"), dated _____, 2018, by and between:

Narcoossee Community Development District, a local unit of special-purpose government located in the City of Orlando, Orange County, Florida, and whose mailing address is 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 (the "District"); and

SSS Down To Earth Opco LLC, an Ohio limited liability company, whose mailing address is P.O. Box 738, Tangerine, Florida 32256 (the "Contractor").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Additional Services").

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit B**, and in the manner set forth in the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**NARCOOSSEE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman, Board of Supervisors

SSS DOWN TO EARTH OPCO, LLC

Witness

By:

Its:

Exhibit A: Proposal/Scope of Additional Services

SECTION VI

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

June 18, 2019 to August 21, 2019

Fund	Date	Check No.'s		Amount
General Fund	6/24/19	1820	\$	702.70
	7/7/19	1821	\$	5,596.60
	7/10/19	1822-1824	\$	3,957.47
	7/17/19	1825	\$	8,203.33
	7/24/19	1826	\$	41,574.19
	7/25/19	1827	\$	940.00
	7/31/19	1828-1830	\$	2,639.51
	8/12/19	1831	\$	5,495.53
	8/21/19	1832-1834	\$	10,001.33
			\$	79,110.66
Capital Reserve - G&H Parcels	8/15/19	1	\$	11,617.20
			\$	11,617.20
Payroll	<u>June 2019</u>			
	Betsy Burgos	50322	\$	184.70
	Jeffrey Smyk	50323	\$	184.70
	Peter Wong	50324	\$	184.70
	Stephen Giercyk	50325	\$	184.70
			\$	738.80
			\$	79,849.46

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/21/19

PAGE 1

*** CHECK DATES 06/18/2019 - 08/21/2019 ***

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 #
6/24/19	00072	6/14/19 1695887	201905 310-51300-31100	GEN.ENG.WO#1-2017/BRD MTG	*	587.50	
		6/14/19 1695888	201905 310-51300-31100	2019 ANN.ENG.RPRT FINAL	*	115.20	
							702.70 001820
----- DEWBERRY ENGINEERS INC. -----							
7/07/19	00043	7/01/19 337	201907 310-51300-34000	MANAGEMENT FEES JUL19	*	3,689.58	
		7/01/19 337	201907 310-51300-35100	INFORMATION TECH JUL19	*	141.67	
		7/01/19 337	201907 310-51300-31300	DISSEMINATION FEE JUL19	*	83.33	
		7/01/19 337	201907 310-51300-51000	OFFICE SUPPLIES JUL19	*	18.61	
		7/01/19 337	201907 310-51300-42000	POSTAGE JUL19	*	18.80	
		7/01/19 337	201907 310-51300-42500	COPIES JUL19	*	72.90	
		7/01/19 337	201907 310-51300-41000	TELEPHONE JUL19	*	6.46	
		7/01/19 338	201907 320-53800-12000	FIELD MANAGEMENT JUL19	*	347.00	
		7/01/19 338	201907 330-53800-12000	FIELD MANAGEMENT JUL19	*	846.33	
		7/01/19 338	201907 340-53800-12000	FIELD MANAGEMENT JUL19	*	371.92	
							5,596.60 001821
----- GOVERNMENTAL MANAGEMENT SERVICES -----							
7/10/19	00022	6/30/19 178383	201906 330-53800-46300	LA VINA AQUAT MGMT-JUN19	*	500.00	
		6/30/19 178384	201906 320-53800-46300	NNA.CRST AQUAT MGMT-JUN19	*	348.00	
		6/30/19 178386	201906 340-53800-46300	NNA.PRSV AQUAT MGMT-JUN19	*	350.00	
							1,198.00 001822
----- APPLIED AQUATIC MANAGEMENT, INC. -----							
7/10/19	00005	6/30/19 108297	201905 310-51300-31500	TRNSMT CAP.CONVERSION LTR	*	14.15	
		6/30/19 108298	201905 310-51300-31500	PREP/ATD BRD MTG/TRAVEL	*	1,870.32	
							1,884.47 001823
----- HOPPING GREEN & SAMS -----							
7/10/19	00085	7/09/19 1338	201907 330-53800-46000	SND/PNT MONUMNT-MIRABELLA	*	250.00	
		7/09/19 1339	201907 330-53800-46000	SND/PNT MONUMNT-CAPRI ENT	*	250.00	

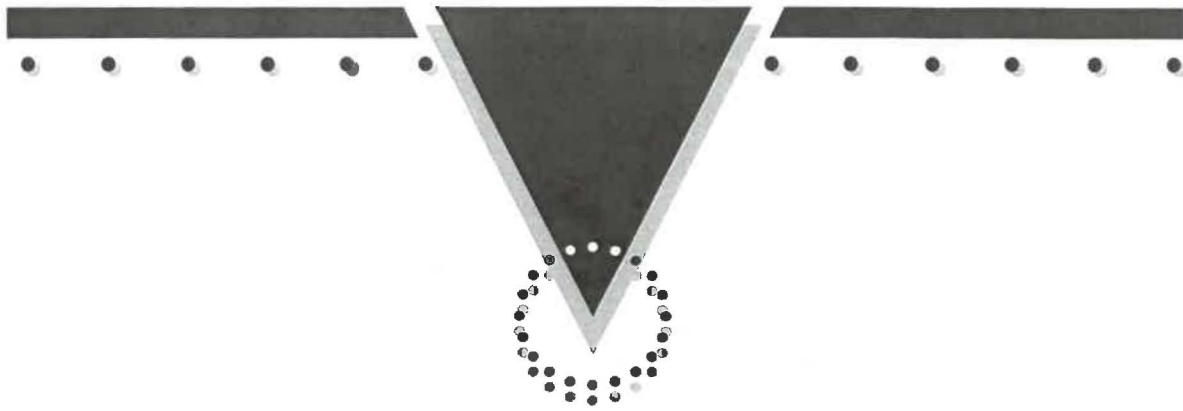
NARC -NARCOOSSEE - IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/09/19 1340	201907 330-53800-46000		*	250.00	
		SND/PNT MONUTMENT-ZIANI					
		7/09/19 1341	201907 330-53800-46000		*	125.00	
		SND/PNT MONUMENT-SOLVINO					
				HERITAGE SERVICE SOLUTIONS LLC			875.00 001824
7/17/19	00069	7/10/19 40827	201907 340-53800-46200		*	2,450.00	
		NNA.PRSV.LNDSCP MNT-JUL19					
		7/10/19 40836	201907 320-53800-46200		*	1,703.33	
		NNA.CRST.LNDSCP MNT-JUL19					
		7/10/19 40840	201907 330-53800-46200		*	4,050.00	
		LA VINA LNDSCP MNT-JUL19					
				DOWN TO EARTH LAWN CARE II, INC			8,203.33 001825
7/24/19	00034	7/24/19 07242019	201907 300-20700-10500		*	41,574.19	
		FY19 DEBT SERVICE SER2013					
				NARCOOSSEE CDD C/O US BANK			41,574.19 001826
7/25/19	00072	7/12/19 1708296	201906 310-51300-31100		*	940.00	
		GEN ENG/FENCE/BIDS					
				DEWBERRY ENGINEERS INC.			940.00 001827
7/31/19	00069	6/27/19 39619	201906 340-53800-46400		*	105.00	
		NNA.PRSV-MAINLN TURND OFF					
		6/27/19 39629	201906 320-53800-46400		*	96.70	
		NNA.CRST-IRRG.RPRS-JUN19					
		6/30/19 40743	201906 320-53800-46400		*	468.27	
		NNA.CRST-IRG.MNLINE-JUN19					
				DOWN TO EARTH LAWN CARE II, INC			669.97 001828
7/31/19	00043	7/23/19 CF0234	201907 320-53800-46000		*	140.00	
		STORM WATER INSPECTION					
				GOVERNMENTAL MANAGEMENT SERVICES			140.00 001829
7/31/19	00005	7/26/19 108849	201906 310-51300-31500		*	1,829.54	
		REVIEW/PREP/ATTEND MTG					
				HOPPING GREEN & SAMS			1,829.54 001830
8/12/19	00043	8/01/19 340	201908 310-51300-34000		*	3,689.58	
		MANAGEMENT FEES-AUG19					
		8/01/19 340	201908 310-51300-35100		*	141.67	
		INFORMATION TECH-AUG19					
		8/01/19 340	201908 310-51300-31300		*	83.33	
		DISSEMINATION FEE-AUG19					
		8/01/19 340	201908 310-51300-51000		*	.18	
		OFFICE SUPPLIES					

NARC -NARCOOSSEE - IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/01/19 340	201908 310-51300-42000		*	6.00	
		POSTAGE					
		8/01/19 340	201908 310-51300-42500		*	2.10	
		COPIES					
		8/01/19 340	201908 310-51300-41000		*	7.42	
		TELEPHONE					
		8/01/19 341	201908 320-53800-12000		*	347.00	
		FIELD MANAGEMENT-AUG19					
		8/01/19 341	201908 330-53800-12000		*	846.33	
		FIELD MANAGEMENT-AUG19					
		8/01/19 341	201908 340-53800-12000		*	371.92	
		FIELD MANAGEMENT-AUG19					
				GOVERNMENTAL MANAGEMENT SERVICES			5,495.53 001831
8/21/19	00022	7/31/19 179026	201907 330-53800-46300		*	500.00	
		LA VINA AQUAT MGMT-JUL19					
		7/31/19 179027	201907 320-53800-46300		*	348.00	
		NNA/PRSC AQUAT MGMT-JUL19					
		7/31/19 179029	201907 340-53800-46300		*	350.00	
		NNA.PRSV AQUAT MGMT-JUL19					
				APPLIED AQUATIC MANAGEMENT, INC.			1,198.00 001832
8/21/19	00069	8/10/19 43445	201908 340-53800-46200		*	2,450.00	
		NNA.PRSV.LNDSCP MNT-AUG19					
		8/10/19 43512	201908 320-53800-46200		*	1,703.33	
		NNA.CRST.LNDSCP MNT-AUG19					
		8/10/19 43755	201908 330-53800-46200		*	4,050.00	
		LA VINA LNDSCP MNT-AUG19					
				DOWN TO EARTH LAWN CARE II, INC			8,203.33 001833
8/21/19	00045	8/07/19 18585	201908 310-51300-31700		*	600.00	
		ARBITRAGE-SER 2013-FY19					
				GRAU & ASSOCIATES			600.00 001834
				TOTAL FOR BANK A		79,110.66	
				TOTAL FOR REGISTER		79,110.66	

SECTION 2



Narcoossee Community Development District

Unaudited Financial Reporting

July 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund</u>
5	<u>Capital Reserves Fund - Nona Preserve</u>
6	<u>Capital Reserve Fund - Parcels G&H</u>
7	<u>Capital Reserves Fund - Nona Crest</u>
8	<u>Capital Reserve Fund - La Vina</u>
9-10	<u>Month to Month</u>
11	<u>Long-Term Debt</u>
12	<u>Assessment Receipt Schedule</u>

Narcoossee
Community Development District
Combined Balance Sheet
For the Period Ended July 31, 2019

	<u>Governmental Fund Types</u>			Totals (Memorandum Only)
	General	Debt Service	Capital Projects	2019
<u>Assets:</u>				
Cash	\$139,738	---	---	\$139,738
Cash-Nona Preserve	---	---	\$38,267	\$38,267
Cash-Parcels G & H	---	---	\$82,689	\$82,689
Cash-Nona Crest	---	---	\$96,427	\$96,427
Cash-La Vina	---	---	\$125,583	\$125,583
Custody-Excess Funds	\$26,854	---	---	\$26,854
<u>Series 2013A-1/A-2</u>				
Reserve A-1	---	\$104,615	---	\$104,615
Prepayment A-1	---	\$290	---	\$290
Revenue	---	\$184,978	---	\$184,978
Reserve A-2	---	\$51,394	---	\$51,394
Excess Revenue	---	\$0	---	\$0
Due from General Fund	---	\$0	---	\$0
Total Assets	\$166,592	\$341,276	\$342,966	\$850,834
<u>Liabilities:</u>				
Accounts Payable	\$850	---	\$44,255	\$45,105
Due to Debt Service	\$0	---	---	\$0
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$341,276	---	\$341,276
Assigned for Capital Projects - Nona Preserve	---	---	\$38,267	\$38,267
Assigned for Capital Projects - GH	---	---	\$71,072	\$71,072
Assigned for Capital Projects - Nona Crest	---	---	\$96,427	\$96,427
Assigned for Capital Projects - La Vina	---	---	\$92,945	\$92,945
Unassigned	\$165,742	---	---	\$165,742
Total Liabilities and Fund Equity & Other Credits	\$166,592	\$341,276	\$342,966	\$850,834

Narcoossee
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
-------------------	---------------------------------	------------------------	----------

Revenues:

Maintenance Assessments	\$297,263	\$297,263	\$304,866	\$7,603
Interest	\$0	\$0	\$482	\$482

Total Revenues

\$297,263	\$297,263	\$305,347	\$8,084
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Expenditures:

Administrative

Supervisor Fees	\$6,000	\$5,000	\$3,800	\$1,200
FICA	\$459	\$383	\$291	\$92
Engineering	\$10,000	\$8,333	\$5,345	\$2,988
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$17,000	\$14,167	\$8,765	\$5,401
Annual Audit	\$3,000	\$3,000	\$3,000	\$0
Dissemination	\$1,250	\$1,042	\$833	\$208
Arbitrage	\$600	\$0	\$0	\$0
Trustee Fees	\$2,750	\$2,750	\$2,963	(\$213)
Management Fees	\$44,275	\$36,896	\$36,896	(\$0)
Information Technology	\$1,700	\$1,417	\$2,617	(\$1,200)
Telephone	\$100	\$83	\$27	\$56
Postage	\$450	\$375	\$143	\$232
Insurance	\$21,651	\$21,651	\$19,683	\$1,968
Printing & Binding	\$1,200	\$1,000	\$189	\$811
Legal Advertising	\$1,200	\$1,000	\$0	\$1,000
Other Current Charges	\$360	\$300	\$406	(\$106)
Property Appraiser	\$780	\$780	\$771	\$9
Office Supplies	\$150	\$125	\$74	\$51
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Contingency	\$969	\$808	\$0	\$808

Total Administrative

\$119,069	\$104,284	\$90,978	\$13,305
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Nona Crest

Field Management	\$4,164	\$3,470	\$3,470	\$0
Landscape Maintenance	\$25,440	\$21,200	\$17,033	\$4,167
Irrigation Repairs	\$3,000	\$2,500	\$2,891	(\$391)
Lake Maintenance	\$4,300	\$3,583	\$3,132	\$451
Wall Repairs/Cleaning	\$0	\$0	\$1,250	(\$1,250)
Feature Lighting	\$750	\$625	\$649	(\$24)
Miscellaneous Common Area	\$5,262	\$4,385	\$2,383	\$2,002 *

Total Nona Crest

\$42,916	\$35,763	\$30,809	\$4,955
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Narcoossee
Community Development District
General Fund
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

	Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
<u>La Vina</u>				
Field Management	\$10,156	\$8,463	\$8,463	\$0
Landscape Maintenance	\$51,100	\$42,583	\$40,500	\$2,083
Irrigation Repairs	\$4,000	\$3,333	\$751	\$2,583
Lake Maintenance	\$6,180	\$5,150	\$5,000	\$150
Utilities	\$8,340	\$6,950	\$5,485	\$1,465
Wall Repairs/Cleaning	\$6,000	\$5,000	\$2,525	\$2,475
Solvino Streetlighting	\$2,710	\$2,258	\$2,236	\$23
Capri Streetlighting	\$3,850	\$3,208	\$3,178	\$31
Miscellaneous Common Area	\$1,069	\$891	\$1,475	(\$584) *
Total La Vina	\$93,405	\$77,838	\$69,612	\$8,225
<u>Nona Preserve</u>				
Field Management	\$4,463	\$3,719	\$3,719	(\$0)
Landscape Maintenance	\$29,400	\$24,500	\$24,500	\$0
Irrigation Repairs	\$2,200	\$1,833	\$2,441	(\$608)
Lake Maintenance	\$4,300	\$3,583	\$3,500	\$83
Miscellaneous Common Area	\$1,510	\$1,258	\$1,600	(\$342) *
Total Nona Preserve	\$41,873	\$34,894	\$35,760	(\$866)
Maintenance Expenses	\$178,194	\$148,495	\$136,181	\$12,314
Total Expenditures	\$297,263	\$252,779	\$227,159	\$25,619
<u>Other Sources (Uses)</u>				
Transfer Out	(\$23,785)	(\$23,785)	(\$23,785)	\$0
Total Other Sources (Uses)	(\$23,785)	(\$23,785)	(\$23,785)	\$0
Excess Revenues (Expenditures)	(\$23,785)		\$54,403	
Fund Balance - Beginning	\$23,785		\$111,339	
Fund Balance - Ending	\$0		\$165,742	

* Includes New Plant Installation

Narcoossee
Community Development District
Debt Service Fund
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

	Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$317,131	\$317,131	\$325,269	\$8,138
Interest	\$1,000	\$833	\$5,860	\$5,027
Total Revenues	\$318,131	\$317,964	\$331,130	\$13,165
<u>Expenditures:</u>				
<u>Series 2013A-1</u>				
Interest Expense 11/01	\$44,703	\$44,703	\$44,703	\$0
Principal 5/01	\$120,000	\$120,000	\$120,000	\$0
Interest Expense 5/01	\$44,703	\$44,703	\$44,703	\$0
<u>Series 2013A-2</u>				
Interest Expense 11/01	\$28,188	\$28,188	\$28,188	\$0
Principal 5/01	\$45,000	\$45,000	\$45,000	\$0
Interest Expense 5/01	\$28,188	\$28,188	\$28,188	\$0
Total Expenditures	\$310,780	\$310,780	\$310,780	\$0
Excess Revenues (Expenditures)	\$7,351		\$20,350	
Fund Balance - Beginning	\$163,677		\$320,927	
Fund Balance - Ending	\$171,028		\$341,276	

Narcoossee
Community Development District
Capital Reserve Fund - Nona Preserve
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

	Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
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Revenues:

Transfer In	\$323	\$323	\$323	\$0
Interest	\$0	\$0	\$3	\$3
Total Revenues	\$323	\$323	\$326	\$3

Expenditures:

Capital Projects	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$323		\$326	
Fund Balance - Beginning	\$32,089		\$37,941	
Fund Balance - Ending	\$32,412		\$38,267	

Narcoossee
Community Development District
Capital Reserve Fund - Parcels G & H
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

	Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
<u>Revenues:</u>				
Transfer In	\$2,477	\$2,477	\$2,477	\$0
Interest	\$0	\$0	\$7	\$7
Total Revenues	\$2,477	\$2,477	\$2,484	\$7
<u>Expenditures:</u>				
Capital Projects	\$0	\$0	\$11,617	(\$11,617)
Total Expenditures	\$0	\$0	\$11,617	(\$11,617)
Excess Revenues (Expenditures)	\$2,477		(\$9,133)	
Fund Balance - Beginning	\$80,206		\$80,206	
Fund Balance - Ending	\$82,683		\$71,072	

Narcoossee
Community Development District
Capital Reserve Fund - Nona Crest
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
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Revenues:

Transfer In	\$7,105	\$7,105	\$7,105	\$0
Interest	\$0	\$0	\$8	\$8
Total Revenues	\$7,105	\$7,105	\$7,113	\$8

Expenditures:

Repairs & Maintenance	\$0	\$0	\$6,036	(\$6,036)
Total Expenditures	\$0	\$0	\$6,036	(\$6,036)
Excess Revenues (Expenditures)	\$7,105		\$1,077	
Fund Balance - Beginning	\$89,909		\$95,350	
Fund Balance - Ending	\$97,014		\$96,427	

Narcoossee
Community Development District
Capital Reserve Fund - LaVina
Statement of Revenues & Expenditures
For the Period Ended July 31, 2019

	Adopted Budget	Prorated Budget Thru 7/31/19	Actual Thru 7/31/19	Variance
<u>Revenues:</u>				
Transfer In	\$13,880	\$13,880	\$13,880	\$0
Interest	\$0	\$0	\$10	\$10
Total Revenues	\$13,880	\$13,880	\$13,890	\$10
<u>Expenditures:</u>				
Dowden Median Improvements	\$50,000	\$41,667	\$32,638	\$9,029
Total Expenditures	\$50,000	\$41,667	\$32,638	\$9,029
Excess Revenues (Expenditures)	(\$36,120)		(\$18,748)	
Fund Balance - Beginning	\$91,373		\$111,693	
Fund Balance - Ending	\$55,253		\$92,945	

**Narcoossee
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Maintenance Assessments	\$0	\$3,739	\$230,980	\$8,659	\$7,772	\$12,620	\$2,129	\$3,717	\$1,400	\$33,850	\$0	\$0	\$304,866
Interest	\$40	\$46	\$45	\$49	\$52	\$47	\$52	\$51	\$52	\$50	\$0	\$0	\$482
Total Revenues	\$40	\$3,785	\$231,025	\$8,708	\$7,823	\$12,667	\$2,181	\$3,767	\$1,451	\$33,900	\$0	\$0	\$305,347
Expenditures:													
<u>Administrative</u>													
Supervisor Fees	\$0	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$0	\$1,800	\$0	\$0	\$0	\$3,800
FICA	\$0	\$77	\$0	\$0	\$0	\$77	\$0	\$0	\$138	\$0	\$0	\$0	\$291
Engineering	\$0	\$705	\$0	\$0	\$0	\$1,418	\$1,580	\$703	\$940	\$0	\$0	\$0	\$5,345
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney	\$250	\$1,696	\$0	\$408	\$515	\$1,982	\$201	\$1,884	\$0	\$1,830	\$0	\$0	\$8,765
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Dissemination	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$2,963	\$0	\$0	\$0	\$0	\$0	\$0	\$2,963
Management Fees	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$3,690	\$0	\$0	\$36,896
Information Technology	\$142	\$142	\$142	\$1,342	\$142	\$142	\$142	\$142	\$142	\$142	\$0	\$0	\$2,617
Telephone	\$0	\$12	\$0	\$0	\$0	\$0	\$0	\$9	\$0	\$6	\$0	\$0	\$27
Postage	\$10	\$50	\$5	\$15	\$0	\$2	\$25	\$10	\$8	\$19	\$0	\$0	\$143
Insurance	\$19,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,683
Printing & Binding	\$20	\$0	\$27	\$0	\$1	\$2	\$28	\$2	\$36	\$73	\$0	\$0	\$189
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$51	\$53	\$59	\$36	\$7	\$36	\$38	\$39	\$41	\$45	\$0	\$0	\$406
Property Appraiser	\$771	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$771
Office Supplies	\$1	\$0	\$18	\$0	\$0	\$0	\$18	\$0	\$18	\$19	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$29,876	\$7,507	\$4,024	\$5,574	\$4,438	\$14,393	\$5,803	\$6,563	\$6,895	\$5,906	\$0	\$0	\$90,978

**Narcoossee
Community Development District**

Field:

Nona Crest

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Field Management	\$347	\$347	\$347	\$347	\$347	\$347	\$347	\$347	\$347	\$347	\$0	\$0	\$3,470
Landscape Maintenance	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$1,703	\$0	\$0	\$17,033
Irrigation Repairs	\$0	\$75	\$0	\$0	\$640	\$377	\$1,057	\$177	\$565	\$0	\$0	\$0	\$2,891
Lake Maintenance	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$0	\$0	\$0	\$3,132
Wall Repairs/Cleaning	\$0	\$0	\$0	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Feature Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$649	\$0	\$0	\$0	\$0	\$0	\$649
Miscellaneous Common Area	\$1,198	\$370	\$0	\$0	\$0	\$0	\$675	\$0	\$0	\$140	\$0	\$0	\$2,383
Total Nona Crest	\$3,596	\$2,843	\$2,398	\$3,648	\$3,039	\$2,775	\$4,780	\$2,576	\$2,963	\$2,190	\$0	\$0	\$30,809

La Vina

Field Management	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$0	\$0	\$8,463
Landscape Maintenance	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$0	\$40,500
Irrigation Repairs	\$0	\$322	\$0	\$143	\$0	\$218	\$0	\$68	\$0	\$0	\$0	\$0	\$751
Lake Maintenance	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$5,000
Utilities	\$564	\$662	\$393	\$746	\$530	\$538	\$626	\$609	\$483	\$334	\$0	\$0	\$5,485
Wall Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$2,525	\$0	\$0	\$0	\$0	\$0	\$2,525
Solvino Streetlighting	\$222	\$222	\$222	\$224	\$224	\$224	\$224	\$224	\$224	\$224	\$0	\$0	\$2,236
Capri Streetlighting	\$316	\$316	\$316	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$0	\$0	\$3,178
Miscellaneous Common Area	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$875	\$0	\$0	\$1,475
Total La Vina	\$7,098	\$6,918	\$6,328	\$6,828	\$6,469	\$6,694	\$9,090	\$6,616	\$6,422	\$7,148	\$0	\$0	\$69,612

Nona Preserve

Field Management	\$372	\$372	\$372	\$372	\$372	\$372	\$372	\$372	\$372	\$372	\$0	\$0	\$3,719
Landscape Maintenance	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$2,450	\$0	\$0	\$24,500
Irrigation Repairs	\$55	\$0	\$359	\$138	\$671	\$0	\$868	\$244	\$105	\$0	\$0	\$0	\$2,441
Lake Maintenance	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$0	\$0	\$3,500
Miscellaneous Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$1,600
Total Nona Preserve	\$3,227	\$3,172	\$3,531	\$3,310	\$3,843	\$3,172	\$5,640	\$3,416	\$3,277	\$3,172	\$0	\$0	\$35,760

Total Expenditures

	\$43,797	\$20,441	\$16,281	\$19,361	\$17,788	\$27,035	\$25,313	\$19,170	\$19,557	\$18,417	\$0	\$0	\$227,159
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Other Financing Sources (Uses)

Transfer Out	\$0	\$0	\$0	\$0	(\$23,785)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$23,785)
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Excess Revenues (Expenditures)

	(\$43,757)	(\$16,656)	\$214,744	(\$10,653)	(\$33,749)	(\$14,368)	(\$23,132)	(\$15,403)	(\$18,106)	\$15,483	\$0	\$0	\$54,403
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Narcoossee
Community Development District
LONG TERM DEBT REPORT

SERIES 2013A-1, SPECIAL ASSESSMENT REFUNDING BONDS		
MATURITY DATE:	5/1/2033	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$104,615	
RESERVE FUND BALANCE	\$104,615	
BONDS OUTSTANDING - 9/30/13		\$2,885,000
LESS: PRINCIPAL PAYMENT 5/1/14		(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$120,000)
CURRENT BONDS OUTSTANDING		\$2,205,000

SERIES 2013A-2, SPECIAL ASSESSMENT REFUNDING BONDS		
MATURITY DATE:	5/1/2033	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$51,394	
RESERVE FUND BALANCE	\$51,394	
BONDS OUTSTANDING - 9/30/13		\$1,295,000
LESS: PRINCIPAL PAYMENT 11/1/13		(\$70,000)
LESS: PRINCIPAL PAYMENT 5/1/14		(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15		(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/16		(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/17		(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$45,000)
CURRENT BONDS OUTSTANDING		\$975,000

**NARCOOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

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

										2013	
Date Received	Dist.#	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 48.38%	Debt Svc Fund 51.62%	Total 100%		
11/13/18	1	\$ 1,933.08	\$ 90.43	\$ -	\$ -	\$ 1,842.65	\$ 891.49	\$ 951.16	\$ 1,842.65		
11/19/18	2	\$ 6,131.87	\$ 245.26	\$ -	\$ -	\$ 5,886.61	\$ 2,848.00	\$ 3,038.61	\$ 5,886.61		
12/3/18	3	\$ 27,034.72	\$ 1,081.34	\$ -	\$ -	\$ 25,953.38	\$ 12,556.51	\$ 13,396.87	\$ 25,953.38		
12/10/18	4	\$ 92,104.90	\$ 3,684.00	\$ -	\$ -	\$ 88,420.90	\$ 42,778.93	\$ 45,641.97	\$ 88,420.90		
12/17/18	5	\$ 149,810.28	\$ 5,992.22	\$ -	\$ 185.00	\$ 144,003.06	\$ 69,670.15	\$ 74,332.91	\$ 144,003.06		
12/24/18	6	\$ 228,166.91	\$ 9,126.23	\$ -	\$ -	\$ 219,040.68	\$ 105,974.11	\$ 113,066.57	\$ 219,040.68		
1/14/19	7	\$ 18,631.37	\$ 733.38	\$ -	\$ -	\$ 17,897.99	\$ 8,659.23	\$ 9,238.76	\$ 17,897.99		
2/19/19	8	\$ 17,340.30	\$ 679.63	\$ 597.06	\$ -	\$ 16,063.61	\$ 7,771.74	\$ 8,291.87	\$ 16,063.61		
3/14/19	9	\$ 25,650.66	\$ 687.79	\$ -	\$ 1,121.66	\$ 26,084.53	\$ 12,619.96	\$ 13,464.57	\$ 26,084.53		
4/11/19	10	\$ 4,453.48	\$ 52.29	\$ -	\$ -	\$ 4,401.19	\$ 2,129.34	\$ 2,271.85	\$ 4,401.19		
5/9/19	11	\$ 7,692.51	\$ 10.39	\$ -	\$ -	\$ 7,682.12	\$ 3,716.69	\$ 3,965.43	\$ 7,682.12		
6/13/19	12	\$ 2,696.98	\$ -	\$ -	\$ 195.94	\$ 2,892.92	\$ 1,399.62	\$ 1,493.30	\$ 2,892.92		
7/11/19	13	\$ 69,965.46	\$ -	\$ -	\$ -	\$ 69,965.46	\$ 33,850.00	\$ 36,115.46	\$ 69,965.46		
Totals		\$ 651,612.52	\$ 22,382.96	\$ 597.06	\$ 1,502.60	\$ 630,135.10	\$ 304,865.77	\$ 325,269.33	\$ 630,135.10		

SECTION 3

**NARCOOSSEE
COMMUNITY DEVELOPMENT DISTRICT
\$4,180,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2013A
ARBITRAGE REBATE REQUIREMENT
FEBRUARY 28, 2019**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 18, 2019

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, 2019 ("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 (\$43,054) for February 28, 2019. 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, 2019).

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

<i>Anniversary Date</i>	05/01/2013
<i>Future-Value Date</i>	02/28/2019
<i>Arbitrage Yield Limit</i>	4.3887635
<i>Total of Purpose Expenditures</i>	\$4,020,285.00
<i>Internal Rate of Return</i>	0.3485246
<i>90% of rebate liability</i>	-\$38,748.72
<i>Full rebate liability</i>	-\$43,054.13

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: 02/28/2019

<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	11.9055556	-4,173,005.65	100.0000000	1.2948931	-5,403,596.22
3/15/2013	2014		COI	11.9055556	96,023.00	100.0000000	1.2948931	124,339.52
3/15/2013	2014		Underwriter's discount	11.9055556	62,700.00	100.0000000	1.2948931	81,189.80
3/15/2013	2014		Payment to escrow	11.9055556	4,468,440.00	100.0000000	1.2948931	5,786,152.13
3/15/2013	2014		Transferred funds	11.9055556	-629,217.00	100.0000000	1.2948931	-814,768.75
3/18/2013	2014		COI	11.8888889	4,194.00	100.0000000	1.2944247	5,428.82
4/1/2013	2014		COI	11.8166667	7,900.00	100.0000000	1.2923971	10,209.94
4/2/2013	2014		Reserve A-1	11.8111111	1.00	100.0000000	1.2922412	1.29
6/4/2013	2014		COI	11.4666667	488.00	100.0000000	1.2826156	625.92
6/6/2013	2014		COI	11.4555556	3,301.00	100.0000000	1.2823062	4,232.89
12/9/2013	2014		Reserve A-2	10.4388889	5.00	100.0000000	1.2543179	6.27
12/9/2013	2014		Reserve A-1	10.4388889	9.00	100.0000000	1.2543179	11.29
2/17/2015	2016		Reserve A-2	8.0611111	4.00	100.0000000	1.1912208	4.76
3/17/2015	2016		Reserve A-1	7.8944444	8.00	100.0000000	1.1869190	9.50
4/2/2015	2016		Reserve A-1	7.8111111	1.00	100.0000000	1.1847740	1.18
5/1/2015	2016		Reserve A-2	7.6500000	2,888.00	100.0000000	1.1806379	3,409.68
5/4/2015	2016		Reserve A-1	7.6333333	1.00	100.0000000	1.1802108	1.18
6/2/2015	2016		Reserve A-1	7.4777778	1.00	100.0000000	1.1762325	1.18
7/2/2015	2016		Reserve A-1	7.3111111	1.00	100.0000000	1.1719848	1.17
8/4/2015	2016		Reserve A-1	7.1333333	1.00	100.0000000	1.1674709	1.17
9/2/2015	2016		Reserve A-1	6.9777778	1.00	100.0000000	1.1635355	1.16
10/2/2015	2016		Reserve A-1	6.8111111	1.00	100.0000000	1.1593338	1.16
11/3/2015	2016		Reserve A-1	6.6388889	1.00	100.0000000	1.1550079	1.16
12/2/2015	2016		Reserve A-1	6.4777778	1.00	100.0000000	1.1509757	1.15
1/5/2016	2016		Reserve A-1	6.2944444	1.00	100.0000000	1.1464044	1.15
2/2/2016	2016		Reserve A-1	6.1444444	1.00	100.0000000	1.1426778	1.14
3/2/2016	2017		Reserve A-1	5.9777778	1.00	100.0000000	1.1385514	1.14
4/4/2016	2017		Reserve A-1	5.8000000	1.00	100.0000000	1.1341662	1.13
5/3/2016	2017		Reserve A-1	5.6388889	1.00	100.0000000	1.1302068	1.13
6/2/2016	2017		Reserve A-1	5.4777778	1.00	100.0000000	1.1262612	1.13
7/5/2016	2017		Reserve A-1	5.2944444	1.00	100.0000000	1.1217881	1.12
8/2/2016	2017		Reserve A-1	5.1444444	1.00	100.0000000	1.1181415	1.12
9/2/2016	2017		Reserve A-1	4.9777778	1.00	100.0000000	1.1141037	1.11
10/4/2016	2017		Reserve A-1	4.8000000	1.00	100.0000000	1.1098127	1.11
11/1/2016	2017		Reserve A-2	4.6500000	281.00	100.0000000	1.1062051	310.84
11/2/2016	2017		Reserve A-1	4.6444444	1.00	100.0000000	1.1060717	1.11
12/2/2016	2017		Reserve A-1	4.4777778	1.00	100.0000000	1.1020774	1.10
1/4/2017	2017		Reserve A-2	4.3000000	4.00	100.0000000	1.0978328	4.39
1/4/2017	2017		Reserve A-1	4.3000000	7.00	100.0000000	1.0978328	7.68
2/2/2017	2017		Reserve A-2	4.1444444	8.00	100.0000000	1.0941321	8.75
2/2/2017	2017		Reserve A-1	4.1444444	16.00	100.0000000	1.0941321	17.51
3/1/2017	2018		Reserve A-2	3.9833333	7.00	100.0000000	1.0903124	7.63
3/1/2017	2018		Reserve A-1	3.9833333	15.00	100.0000000	1.0903124	16.35
4/1/2017	2018		Reserve A-2	3.8166667	11.00	100.0000000	1.0863751	11.95
4/1/2017	2018		Reserve A-1	3.8166667	23.00	100.0000000	1.0863751	24.99

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/18/2019 | 16:25 | Rpt15a

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: 02/28/2019

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
5/1/2017	2018		Reserve A-1	3.6500000	31.00	100.0000000	1.0824519	33.56
5/1/2017	2018		Reserve A-2	3.6500000	15.00	100.0000000	1.0824519	16.24
6/1/2017	2018		Reserve A-2	3.4833333	16.00	100.0000000	1.0785430	17.26
6/1/2017	2018		Reserve A-1	3.4833333	33.00	100.0000000	1.0785430	35.59
7/1/2017	2018		Reserve A-2	3.3166667	21.00	100.0000000	1.0746481	22.57
7/1/2017	2018		Reserve A-1	3.3166667	42.00	100.0000000	1.0746481	45.14
8/1/2017	2018		Reserve A-2	3.1500000	26.00	100.0000000	1.0707673	27.84
8/1/2017	2018		Reserve A-1	3.1500000	52.00	100.0000000	1.0707673	55.68
9/1/2017	2018		Reserve A-2	2.9833333	26.00	100.0000000	1.0669006	27.74
9/1/2017	2018		Reserve A-1	2.9833333	54.00	100.0000000	1.0669006	57.61
10/1/2017	2018		Reserve A-2	2.8166667	26.00	100.0000000	1.0630478	27.64
10/1/2017	2018		Reserve A-1	2.8166667	53.00	100.0000000	1.0630478	56.34
11/1/2017	2018		Reserve A-2	2.6500000	27.00	100.0000000	1.0592089	28.60
11/1/2017	2018		Reserve A-1	2.6500000	55.00	100.0000000	1.0592089	58.26
12/1/2017	2018		Reserve A-2	2.4833333	28.00	100.0000000	1.0553838	29.55
12/1/2017	2018		Reserve A-1	2.4833333	57.00	100.0000000	1.0553838	60.16
1/1/2018	2018		Reserve A-2	2.3166667	35.00	100.0000000	1.0515726	36.81
1/1/2018	2018		Reserve A-1	2.3166667	70.00	100.0000000	1.0515726	73.61
2/1/2018	2018		Reserve A-2	2.1500000	40.00	100.0000000	1.0477752	41.91
2/1/2018	2018		Reserve A-1	2.1500000	81.00	100.0000000	1.0477752	84.87
3/1/2018	2019		Reserve A-2	1.9833333	37.00	100.0000000	1.0439914	38.63
3/1/2018	2019		Reserve A-1	1.9833333	76.00	100.0000000	1.0439914	79.34
4/1/2018	2019		Reserve A-2	1.8166667	48.00	100.0000000	1.0402213	49.93
4/1/2018	2019		Reserve A-1	1.8166667	97.00	100.0000000	1.0402213	100.90
5/1/2018	2019		Reserve A-2	1.6500000	53.00	100.0000000	1.0364649	54.93
5/1/2018	2019		Reserve A-1	1.6500000	109.00	100.0000000	1.0364649	112.97
6/1/2018	2019		Reserve A-2	1.4833333	57.00	100.0000000	1.0327220	58.87
6/1/2018	2019		Reserve A-1	1.4833333	116.00	100.0000000	1.0327220	119.80
7/1/2018	2019		Reserve A-2	1.3166667	60.00	100.0000000	1.0289926	61.74
7/1/2018	2019		Reserve A-1	1.3166667	122.00	100.0000000	1.0289926	125.54
8/1/2018	2019		Reserve A-2	1.1500000	66.00	100.0000000	1.0252767	67.67
8/1/2018	2019		Reserve A-1	1.1500000	134.00	100.0000000	1.0252767	137.39
9/1/2018	2019		Reserve A-2	0.9833333	66.00	100.0000000	1.0215742	67.42
9/1/2018	2019		Reserve A-1	0.9833333	135.00	100.0000000	1.0215742	137.91
10/1/2018	2019		Reserve A-2	0.8166667	66.00	100.0000000	1.0178850	67.18
10/1/2018	2019		Reserve A-1	0.8166667	135.00	100.0000000	1.0178850	137.41
11/1/2018	2019		Reserve A-2	0.6500000	77.00	100.0000000	1.0142092	78.09
11/1/2018	2019		Reserve A-1	0.6500000	156.00	100.0000000	1.0142092	158.22
12/1/2018	2019		Reserve A-2	0.4833333	76.00	100.0000000	1.0105467	76.80
12/1/2018	2019		Reserve A-1	0.4833333	155.00	100.0000000	1.0105467	156.63
1/1/2019	2019		Reserve A-2	0.3166667	83.00	100.0000000	1.0068974	83.57
1/1/2019	2019		Reserve A-1	0.3166667	168.00	100.0000000	1.0068974	169.16
2/1/2019	2019		Reserve A-1	0.1500000	180.00	100.0000000	1.0032613	180.59
2/1/2019	2019		Reserve A-2	0.1500000	88.00	100.0000000	1.0032613	88.29
2/28/2019	-1		Unspent Proceeds as of 02/28/2019	0.0000000	156,009.00	100.0000000	1.0000000	156,009.00

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: 02/28/2019

<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>
					3,288.35			-43,054.13
			<i>Arbitrage Yield Limit (AYL)</i>		4.3887635			
			<i>Internal Rate of Return (IRR)</i>		0.3485246			
			<i>Future Valued To.....</i>		2/28/2019			

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>
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-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/18/2019 | 16:28 | Rpt01h

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>				4.5698531	<i>Face value of bond Issue</i>			\$4,180,000.00
<i>Net Interest Cost (NIC)</i>				4.5466862	<i>Accrued interest (-)</i>			
<i>Arbitrage Yield Limit (AYL)</i>				4.3887635	<i>Original issue premium/discount (-)</i>			(\$6,994.35)
<i>Arbitrage Net Interest Cost (ANIC)</i>				4.4308211	<i>Bond surety fee (-)</i>			\$0.00
					<i>Lump-sum credit enhancements (-)</i>			\$0.00
					<i>Other AYL costs (-)</i>			
					<i>= AYL Target</i>			\$4,173,005.65

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

4,180,000.00

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

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
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

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/18/2019 | 16:29 | Rpt01a

Narcoossee Community Development District
Special Assessment Refunding Bonds, Series 2013A
T.I.C. Verification Report (Regular)
4,180,000.00

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

<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>Factor</i>	<i>Debt Service</i>
		4,180,000.00		2,205,427.03	0.00	6,385,427.03		4,110,305.69
<i>True Interest Cost (TIC)</i>			4.5598531			<i>Face value of bond Issue</i>		\$4,180,000.00
<i>Net Interest Cost (NIC)</i>			4.5466862			<i>Accrued interest (-)</i>		
<i>Arbitrage Yield Limit (AYL)</i>			4.3887635			<i>Original issue premium/discount (-)</i>		(\$6,994.35)
<i>Arbitrage Net Interest Cost (ANIC)</i>			4.4308211			<i>Underwriter discount (+)</i>		(\$62,700.00)
						<i>Lump-sum credit enhancements (-)</i>		\$0.00
						<i>Other TIC costs (-)</i>		
						<i>Bond surety fee (-)</i>		N/A
						<i>= TIC Target</i>		\$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>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>
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-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/18/2019 | 16:25 | 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>
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-2	4.00	100.0000000		4.00	155,955.65
01/04/2017	2017	Y		Reserve A-1	7.00	100.0000000		7.00	155,948.65
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-1	23.00	100.0000000		23.00	155,868.65
04/01/2017	2018	Y		Reserve A-2	11.00	100.0000000		11.00	155,891.65
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-2	21.00	100.0000000		21.00	155,752.65
07/01/2017	2018	Y		Reserve A-1	42.00	100.0000000		42.00	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-2	26.00	100.0000000		26.00	155,526.65

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevateMainDb | 16.95f EDB | 07/18/2019 | 16:25 | 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-1	53.00	100.0000000		53.00	155,473.65
11/01/2017	2018	Y		Reserve A-1	55.00	100.0000000		55.00	155,391.65
11/01/2017	2018	Y		Reserve A-2	27.00	100.0000000		27.00	155,446.65
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
03/01/2018	2019	Y		Reserve A-2	37.00	100.0000000		37.00	155,043.65
03/01/2018	2019	Y		Reserve A-1	76.00	100.0000000		76.00	154,967.65
04/01/2018	2019	Y		Reserve A-2	48.00	100.0000000		48.00	154,919.65
04/01/2018	2019	Y		Reserve A-1	97.00	100.0000000		97.00	154,822.65
05/01/2018	2019	Y		Reserve A-2	53.00	100.0000000		53.00	154,769.65
05/01/2018	2019	Y		Reserve A-1	109.00	100.0000000		109.00	154,660.65
06/01/2018	2019	Y		Reserve A-1	116.00	100.0000000		116.00	154,487.65
06/01/2018	2019	Y		Reserve A-2	57.00	100.0000000		57.00	154,603.65
07/01/2018	2019	Y		Reserve A-2	60.00	100.0000000		60.00	154,427.65
07/01/2018	2019	Y		Reserve A-1	122.00	100.0000000		122.00	154,305.65
08/01/2018	2019	Y		Reserve A-2	66.00	100.0000000		66.00	154,239.65
08/01/2018	2019	Y		Reserve A-1	134.00	100.0000000		134.00	154,105.65
09/01/2018	2019	Y		Reserve A-2	66.00	100.0000000		66.00	154,039.65
09/01/2018	2019	Y		Reserve A-1	135.00	100.0000000		135.00	153,904.65
10/01/2018	2019	Y		Reserve A-2	66.00	100.0000000		66.00	153,838.65
10/01/2018	2019	Y		Reserve A-1	135.00	100.0000000		135.00	153,703.65
11/01/2018	2019	Y		Reserve A-2	77.00	100.0000000		77.00	153,626.65
11/01/2018	2019	Y		Reserve A-1	156.00	100.0000000		156.00	153,470.65
12/01/2018	2019	Y		Reserve A-2	76.00	100.0000000		76.00	153,394.65
12/01/2018	2019	Y		Reserve A-1	155.00	100.0000000		155.00	153,239.65
01/01/2019	2019	Y		Reserve A-1	168.00	100.0000000		168.00	152,988.65
01/01/2019	2019	Y		Reserve A-2	83.00	100.0000000		83.00	153,156.65

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>
02/01/2019	2019	Y		Reserve A-2	88.00	100.0000000		88.00	152,900.65
02/01/2019	2019	Y		Reserve A-1	180.00	100.0000000		180.00	152,720.65
					4,020,285.00		0.00	4,020,285.00	

<i>First Investment Date</i>	3/15/2013
<i>Calculation Date</i>	2/28/2019
<i>Arbitrage Yield Limit (AYL)</i>	4.3887635
<i>Internal Rate of Return (IRR)</i>	0.3485246

Narcoossee Community Development District
Special Assessment Refunding Bonds, Series 2013A
I.R.R. Report Via Purpose Expenditures
\$ 4,180,000.00

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

Grp ID	Trans Date	Fund ID	Description	Day Count Factor	Calculation Amt (Interest Earnings)	Pool Pctg	** Internal Rate of Return ** PV Factor	PV Amt
-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	0.9999710	4,193.88
	04/01/2013		COI	0.0888889	7,900.00	100.000	0.9998452	7,898.78
	04/02/2013		Reserve A-1	0.0944444	1.00	100.000	0.9998356	1.00
	06/04/2013		COI	0.4388889	488.00	100.000	0.9992361	487.63
	06/06/2013		COI	0.4500000	3,301.00	100.000	0.9992168	3,298.41
	12/09/2013		Reserve A-1	1.4666667	9.00	100.000	0.9974496	8.98
	12/09/2013		Reserve A-2	1.4666667	5.00	100.000	0.9974496	4.99
2016	02/17/2015		Reserve A-2	3.8444444	4.00	100.000	0.9933288	3.97
	03/17/2015		Reserve A-1	4.0111111	8.00	100.000	0.9930406	7.94
	04/02/2015		Reserve A-1	4.0944444	1.00	100.000	0.9928965	0.99
	05/01/2015		Reserve A-2	4.2555556	2,888.00	100.000	0.9926180	2,866.68
	05/04/2015		Reserve A-1	4.2722222	1.00	100.000	0.9925892	0.99
	06/02/2015		Reserve A-1	4.4277778	1.00	100.000	0.9923204	0.99
	07/02/2015		Reserve A-1	4.5944444	1.00	100.000	0.9920325	0.99
	08/04/2015		Reserve A-1	4.7722222	1.00	100.000	0.9917255	0.99
	09/02/2015		Reserve A-1	4.9277778	1.00	100.000	0.9914569	0.99
	10/02/2015		Reserve A-1	5.0944444	1.00	100.000	0.9911693	0.99
	11/03/2015		Reserve A-1	5.2666667	1.00	100.000	0.9908721	0.99
	12/02/2015		Reserve A-1	5.4277778	1.00	100.000	0.9905942	0.99
	01/05/2016		Reserve A-1	5.6111111	1.00	100.000	0.9902780	0.99
	02/02/2016		Reserve A-1	5.7611111	1.00	100.000	0.9900194	0.99
2017	03/02/2016		Reserve A-1	5.9277778	1.00	100.000	0.9897322	0.99
	04/04/2016		Reserve A-1	6.1055556	1.00	100.000	0.9894259	0.99
	05/03/2016		Reserve A-1	6.2666667	1.00	100.000	0.9891484	0.99
	06/02/2016		Reserve A-1	6.4277778	1.00	100.000	0.9888709	0.99
	07/05/2016		Reserve A-1	6.6111111	1.00	100.000	0.9885553	0.99
	08/02/2016		Reserve A-1	6.7611111	1.00	100.000	0.9882972	0.99
	09/02/2016		Reserve A-1	6.9277778	1.00	100.000	0.9880105	0.99
	10/04/2016		Reserve A-1	7.1055556	1.00	100.000	0.9877047	0.99
	11/01/2016		Reserve A-2	7.2555556	281.00	100.000	0.9874468	277.47
	11/02/2016		Reserve A-1	7.2611111	1.00	100.000	0.9874372	0.99
	12/02/2016		Reserve A-1	7.4277778	1.00	100.000	0.9871507	0.99
	01/04/2017		Reserve A-1	7.6055556	7.00	100.000	0.9868452	6.91
	01/04/2017		Reserve A-2	7.6055556	4.00	100.000	0.9868452	3.95
	02/02/2017		Reserve A-2	7.7611111	8.00	100.000	0.9865780	7.89
	02/02/2017		Reserve A-1	7.7611111	16.00	100.000	0.9865780	15.79
2018	03/01/2017		Reserve A-2	7.9222222	7.00	100.000	0.9863013	6.90
	03/01/2017		Reserve A-1	7.9222222	15.00	100.000	0.9863013	14.79
	04/01/2017		Reserve A-2	8.0888889	11.00	100.000	0.9860151	10.85
	04/01/2017		Reserve A-1	8.0888889	23.00	100.000	0.9860151	22.68
	05/01/2017		Reserve A-2	8.2555556	15.00	100.000	0.9857290	14.79
	05/01/2017		Reserve A-1	8.2555556	31.00	100.000	0.9857290	30.56
	06/01/2017		Reserve A-2	8.4222222	16.00	100.000	0.9854430	15.77
	06/01/2017		Reserve A-1	8.4222222	33.00	100.000	0.9854430	32.52
	07/01/2017		Reserve A-1	8.5888889	42.00	100.000	0.9851571	41.38
	07/01/2017		Reserve A-2	8.5888889	21.00	100.000	0.9851571	20.69

NARCOOSSEE-2013-A | FY: 1 | Mun-EaseElevateMainOb | 16.95f EDB | 07/18/2019 | 16:25 | Rpt09c

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

Grp	Trans	Fund		Day Count	Calculation Amt	Pool	** Internal Rate of Return **	
ID	Date	ID	Description	Factor	(Interest Earnings)	Pctg	PV Factor	PV Amt
2018	08/01/2017		Reserve A-2	8.7555556	26.00	100.000	0.9848713	25.61
	08/01/2017		Reserve A-1	8.7555556	52.00	100.000	0.9848713	51.21
	09/01/2017		Reserve A-2	8.9222222	26.00	100.000	0.9845855	25.60
	09/01/2017		Reserve A-1	8.9222222	54.00	100.000	0.9845855	53.17
	10/01/2017		Reserve A-2	9.0888889	26.00	100.000	0.9842998	25.59
	10/01/2017		Reserve A-1	9.0888889	53.00	100.000	0.9842998	52.17
	11/01/2017		Reserve A-1	9.2555556	55.00	100.000	0.9840142	54.12
	11/01/2017		Reserve A-2	9.2555556	27.00	100.000	0.9840142	26.57
	12/01/2017		Reserve A-2	9.4222222	28.00	100.000	0.9837287	27.54
	12/01/2017		Reserve A-1	9.4222222	57.00	100.000	0.9837287	56.07
	01/01/2018		Reserve A-1	9.5888889	70.00	100.000	0.9834433	68.84
	01/01/2018		Reserve A-2	9.5888889	35.00	100.000	0.9834433	34.42
	02/01/2018		Reserve A-1	9.7555556	81.00	100.000	0.9831580	79.64
	02/01/2018		Reserve A-2	9.7555556	40.00	100.000	0.9831580	39.33
2019	03/01/2018		Reserve A-1	9.9222222	76.00	100.000	0.9828727	74.70
	03/01/2018		Reserve A-2	9.9222222	37.00	100.000	0.9828727	36.37
	04/01/2018		Reserve A-2	10.0888889	48.00	100.000	0.9825876	47.16
	04/01/2018		Reserve A-1	10.0888889	97.00	100.000	0.9825876	95.31
	05/01/2018		Reserve A-2	10.2555556	53.00	100.000	0.9823025	52.06
	05/01/2018		Reserve A-1	10.2555556	109.00	100.000	0.9823025	107.07
	06/01/2018		Reserve A-1	10.4222222	116.00	100.000	0.9820175	113.91
	06/01/2018		Reserve A-2	10.4222222	57.00	100.000	0.9820175	55.97
	07/01/2018		Reserve A-2	10.5888889	60.00	100.000	0.9817325	58.90
	07/01/2018		Reserve A-1	10.5888889	122.00	100.000	0.9817325	119.77
	08/01/2018		Reserve A-2	10.7555556	66.00	100.000	0.9814477	64.78
	08/01/2018		Reserve A-1	10.7555556	134.00	100.000	0.9814477	131.51
	09/01/2018		Reserve A-2	10.9222222	66.00	100.000	0.9811629	64.76
	09/01/2018		Reserve A-1	10.9222222	135.00	100.000	0.9811629	132.46
	10/01/2018		Reserve A-2	11.0888889	66.00	100.000	0.9808783	64.74
	10/01/2018		Reserve A-1	11.0888889	135.00	100.000	0.9808783	132.42
	11/01/2018		Reserve A-2	11.2555556	77.00	100.000	0.9805937	75.51
	11/01/2018		Reserve A-1	11.2555556	156.00	100.000	0.9805937	152.97
	12/01/2018		Reserve A-2	11.4222222	76.00	100.000	0.9803091	74.50
	12/01/2018		Reserve A-1	11.4222222	155.00	100.000	0.9803091	151.95
	01/01/2019		Reserve A-2	11.5888889	83.00	100.000	0.9800247	81.34
	01/01/2019		Reserve A-1	11.5888889	168.00	100.000	0.9800247	164.64
	02/01/2019		Reserve A-2	11.7555556	88.00	100.000	0.9797404	86.22
	02/01/2019		Reserve A-1	11.7555556	180.00	100.000	0.9797404	176.35
99999	02/28/2019		Unspent Proceeds as of 02/28/2019	11.9055556	156,009.00	100.000	0.9794845	152,808.40
					3,288.35			(0.01)

Arbitrage Yield Limit	4.3887635
Internal Rate of Return	0.3485246
Calculation Standard	MSRB 30/360 SEMI 4/3

SECTION 4

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

The Board of Supervisors of the *Narcoossee Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2020** at **3:00 p.m. at Orange County Public Library – Southeast Branch, 5575 South Semoran Blvd, Orlando, FL 32822** on the fourth Monday of the month as follows:

Exception – November 18, 2019

January 27, 2020

March 23, 2020

Exception – May 18, 2020

June 22, 2020

August 24, 2020

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

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

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

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

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC