

*Narcoossee  
Community Development District*

*Agenda*

*September 26, 2023*

# AGENDA

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

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

September 19, 2023

Board of Supervisors  
Narcoossee Community  
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, September 26, 2023, at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Blvd., Suite 300, Orlando, Florida 32822.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes from the July 25, 2023 Board of Supervisors Meeting
4. Consideration of Agreement for Aquatic Plant Services for FY2024 with Applied Aquatic Management
5. Consideration of Proposal for Reserve Study Update with Reserve Advisors
6. Consideration of Opening Money Market
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisors Requests
10. Next Meeting Date – November 28, 2023
11. Adjournment

# 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, **July 25, 2023** at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Steve Giercyk	Chairman
Peter Wong	Vice Chairman
Kenneth Turner	Assistant Secretary
Isabel Hanze	Assistant Secretary
Eli Garrett	Assistant Secretary

Also present were:

Jason Showe	District Manager
Meredith Hammock	District Counsel
Maddie Flint	Kilinski Van Wyk
Molly Banfield	District Engineer <i>by telephone</i>
Rey Malave	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Hanze stated I am with Mirabella and at this time we are going to leave the plan to remodel the Ziani entrance, we are going to do that at a later time.

Mr. Turner joined the meeting at this time.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of  
the Fiscal Year 2024 Budget**

On MOTION by Mr. Turner seconded by Mr. Giercyk with all in favor the public hearing was opened.

**A. Consideration of Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Showe stated Resolution 2023-05 adopts the fiscal year 2024 budget. Exhibit A to the resolution is the proposed budget and in large part it is the same as you saw a few months ago. The increase is largely attributed to the increase in the landscaping costs. We built that into the budget last year, not knowing what the actual cost would be. Due to timing we were able to include a slightly larger contract last year, but the budget needed to be adjusted this year to capture all the costs. The increase per home ranges from \$10 for Nona Preserve up to about \$61 for Nona Crest. In the reserve study that was sent out the projection was about \$260,000 in reserves overall and you are ending this year at \$269,000. That is to maintain the infrastructure, which is the walls, entrances as well as the stormwater system.

Mr. Wong stated when the reserve study was done it had three components for the three separate communities, now we have a capital reserve from G&H. Does that help moving forward?

Mr. Showe stated the proposed budget has it combined. The initial reserve study didn't allocate any reserves to G&H because there was no infrastructure there to maintain. We are just looking at how much the reserve study said you should have and what you have. You are right at where you should be.

Mr. Wong stated the reserve study looks at targeting by community the reserves and we are at the same level, which is good, we combine everything. If we are going to look at targeting specific reserves, are we still going to look at the breakdown by community? Are we looking at combining everything?

Mr. Turner stated we already combined everything. You still have to identify the ponds and the infrastructure by community because that is the only way you can do it.

Mr. Showe stated the initial reserve study was based on a time when we did have them separate and that is why they allocated it the way they did.

Mr. Wong stated when we levy the assessment for reserves are we going to target by community or look at the entire sum and divide it?

Mr. Showe stated you almost have to leave that for a future budget to determine. Because this budget is set. If you were going to do it that way we would have to retroactively go back, look at the reserve study and say as an example if Nona Crest is supposed to contribute \$10,000 to its reserve every year, we would have to increase that individual segment to include that contribution.

The floor was opened for public comment.

Mr. Simmons stated we had a dramatic increase from the HOA. When I look at the budget, I see a duplication of effort. The HOA pays for landscaping.

Mr. Showe stated there are two separate areas of responsibility.

Mr. Scheerer stated the HOA has everything inside the gate with the exception of the ponds. You have your own landscaping, the CDD has the stormwater ponds, the easements associated with those ponds, as well as everything north and south on Narcoossee Road outside the wall. There are three ponds inside your community that we maintain and behind Mr. Gregoire on that gas line easement there is a pond that the HOA maintains. We are not mowing yours and you are not mowing ours.

Mr. Simmons stated but we are still paying two fees.

Mr. Showe stated you are, but it is for two separate areas.

Mr. Simmons asked what is the justification for the 20% increase over the prior year?

Mr. Showe stated two years ago this board was very unhappy with the prior landscaper although he had not increased his fees for six years and we bid landscape maintenance and received six bids and selected Yellowstone. At the time they selected Yellowstone we had increased the budget to include most of the increase of that cost because they didn't start until January and now we have to pay the full cost of the contract. There was an increase in CDD fees last year and this is for the full year. Each community is assessed based on the landscape maintenance for your particular section.

Mr. Simmons asked is there any collaboration between the HOA and the CDD, because you are adding more volume and we might get a lower cost.

Mr. Showe stated no, because our contract is bid for district-wide property and we would have to coordinate with every HOA in the entire community. La Vina has four separate HOAs, there is an apartment complex, Nona Preserve and Nona Crest.

Ms. Hammock stated the CDD is a governmental entity, the HOAs are private companies. The CDD is obligated to follow different rules, laws, statutes for bidding than the HOAs.

Mr. Scheerer stated the president of your HOA sat on this board a number of years.

Ms. Rodriguez stated we are concerned with the increase. From what I'm hearing the increase for the CDD will cover lawn maintenance around our community?

Mr. Showe stated at the front entrance as well as Dowden Road.

A resident asked what is the CDD's responsibility other than the landscaping?

Mr. Scheerer stated with respect to your neighborhood the wall that runs north and south, the landscaping, stormwater ponds, Dowden Road is owned by the City of Orlando so they are responsible for roadway and sidewalk repairs. The CDD just has common area landscaping and stormwater pond maintenance throughout all of the communities, with the exception of Capri has a much longer wall, they have a planter wall and we own all the walls as well within the district. La Vina, which is the four communities on Dowden, Nona Crest and Nona Preserve. Those are all insured and there is some maintenance starting soon on all those walls.

Mr. Showe stated the assessment also pays for the streetlights.

Ms. Rodriguez asked when will that take effect?

Mr. Showe stated that will be included with your tax bill that you receive in November and yours will be an increase over last years of \$48.99 in Solvina. Last year you were assessed \$608.73 and next year you will be assessed \$657.00 so your increase is \$48 for the whole year. There is also a debt service component that stays the same and the operations and maintenance portion that is going up \$48. The debt service goes away in ten years or you can choose to pay that off at any time.

On MOTION by Mr. Wong seconded by Mr. Turner with all in favor Resolution 2023-05 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was approved.



**B. Consideration of Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated the second part of the budget hearing is Resolution 2023-06 that imposes the special assessments based on the budget you just adopted. Attached to this resolution will be the adopted budget and the assessment roll.

Mr. Turner stated there is no change in the schedule, correct.

Mr. Showe stated the change in the schedule from the prior year is the assessments, so whatever assessment level you just approved will be on the tax bill. The prior year schedule would have the old operations and maintenance and this has the one you just adopted with the increases. The debt service remains the same.

On MOTION by Mr. Giercyk seconded by Mr. Garrett with all in favor Resolution 2023-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Giercyk seconded by Mr. Turner with all in favor the public hearing was closed.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of May 16, 2023 Board of Supervisors Meeting**

On MOTION by Mr. Wong seconded by Mr. Garrett with all in favor the minutes of the May 16, 2023 meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Ziani Enhancement from Yellowstone**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Presentation of 2014 Reserve Study**

Mr. Showe stated we provided you with a copy of the 2014 reserve study. You have in reserves the full amount that is suggested in the reserve study. Going forward they are looking at contributions of about \$40,000 or \$50,000 a year. There are options if you want to get that updated with current day costs and inflation factors.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

On MOTION by Mr. Turner seconded by Mr. Wong with all in favor the non-ad valorem assessment administration agreement with the Orange County property appraiser was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney - Presentation of Memo Regarding Ethics Trainings for Special District Supervisors**

Ms. Hammock stated you will see in the agenda package a memo from my firm discussing the new ethics training requirement for special district supervisors. This is a new law that the legislature passed in this most recent session and goes into effect January 1, 2024. Each calendar year that you are sitting on the board you are going to be required to complete four-hours of ethics training. Previously this was not a requirement and when you fill out the form 1 disclosure form, check the box that you have completed the training that you have not had to check before. My firm is working on training for you that would satisfy this requirement and we can do a workshop that would be virtual. We did link in the memo the Florida Commission on Ethics website where they have free training online available to you. Anything you do before January 1, does not count towards next year's four-hour requirement.

**B. Engineer - Review and Acceptance of Annual Engineer's report**

Mr. Malave stated we provided a summary of the letter submitted to the trust indenture. We did an inspection of all our properties owned by the CDD, especially the stormwater pond system, created some summaries of some minor things that need to be taken care of, but everything else was in working order, the budget has sufficient dollars for operation and maintenance. Our letter was signed by me and submitted.

Mr. Wong asked do you have an update on the Econ Trail?

Mr. Malave responded I do not have that.

**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.

**iii. Review of Fiscal Year 2024 Meeting Schedule**

Mr. Showe stated the district is required to advertise an annual meeting schedule and we kept the same meeting schedule as in the past. We have November 28, January 23, March 26, May 28, July 23 and September 24<sup>th</sup>. We still have September 26<sup>th</sup> of this year, but this is for the 2024 calendar. You can have more meetings; you can change the schedule around later but we are required to advertise an annual schedule.

On MOTION by Mr. Turner seconded by Mr. Giercyk with all in favor the fiscal year 2024 meeting schedule was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Wong asked are we expecting around \$30,000 to move to capital reserve at the end of this year?

Mr. Showe responded yes.

Mr. Giercyk stated based on the fact that people have asked me about the repairs and cleaning on the walls, I have noticed some mildew.

Mr. Scheerer stated yes, we started that process and he should be at Nona Crest if he hasn't already finished. I spoke to Viking two weeks ago he should be sending me proposals for all the cracks and wear and tear. I'm expecting that any day. Each community is going to have their own significant repairs. In a lot of them they are going to have to remove portions of the wall, they can't just fill the crack.

**ELEVENTH ORDER OF BUSINESS**                      **Next Meeting Date – September 26, 2023**

Mr. Showe stated the next meeting is scheduled for September 26, 2023.

**TWELFTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Mr. Giercyk seconded by Mr. Turner with all in favor the meeting adjourned at 4:08 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to: Narcoossee CDD Date: April 1, 2023
Name: c/o GMS Central Florida
Address: 219 E. Livingston St., Ste. 1
City: Orlando, FL 32801-1508
Phone: 407-841-5524

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Narcoossee CDD hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

- 1. Four (4) ponds associated with Narcoossee CDD at Nona Crest
2. Six (6) Ponds and One (1) Lakefront on Lake LaVina @ Mirabella @ La Vina
3. Four (4) ponds and One (1) Lakefront on Lake LaVina @ Nona Preserve

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- 1. Submersed vegetation control Included
2. Emersed vegetation control Included
3. Floating vegetation control Included
4. Filamentous algae control Included
5. Shoreline grass & brush control Included

Service shall consist of a minimum of monthly inspections and treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/1/2023 thru 9/30/2024.
Agreement shall automatically renew as per Term & Condition 14.

Table with 4 columns: Item, Amount, Due, Frequency. Rows: Start-up Charge (NA, Due at the start of work), Maintenance Fee (\$1,424.00, Due monthly as billed x 12), Total Annual Cost (\$17,088.00)

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Terry R. Smith Date: 4/1/2023
AAM

Accepted Date:
Customer

## Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

# SECTION V



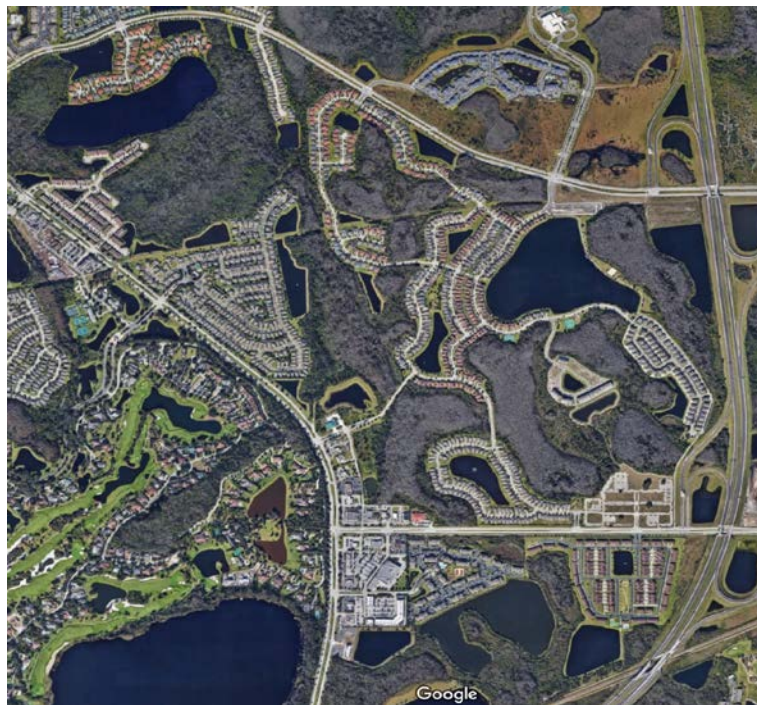


# RESERVE STUDY UPDATE PROPOSAL

## Narcoossee Community Development District

Prepared for:  
**Mr. Jason Showe, District Manager**  
c/o **Governmental Management Services, Central Florida**

July 31, 2023



Prepared by:  
**Reserve Advisors, LLC**  
201 E. Kennedy Boulevard, Suite 1150  
Tampa, FL 33602  
(800) 980-9881  
[www.reserveadvisors.com](http://www.reserveadvisors.com)



July 31, 2023

Dear Mr. Jason Showe,

Thank you for the opportunity to present Narcoossee Community Development District with this proposal for a reserve study update, with site-visit (Level II).

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study update will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



**FULL ENGAGEMENT**

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



**DETAILED UNDERSTANDING**

We will do whatever it takes to ensure Narcoossee Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



**ONGOING SUPPORT**

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Narcoossee Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager  
(800) 980-9881

## RESERVE STUDY BENEFITS



### FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



### FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

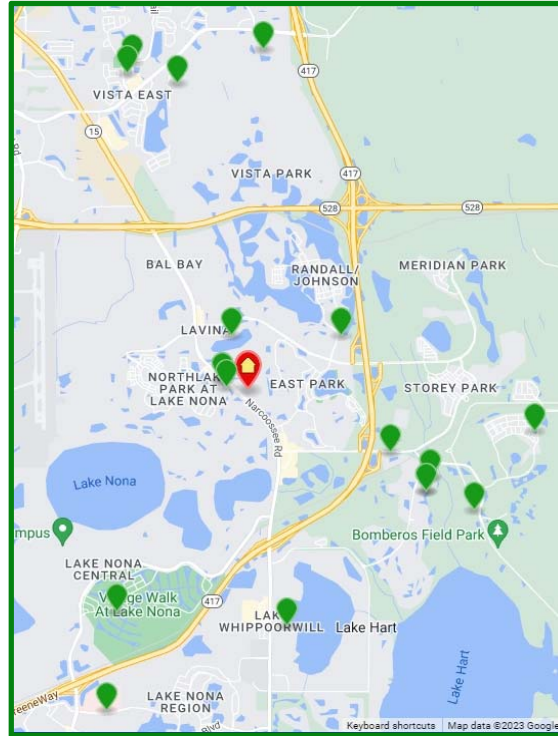
## MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> <li>✓ <b>Multi-disciplined Expert Engineers</b> <ul style="list-style-type: none"> <li>• With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Dedicated Support During and After the Reserve Study</b> <ul style="list-style-type: none"> <li>• Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ <b>Comprehensive Reports to Solve Problems Before They Escalate</b> <ul style="list-style-type: none"> <li>• Thorough condition assessments that prioritize your near-term projects</li> <li>• Best practices and technical illustrations to better understand project scope and compare contractor bids</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Knowledge of Local Replacement Costs</b> <ul style="list-style-type: none"> <li>• Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ <b>Unbiased Recommendations With Your Best Interests in Mind</b> <ul style="list-style-type: none"> <li>• We do not provide design or project management services</li> <li>• We do not profit from your capital projects</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Exclusive and Unique Easy-to-use Expenditures Table</b> <ul style="list-style-type: none"> <li>• View all of your community’s reserve components in one place</li> <li>• See all of your prioritized capital projects for the next 30 years</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>✓ <b>Unmatched Local Experience</b> <ul style="list-style-type: none"> <li>• Intimate working knowledge of local costs and conditions that affect your community</li> </ul> </li> </ul>	



### CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.  
References available upon request.



<b>Name</b>	<b>City</b>
Horizons at Vista Lakes Condominium Association, Inc.	Orlando
International Corporate Park	Orlando
Lake Nona Estates Community Association, Inc.	Orlando
Lake Nona Village Office Condominium Association, Inc.	Orlando
Lake Nona Village Property Owners Association, Inc.	Orlando
Lee Vista Square Homeowners Association, Inc.	Orlando
Moss Park Commons, Inc.	Orlando
Moss Park Property Owner's Association, Inc.	Orlando
Nonacrest at La Vina Homeowners Association, Inc.	Orlando
Pioneers, Inc.	Orlando
Randal Park Community Development District	Orlando
Randal Walk Homeowners Association, Inc.	Orlando
Ronald McDonald House at Nemours Children's Health	Orlando
Savannah Pines Condominium, Inc.	Orlando
Trails at Moss Park Homeowners Association, Inc.	Orlando
VillageWalk at Lake Nona Homeowners Association, Inc.	Orlando
Vista Lakes Community Association, Inc.	Orlando
Ziani at LaVina Homeowners Association, Inc.	Orlando
Gentry Park Homeowners Association, Inc.	Orlando

## QUALIFICATIONS

### SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 29,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

**60+**  
ENGINEERS

**29,000**  
RESERVE STUDIES CONDUCTED

**300+**  
YEARS OF RESERVE STUDY EXPERIENCE

### A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 6 licensed professional engineers with a combined 90 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

#### Nick Brenneman

**REGIONAL ACCOUNT MANAGER**

*12 Years of Experience*



Since joining Reserve Advisors in 2010, Nick has partnered with more than 3,500 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

#### Matt Kuisle

**REGIONAL EXECUTIVE DIRECTOR**

*23 Years of Experience  
275+ Studies Conducted*



**PROFESSIONAL ENGINEER (FL)**

Reserve Specialist  
Professional Reserve Analyst

#### Nancy Daniel

**REGIONAL ENGINEERING MANAGER**

*9 Years of Experience  
400+ Studies Conducted*



**PROFESSIONAL ENGINEER (TX)**

Reserve Specialist  
Licensed Community Association Manager (FL)

#### Colin Niemeyer

**REGIONAL ENGINEERING MANAGER**

*6 Years of Experience  
500+ Studies Conducted*



**PROFESSIONAL ENGINEER (FL, NC)**

Reserve Specialist



## SCOPE OF WORK

### FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Reserve Study Update, with Site-Visit (Level II) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

**Physical Analysis:** If applicable, the reserve study consultant updates the list of reserve components to reflect any changes to the property since the previous reserve study. A new condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Updated life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

**Financial Analysis:** The reserve study consultant identifies the current reserve fund status in terms of cash value. An updated funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

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Narcoossee Community Development District comprises 768 units in Orlando. We've identified and will include the following reserve components in your Reserve Study Update:

- Catch Basins
- Ponds (15)
- Irrigation System
- Landscaping
- Retaining Walls
- Perimeter Walls/Fences
- Fences
- Signage
- Stormwater Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE

### INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

### TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

### RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<b>Exterior Building Elements</b>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<b>Property Site Elements</b>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
<b>Anticipated Expenditures, By Year</b>		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

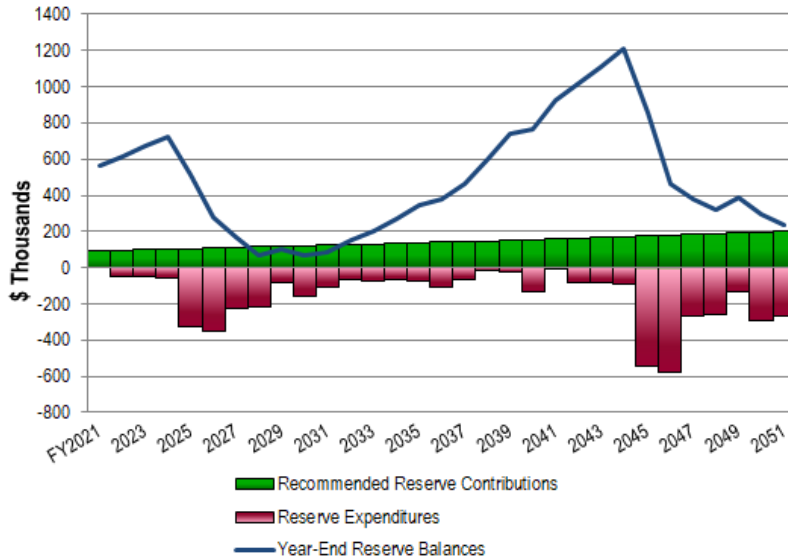
### RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
<b>Total Recommended Reserve Contributions</b>	<b>92,000</b>	<b>95,500</b>				<b>109,500</b>
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
<b>Anticipated Reserves at Year End</b>	<b>\$666,648</b>	<b>\$719,163</b>	<b>\$774,541</b>	<b>\$755,323</b>	<b>\$357,432</b>	<b>\$50,047</b>



## KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY UPDATE


- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



## COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



**Roofs, Asphalt Shingles**  
Line Items: 1,286 through 1,393  
Quantity: Approximately 5,800 square feet at the following locations:

Location	Quantity (Square Feet)	Years of Construction
Concord Lane	500	2000-2005
Kenwood Drive	600	1980
Briarwood and Thrive Streets	600	2000-2007
Spokane Hill Drive	600	2000-2004
Maple Creek and Stearns Lanes	500	2000
Washington Street	200	1980
Jefferson Drive	400	2000-2010
Alaska and Central Lanes	500	2010-2018
Jefferson Street	400	2010-2018

**History:** The roof shingles at Concord Lane and Kenwood Drive were replaced from 2019 to 2020. The remaining roof systems are original to construction.

**Condition:** The original roof systems exhibit signs of aging, ice and granule loss. The roof systems at Washington and Jefferson Drive exhibit cracked sheathing, delamination, shingle shingles, and missing shingles are evident in the Ridge and Central Lane north. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the head elevations.

Photographs documenting present condition and early signs of weathering on your roof include items below. Review the reports.



## EXCEL SPREADSHEETS

Make more informed financial decisions using the industry's most advanced Excel spreadsheets with formulas and funding calculator.

- ✓ Evaluate the financial implications of adjusting expenditures and/or annual funding levels
- ✓ Create and compare various reserve funding schedules to help guide your budget process
- ✓ Address the unexpected - Make adjustments to take into account unanticipated expenses
- ✓ Keep your reserve expenditures and funding schedules current between studies

[Download Our Report Overview](#)



**It is more than just a reserve study.  
It's added value and peace of mind with unconditional support.**

**CONFIRMATION OF SERVICES FOR  
NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT**

**Reserve Study Update with Site-Visit (Level II)** for a total investment of **\$5,500** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables



- Excel file of Reserve Expenditures and Funding Plan tables with formulas for creating alternate expenditure and funding schedules



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery

**OPTIONAL SERVICES**

\_\_\_ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: \_\_\_

**To authorize the reserve study update:**

- 1. Sign and email agreement to  
Nick@reserveadvisors.com.**

Signature: \_\_\_\_\_

(Print Name): \_\_\_\_\_

Title: \_\_\_\_\_

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

For: **Narcoossee Community  
Development District (120506)**

- 2. Send \$2,750 retainer to:**  
Reserve Advisors, LLC  
735 N. Water Street, Suite 175  
Milwaukee, WI 53202

\*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, signed above by Reserve Advisors, LLC and dated July 31, 2023, is valid for 45 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument.



## PROFESSIONAL SERVICE CONDITIONS

**Our Services** - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF

USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

**Miscellaneous** – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

# SECTION VI



## Public Fund Money Market Disclosure

This disclosure contains information about certain features of your BankUnited, N.A. ("BankUnited") Public Fund Money Market Account (the "Account"). Please refer to our Depositor's Agreement and applicable Schedule of Fees for additional terms and conditions that govern your Account with us.

**Minimum balance to open the account** – \$100.00

**Minimum daily balance required to earn interest** – None

**Monthly Maintenance Fee** - \$15.00

*To avoid the imposition of a monthly maintenance fee you must maintain a minimum daily balance of \$2,500.00 in the Account during each statement cycle.*

**Rate Information** – This Account earns interest at a variable rate. The current interest rate for this Account is 4.889 %, with an annual percentage yield (APY) of 5.0 %. The interest rate and annual percentage yield may change at any time, at our discretion.

**Determination of Rate** - The interest rate and APY on your Account are variable and may change at any time at our discretion without notice or limit.

**Frequency of Rate Change** – We may change the interest rate on your Account as often as daily without prior notice.

**Compounding Frequency** – Interest will be compounded monthly.

**Crediting Frequency** – Interest will be credited to your Account monthly.

**Effect of closing your Account** – If you close your Account before interest is credited, you will not receive the accrued interest.

**Balance computation method** - We use the daily balance method to calculate the interest on your Account. This applies a daily periodic rate to the principal in the account each day.

**Accrual of Interest on Non-cash Deposits** - Interest begins to accrue no later than the business day we receive credit for the deposit of non-cash items (i.e. checks).



**Transaction Limitations** – *We may limit certain types of withdrawals and transfer transactions you may make from a savings or money market account to a maximum combined total of six (6) per month or monthly statement cycle. ATM or in-person withdrawals/transfers are not included in these transaction limitations. An Excessive Transaction Fee (see below for the current fee) may be assessed for each transaction in excess of these limitations. Please refer to your Depositor's Agreement for additional details.*

**Excessive Transaction Fee** - \$9.00

**Notice Requirement-** As required by federal regulations, we reserve the right to require you to provide written notice at least seven (7) days prior to an intended withdrawal from your Account.

**Early Closeout Fee** – A \$15.00 early closeout fee will be assessed if the Account is closed within 180 days of the Account opening date.

# SECTION VII

# SECTION C



# SECTION 1

# Narcoossee Community Development District

## Summary of Check Register

July 19, 2023 through September 12, 2023

Fund	Date	Check No.'s	Amount
General Fund	7/19/23	2181-2183	\$ 25,237.73
	7/27/23	2184	\$ 1,390.00
	8/2/23	2185-2186	\$ 6,147.50
	8/9/23	2187-2188	\$ 7,746.24
	8/16/23	2189-2190	\$ 20,877.24
	8/23/23	2191-2192	\$ 3,230.36
	8/31/23	2193-2194	\$ 2,915.00
<b>Total Amount</b>			<b>\$ 67,544.07</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/19/23	00043	7/01/23	444	202307	310	51300	34000		MANAGEMENT FEES - JUL 23	*	4,110.00		
7/01/23	444	202307	310	51300	35200			WEBSITE ADMIN - JUL 23	*	100.00			
7/01/23	444	202307	310	51300	35100			INFORMATION TECH - JUL 23	*	125.00			
7/01/23	444	202307	310	51300	31300			DISSEMINATION - JUL 23	*	104.17			
7/01/23	444	202307	310	51300	51000			OFFICE SUPPLIES	*	.33			
7/01/23	444	202307	310	51300	42000			POSTAGE	*	6.60			
7/01/23	444	202307	310	51300	42500			COPIES	*	.30			
7/01/23	445	202307	320	53800	12000			FIELD MANAGEMENT - JUL 23	*	375.28			
7/01/23	445	202307	330	53800	12000			FIELD MANAGEMENT - JUL 23	*	960.82			
7/01/23	445	202307	340	53800	12000			FIELD MANAGEMENT - JUL 23	*	414.30			
7/01/23	445	202307	350	53800	12000			FIELD MANAGEMENT - JUL 23	*	247.43			
GOVERNMENTAL MANAGEMENT SERVICES											6,444.23	002181	
7/19/23	00087	7/10/23	6986	202306	310	51300	31500		GENERAL COUNSEL - JUN 23	*	88.50		
KILINSKI   VAN WYK, PLLC											88.50	002182	
7/19/23	00090	7/01/23	ON 54965	202307	320	53800	46200		LANDSCAPE MAINT NC JUL23	*	4,545.00		
7/01/23	ON 54965	202307	330	53800	46200			LANDSCAPE MAINT LV JUL23	*	6,847.69			
7/01/23	ON 54965	202307	340	53800	46200			LANDSCAPE MAINT NP JUL23	*	4,875.00			
7/01/23	ON 54965	202307	350	53800	46200			LANDSCAPE MAINT GH JUL23	*	2,437.31			
YELLOWSTONE LANDSCAPE											18,705.00	002183	
7/27/23	00003	6/30/23	07521372	202306	310	51300	48000		NOT OF PUBLIC HEARING	*	1,390.00		
ORLANDO SENTINEL COMMUNICATIONS											1,390.00	002184	
8/02/23	00072	7/20/23	2309454	202306	310	51300	31100		ANNUAL ENGINEERS REPORT	*	3,447.50		
DEWBERRY ENGINEERS INC.											3,447.50	002185	
NARC -NARCOOSSEE - ZYAN													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/02/23	00084	7/28/23 1871	202307 320-53800-46600	NNA.CRST-PRESS.WASH-JUL23	*	2,700.00	
PRESSURE WASH THIS INC.							2,700.00 002186
8/09/23	00022	7/31/23 212901	202307 330-53800-46300	POND MAINT LV JUL 23	*	401.94	
		7/31/23 212901	202307 350-53800-46300	POND MAINT GH JUL 23	*	143.06	
		7/31/23 212902	202307 320-53800-46300	POND MAINT NC JUL 23	*	379.00	
		7/31/23 212903	202307 340-53800-46300	POND MAINT NP JUL 23	*	382.00	
APPLIED AQUATIC MANAGEMENT, INC.							1,306.00 002187
8/09/23	00043	8/01/23 446	202308 310-51300-34000	MANAGEMENT FEES - AUG 23	*	4,110.00	
		8/01/23 446	202308 310-51300-35200	WEBSITE ADMIN - AUG 23	*	100.00	
		8/01/23 446	202308 310-51300-35100	INFORMATION TECH - AUG 23	*	125.00	
		8/01/23 446	202308 310-51300-31300	DISSEMINATION - AUG 23	*	104.17	
		8/01/23 446	202308 310-51300-51000	OFFICE SUPPLIES	*	.15	
		8/01/23 446	202308 310-51300-42000	POSTAGE	*	3.09	
		8/01/23 447	202308 320-53800-12000	FIELD MANAGEMENT - AUG 23	*	375.28	
		8/01/23 447	202308 330-53800-12000	FIELD MANAGEMENT - AUG 23	*	960.82	
		8/01/23 447	202308 340-53800-12000	FIELD MANAGEMENT - AUG 23	*	414.30	
		8/01/23 447	202308 350-53800-12000	FIELD MANAGEMENT - AUG 23	*	247.43	
GOVERNMENTAL MANAGEMENT SERVICES							6,440.24 002188
8/16/23	00087	8/11/23 7217	202307 310-51300-31500	GENERAL COUNSEL - JUL 23	*	236.00	
		8/11/23 7312	202307 310-51300-31500	MONTHLY MEETING - JUL 23	*	1,936.24	
KILINSKI   VAN WYK, PLLC							2,172.24 002189
8/16/23	00090	8/01/23 ON 56551	202308 320-53800-46200	LANDSCAPE MAINT NC AUG 23	*	4,545.00	
		8/01/23 ON 56551	202308 330-53800-46200	LANDSCAPE MAINT LV AUG 23	*	6,847.69	

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/01/23	ON 56551	202308	340-53800-46200	LANDSCAPE MAINT NP AUG 23	*	4,875.00	
8/01/23	ON 56551	202308	350-53800-46200	LANDSCAPE MAINT GH AUG 23	*	2,437.31	
YELLOWSTONE LANDSCAPE							18,705.00 002190
8/23/23	00022	8/15/23	213487 202308 330-53800-46300	POND MAINT LV AUG 23	*	401.94	
		8/15/23	213487 202308 350-53800-46300	POND MAINT GH AUG 23	*	143.06	
		8/15/23	213488 202308 320-53800-46300	POND MAINT NC AUG 23	*	379.00	
		8/15/23	213489 202308 340-53800-46300	POND MAINT NP AUG 23	*	382.00	
APPLIED AQUATIC MANAGEMENT, INC.							1,306.00 002191
8/23/23	00003	7/31/23	07708172 202307 310-51300-48000	NOT OF BUDGET HEARING	*	1,924.36	
ORLANDO SENTINEL COMMUNICATIONS							1,924.36 002192
8/31/23	00072	8/18/23	2322355 202307 310-51300-31100	GENERAL ENGINEERING JUL23	*	315.00	
DEWBERRY ENGINEERS INC.							315.00 002193
8/31/23	00084	8/28/23	1875 202308 340-53800-46000	BRICK WALL/WHITE CAPS NP	*	800.00	
		8/28/23	1875 202308 330-53800-46600	BRICK WALL/WHITE CAPS LV	*	1,800.00	
PRESSURE WASH THIS INC.							2,600.00 002194
TOTAL FOR BANK A						67,544.07	
TOTAL FOR REGISTER						67,544.07	

# SECTION 2

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

***Unaudited Financial Reporting***  
***August 31, 2023***



# Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2013 A-1 & A-2
5	<hr/>	Capital Reserves Fund - Nona Crest
6	<hr/>	Capital Reserves Fund - La Vina
7	<hr/>	Capital Reserves Fund - Nona Preserve
8	<hr/>	Capital Reserves Fund - Parcels G&H
9-10	<hr/>	Month to Month
11	<hr/>	Long Term Debt
12	<hr/>	Assessment Receipt Schedule



**Narcoossee**  
**Community Development District**  
**Combined Balance Sheet**  
**August 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 153,817	\$ -	\$ -	\$ 153,817
Capital Reserve Nona Preserve	\$ -	\$ -	\$ 42,829	\$ 42,829
Capital Reserve Parcels G&H	\$ -	\$ -	\$ 82,231	\$ 82,231
Capital Reserve Nona Crest	\$ -	\$ -	\$ 87,916	\$ 87,916
Capital Reserve La Vina	\$ -	\$ -	\$ 56,212	\$ 56,212
<b>Investments:</b>				
Custody - Excess Funds	\$ 28,362	\$ -	\$ -	\$ 28,362
<b>Series 2013 A-1/A-2</b>				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 718	\$ -	\$ 718
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 224,203	\$ -	\$ 224,203
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 14,481	\$ -	\$ 14,481
Prepaid Expenses	\$ 1,235	\$ -	\$ -	\$ 1,235
<b>Total Assets</b>	<b>\$ 183,414</b>	<b>\$ 395,013</b>	<b>\$ 269,188</b>	<b>\$ 847,614</b>
<b>Liabilities:</b>				
Due to Debt Service	\$ 14,481	\$ -	\$ -	\$ 14,481
<b>Total Liabilities</b>	<b>\$ 14,481</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,481</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Reserves - Nona Preserve	\$ -	\$ -	\$ 42,829	\$ 42,829
Capital Reserves - Parcels G&H	\$ -	\$ -	\$ 82,231	\$ 82,231
Capital Reserves - Nona Crest	\$ -	\$ -	\$ 87,916	\$ 87,916
Capital Reserves - La Vina	\$ -	\$ -	\$ 56,212	\$ 56,212
Designated	\$ 143,591	\$ -	\$ -	\$ 143,591
Nonspendable:				
Deposits and Prepaid Items	\$ 1,235	\$ -	\$ -	\$ 1,235
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 395,013	\$ -	\$ 395,013
Unassigned	\$ 24,107	\$ -	\$ -	\$ 24,107
<b>Total Fund Balances</b>	<b>\$ 168,932</b>	<b>\$ 395,013</b>	<b>\$ 269,188</b>	<b>\$ 833,132</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 183,414</b>	<b>\$ 395,013</b>	<b>\$ 269,188</b>	<b>\$ 847,614</b>

**Narcoossee**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2023**

	Adopted	Prorated Budget	Actual		
	Budget	Thru 08/31/23	Thru 08/31/23		Variance
<b>Revenues:</b>					
Maintenance Assessments	\$ 416,242	\$ 416,242	\$ 391,423	\$	(24,820)
Interest Income	\$ -	\$ -	\$ 1,035	\$	1,035
<b>Total Revenues</b>	<b>\$ 416,242</b>	<b>\$ 416,242</b>	<b>\$ 392,458</b>	<b>\$</b>	<b>(23,785)</b>
<b>Expenditures:</b>					
<b><u>General &amp; Administrative:</u></b>					
Supervisor Fees	\$ 6,000	\$ 5,500	\$ 5,400	\$	100
FICA Expense	\$ 459	\$ 421	\$ 413	\$	8
Engineering Fees	\$ 7,800	\$ 7,150	\$ 6,985	\$	165
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$	-
Attorney	\$ 12,000	\$ 11,000	\$ 17,133	\$	(6,133)
Annual Audit	\$ 2,995	\$ 3,050	\$ 3,050	\$	-
Dissemination Agent	\$ 1,250	\$ 1,146	\$ 1,146	\$	(0)
Arbitrage	\$ 600	\$ 600	\$ 600	\$	-
Trustee Fees	\$ 3,000	\$ 1,728	\$ 1,728	\$	-
Management Fees	\$ 49,320	\$ 45,210	\$ 45,210	\$	(0)
Information Technology	\$ 1,500	\$ 1,375	\$ 1,375	\$	-
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$	-
Telephone	\$ 25	\$ 23	\$ -	\$	23
Postage	\$ 450	\$ 413	\$ 1,068	\$	(656)
Insurance	\$ 28,049	\$ 28,049	\$ 25,517	\$	2,532
Printing & Binding	\$ 200	\$ 183	\$ 66	\$	117
Legal Advertising	\$ 1,900	\$ 1,742	\$ 3,786	\$	(2,045)
Other Current Charges	\$ 2,000	\$ 1,833	\$ 1,214	\$	620
Property Appraiser	\$ 780	\$ -	\$ -	\$	-
Office Supplies	\$ 50	\$ 46	\$ 3	\$	43
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$	-
Contingency	\$ 274	\$ 251	\$ -	\$	251
<b>Subtotal General &amp; Administrative</b>	<b>\$ 125,027</b>	<b>\$ 115,994</b>	<b>\$ 120,970</b>	<b>\$</b>	<b>(4,976)</b>
<b><u>Operations &amp; Maintenance:</u></b>					
<b>Nona Crest</b>					
Field Management	\$ 4,503	\$ 4,128	\$ 4,128	\$	0
Landscape Maintenance	\$ 41,705	\$ 38,230	\$ 41,521	\$	(3,291)
Irrigation Repairs	\$ 5,000	\$ 4,583	\$ 903	\$	3,681
Lake Maintenance	\$ 4,385	\$ 4,019	\$ 4,169	\$	(150)
Wall Repairs/Cleaning	\$ 2,500	\$ 2,292	\$ 5,565	\$	(3,273)
Feature Lighting	\$ 1,000	\$ 917	\$ -	\$	917
Miscellaneous Common Area	\$ 5,000	\$ 4,583	\$ 6,647	\$	(2,064)
<b>Subtotal Nona Crest</b>	<b>\$ 64,093</b>	<b>\$ 58,752</b>	<b>\$ 62,933</b>	<b>\$</b>	<b>(4,181)</b>

# Narcoossee

## Community Development District

### General Fund

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

For The Period Ending August 31, 2023

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<b>La Vina</b>				
Field Management	\$ 11,530	\$ 10,569	\$ 10,569	\$ 0
Landscape Maintenance	\$ 72,229	\$ 66,210	\$ 63,832	\$ 2,378
Irrigation Repairs	\$ 10,500	\$ 9,625	\$ 205	\$ 9,420
Lake Maintenance	\$ 4,788	\$ 4,389	\$ 4,421	\$ (32)
Utilities	\$ 7,150	\$ 6,554	\$ 4,154	\$ 2,401
Wall Repairs/Cleaning	\$ 3,000	\$ 2,750	\$ 1,800	\$ 950
Solvino Streetlighting	\$ 3,036	\$ 2,783	\$ 2,738	\$ 45
Capri Streetlighting	\$ 4,318	\$ 3,958	\$ 3,622	\$ 336
Miscellaneous Common Area	\$ 5,000	\$ 4,583	\$ 5,346	\$ (763)
<b>Subtotal La Vina</b>	<b>\$ 121,551</b>	<b>\$ 111,421</b>	<b>\$ 96,687</b>	<b>\$ 14,734</b>
<b>Nona Preserve</b>				
Field Management	\$ 4,972	\$ 4,557	\$ 4,557	\$ 0
Landscape Maintenance	\$ 60,358	\$ 55,328	\$ 46,424	\$ 8,905
Irrigation Repairs	\$ 4,500	\$ 4,125	\$ 2,505	\$ 1,620
Lake Maintenance	\$ 4,410	\$ 4,043	\$ 4,202	\$ (160)
Miscellaneous Common Area	\$ 1,000	\$ 917	\$ 1,656	\$ (740)
<b>Subtotal Nona Preserve</b>	<b>\$ 75,240</b>	<b>\$ 68,970</b>	<b>\$ 59,344</b>	<b>\$ 9,626</b>
<b>Parcels G &amp; H</b>				
Field Management	\$ 2,969	\$ 2,722	\$ 2,722	\$ 0
Landscape Maintenance	\$ 25,709	\$ 23,567	\$ 22,720	\$ 847
Lake Maintenance	\$ 1,654	\$ 1,516	\$ 1,574	\$ (58)
<b>Subtotal Parcels G &amp; H</b>	<b>\$ 30,332</b>	<b>\$ 27,805</b>	<b>\$ 27,015</b>	<b>\$ 789</b>
<b>Total Expenditures</b>	<b>\$ 416,242</b>	<b>\$ 382,942</b>	<b>\$ 366,950</b>	<b>\$ 15,992</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 25,508</b>	
<b>Other Financing Sources/(Uses):</b>				
Capital Reserve Transfer Out	\$ (29,695)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (29,695)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (29,695)</b>		<b>\$ 25,508</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 29,695</b>		<b>\$ 143,424</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 168,932</b>	

**Narcoossee**  
**Community Development District**  
**Debt Service Fund Series 2013**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2023**

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 317,131	\$ 317,131	\$ 298,647	\$ (18,484)
Interest	\$ -	\$ -	\$ 13,512	\$ 13,512
<b>Total Revenues</b>	<b>\$ 317,131</b>	<b>\$ 317,131</b>	<b>\$ 312,159</b>	<b>\$ (4,972)</b>
<b>Expenditures:</b>				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 36,871	\$ 36,871	\$ 36,871	\$ -
Principal - 5/1	\$ 135,000	\$ 135,000	\$ 135,000	\$ -
Interest - 5/1	\$ 36,871	\$ 36,871	\$ 36,871	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 23,063	\$ 23,063	\$ 23,063	\$ -
Principal - 5/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Interest - 5/1	\$ 23,063	\$ 23,063	\$ 23,063	\$ -
<b>Total Expenditures</b>	<b>\$ 309,868</b>	<b>\$ 309,868</b>	<b>\$ 309,868</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,263</b>		<b>\$ 2,292</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 226,450</b>		<b>\$ 392,721</b>	
<b>Fund Balance - Ending</b>	<b>\$ 233,713</b>		<b>\$ 395,013</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Nona Crest**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2023**

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 8	\$ 8
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8</b>	<b>\$ 8</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 500	\$ 458	\$ 418	\$ 40
<b>Total Expenditures</b>	<b>\$ 3,000</b>	<b>\$ 458</b>	<b>\$ 418</b>	<b>\$ 40</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (3,000)</b>		<b>\$ (410)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 7,440	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 7,440</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,440</b>		<b>\$ (410)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 88,326</b>		<b>\$ 88,326</b>	
<b>Fund Balance - Ending</b>	<b>\$ 92,767</b>		<b>\$ 87,916</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - La Vina**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2023**

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 5	\$ 5
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5</b>	<b>\$ 5</b>
<b>Expenditures:</b>				
Repairs and Maintenance	\$ 32,000	\$ 13,650	\$ 13,650	\$ -
Contingency	\$ 2,500	\$ 2,292	\$ 418	\$ 1,874
<b>Total Expenditures</b>	<b>\$ 34,500</b>	<b>\$ 15,942</b>	<b>\$ 14,068</b>	<b>\$ 1,874</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,500)</b>		<b>\$ (14,063)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 15,211	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 15,211</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (19,289)</b>		<b>\$ (14,063)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 38,275</b>		<b>\$ 70,274</b>	
<b>Fund Balance - Ending</b>	<b>\$ 18,986</b>		<b>\$ 56,212</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Nona Preserve**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2023**

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,500	\$ -	\$ -	\$ -
Contingency	\$ 500	\$ 458	\$ 418	\$ 40
<b>Total Expenditures</b>	<b>\$ 3,000</b>	<b>\$ 458</b>	<b>\$ 418</b>	<b>\$ 40</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (3,000)</b>		<b>\$ (414)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 7,043	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 7,043</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,043</b>		<b>\$ (414)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 45,703</b>		<b>\$ 43,243</b>	
<b>Fund Balance - Ending</b>	<b>\$ 49,747</b>		<b>\$ 42,829</b>	

**Narcoossee**  
**Community Development District**  
**Capital Reserve Fund - Parcels G & H**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2023**

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 8	\$ 8
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8</b>	<b>\$ 8</b>
<b>Expenditures:</b>				
Capital Projects	\$ 2,000	\$ -	\$ -	\$ -
Contingency	\$ 500	\$ 458	\$ 418	\$ 40
<b>Total Expenditures</b>	<b>\$ 2,500</b>	<b>\$ 458</b>	<b>\$ 418</b>	<b>\$ 40</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,500)</b>		<b>\$ (410)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 79,649</b>		<b>\$ 82,641</b>	
<b>Fund Balance - Ending</b>	<b>\$ 77,149</b>		<b>\$ 82,231</b>	



**Narcoossee**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$ -	\$ 78,773	\$ 62,094	\$ 158,816	\$ 44,698	\$ 17,971	\$ 10,090	\$ 8,533	\$ 5,291	\$ 672	\$ 4,484	\$ -	\$ 391,423
Interest Income	\$ 51	\$ 66	\$ 80	\$ 90	\$ 96	\$ 91	\$ 104	\$ 107	\$ 116	\$ 114	\$ 120	\$ -	\$ 1,035
<b>Total Revenues</b>	<b>\$ 51</b>	<b>\$ 78,839</b>	<b>\$ 62,174</b>	<b>\$ 158,906</b>	<b>\$ 44,794</b>	<b>\$ 18,063</b>	<b>\$ 10,194</b>	<b>\$ 8,640</b>	<b>\$ 5,407</b>	<b>\$ 787</b>	<b>\$ 4,604</b>	<b>\$ -</b>	<b>\$ 392,458</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ 5,400
FICA Expense	\$ 77	\$ -	\$ 77	\$ 61	\$ -	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ 77	\$ -	\$ 413
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,003	\$ -	\$ 220	\$ 3,448	\$ 315	\$ -	\$ -	\$ 6,985
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ 151	\$ 7,382	\$ 753	\$ 1,967	\$ 58	\$ 2,169	\$ 76	\$ 2,319	\$ 89	\$ 2,172	\$ -	\$ -	\$ 17,133
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,050
Dissemination Agent	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ 1,146
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,728
Management Fees	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ 4,110	\$ -	\$ 45,210
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ 1,375
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 56	\$ 3	\$ 38	\$ 5	\$ 45	\$ 6	\$ 4	\$ 18	\$ 885	\$ 7	\$ 3	\$ -	\$ 1,068
Insurance	\$ 25,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,517
Printing & Binding	\$ 2	\$ 0	\$ 6	\$ 2	\$ 3	\$ 6	\$ 4	\$ -	\$ 41	\$ 0	\$ -	\$ -	\$ 66
Legal Advertising	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189	\$ 1,390	\$ 1,924	\$ -	\$ -	\$ 3,786
Other Current Charges	\$ 137	\$ 147	\$ 142	\$ 120	\$ 84	\$ 70	\$ 75	\$ 114	\$ 116	\$ 120	\$ 88	\$ -	\$ 1,214
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 36,837</b>	<b>\$ 11,972</b>	<b>\$ 6,455</b>	<b>\$ 7,394</b>	<b>\$ 5,229</b>	<b>\$ 14,472</b>	<b>\$ 5,459</b>	<b>\$ 8,160</b>	<b>\$ 10,408</b>	<b>\$ 8,978</b>	<b>\$ 5,607</b>	<b>\$ -</b>	<b>\$ 120,970</b>
<b>Operations &amp; Maintenance</b>													
<b>Nona Crest</b>													
Field Management	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ 375	\$ -	\$ 4,128
Landscape Maintenance	\$ 1,720	\$ 1,720	\$ 1,720	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ -	\$ 41,521
Irrigation Repairs	\$ 395	\$ -	\$ 268	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903
Lake Maintenance	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ -	\$ 4,169
Wall Repairs/Cleaning	\$ 465	\$ -	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ -	\$ -	\$ 5,565
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area	\$ -	\$ -	\$ 770	\$ -	\$ -	\$ -	\$ 771	\$ -	\$ 5,107	\$ -	\$ -	\$ -	\$ 6,647
<b>Subtotal Nona Crest</b>	<b>\$ 3,335</b>	<b>\$ 2,475</b>	<b>\$ 5,912</b>	<b>\$ 5,299</b>	<b>\$ 5,539</b>	<b>\$ 5,299</b>	<b>\$ 6,070</b>	<b>\$ 5,299</b>	<b>\$ 10,406</b>	<b>\$ 7,999</b>	<b>\$ 5,299</b>	<b>\$ -</b>	<b>\$ 62,933</b>

**Narcoossee**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>La Vina</b>													
Field Management	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ 961	\$ -	\$ 10,569
Landscape Maintenance	\$ 3,017	\$ 3,017	\$ 3,017	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ -	\$ 63,832
Irrigation Repairs	\$ -	\$ -	\$ 205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205
Lake Maintenance	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ -	\$ 4,421
Utilities	\$ 437	\$ 427	\$ 479	\$ 348	\$ 170	\$ 454	\$ 522	\$ 331	\$ 415	\$ 355	\$ 215	\$ -	\$ 4,154
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ 1,800
Solvino Streetlighting	\$ 230	\$ 215	\$ 230	\$ 232	\$ 206	\$ 464	\$ 232	\$ 232	\$ 232	\$ 232	\$ 232	\$ -	\$ 2,738
Capri Streetlighting	\$ 327	\$ 327	\$ 327	\$ 330	\$ -	\$ 660	\$ 330	\$ 330	\$ 330	\$ 330	\$ 330	\$ -	\$ 3,622
Miscellaneous Common Area	\$ -	\$ 1,170	\$ 3,640	\$ -	\$ -	\$ -	\$ 536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,346
<b>Subtotal La Vina</b>	<b>\$ 5,373</b>	<b>\$ 6,519</b>	<b>\$ 9,261</b>	<b>\$ 9,120</b>	<b>\$ 8,587</b>	<b>\$ 9,789</b>	<b>\$ 9,831</b>	<b>\$ 9,104</b>	<b>\$ 9,188</b>	<b>\$ 9,127</b>	<b>\$ 10,787</b>	<b>\$ -</b>	<b>\$ 96,687</b>
<b>Nona Preserve</b>													
Field Management	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ 414	\$ -	\$ 4,557
Landscape Maintenance	\$ 2,475	\$ 2,475	\$ 2,475	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ -	\$ 46,424
Irrigation Repairs	\$ -	\$ -	\$ 1,231	\$ 532	\$ -	\$ -	\$ -	\$ 742	\$ -	\$ -	\$ -	\$ -	\$ 2,505
Lake Maintenance	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ -	\$ 4,202
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 856	\$ -	\$ 800	\$ -	\$ 1,656
<b>Subtotal Nona Preserve</b>	<b>\$ 3,271</b>	<b>\$ 3,271</b>	<b>\$ 4,502</b>	<b>\$ 6,204</b>	<b>\$ 5,671</b>	<b>\$ 5,671</b>	<b>\$ 5,671</b>	<b>\$ 6,413</b>	<b>\$ 6,527</b>	<b>\$ 5,671</b>	<b>\$ 6,471</b>	<b>\$ -</b>	<b>\$ 59,344</b>
<b>Parcels G &amp; H</b>													
Field Management	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ 247	\$ -	\$ 2,722
Landscape Maintenance	\$ 1,074	\$ 1,074	\$ 1,074	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ -	\$ 22,720
Lake Maintenance	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ -	\$ 1,574
<b>Subtotal Parcels G &amp; H</b>	<b>\$ 1,464</b>	<b>\$ 1,464</b>	<b>\$ 1,464</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ 2,828</b>	<b>\$ -</b>	<b>\$ 27,015</b>
<b>Total Expenditures</b>	<b>\$ 50,280</b>	<b>\$ 25,701</b>	<b>\$ 27,593</b>	<b>\$ 30,845</b>	<b>\$ 27,853</b>	<b>\$ 38,059</b>	<b>\$ 29,860</b>	<b>\$ 31,805</b>	<b>\$ 39,357</b>	<b>\$ 34,603</b>	<b>\$ 30,993</b>	<b>\$ -</b>	<b>\$ 366,950</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (50,230)</b>	<b>\$ 53,138</b>	<b>\$ 34,581</b>	<b>\$ 128,061</b>	<b>\$ 16,940</b>	<b>\$ (19,996)</b>	<b>\$ (19,666)</b>	<b>\$ (23,165)</b>	<b>\$ (33,949)</b>	<b>\$ (33,817)</b>	<b>\$ (26,389)</b>	<b>\$ -</b>	<b>\$ 25,508</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (50,230)</b>	<b>\$ 53,138</b>	<b>\$ 34,581</b>	<b>\$ 128,061</b>	<b>\$ 16,940</b>	<b>\$ (19,996)</b>	<b>\$ (19,666)</b>	<b>\$ (23,165)</b>	<b>\$ (33,949)</b>	<b>\$ (33,817)</b>	<b>\$ (26,389)</b>	<b>\$ -</b>	<b>\$ 25,508</b>

# Narcoossee

## Community Development District

### LONG TERM DEBT REPORT

<b>SERIES 2013A-1, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$104,321
RESERVE FUND BALANCE	\$104,321
BONDS OUTSTANDING - 9/30/13	\$2,885,000
LESS: PRINCIPAL PAYMENT 5/1/14	(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/16	(\$110,000)
LESS: PRINCIPAL PAYMENT 5/1/17	(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/18	(\$115,000)
LESS: PRINCIPAL PAYMENT 5/1/19	(\$120,000)
LESS: PRINCIPAL PAYMENT 5/1/20	(\$125,000)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$125,000)
LESS: PRINCIPAL PAYMENT 5/1/22	(\$130,000)
LESS: PRINCIPAL PAYMENT 5/1/23	(\$135,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$1,690,000</b>

<b>SERIES 2013A-2, SPECIAL ASSESSMENT REFUNDING BONDS</b>	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$51,289
RESERVE FUND BALANCE	\$51,289
BONDS OUTSTANDING - 9/30/13	\$1,295,000
LESS: PRINCIPAL PAYMENT 11/1/13	(\$70,000)
LESS: PRINCIPAL PAYMENT 5/1/14	(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$35,000)
LESS: PRINCIPAL PAYMENT 5/1/15	(\$10,000)
LESS: PRINCIPAL PAYMENT 5/1/16	(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/17	(\$40,000)
LESS: PRINCIPAL PAYMENT 5/1/18	(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/19	(\$45,000)
LESS: PRINCIPAL PAYMENT 5/1/20	(\$50,000)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$50,000)
LESS: PRINCIPAL PAYMENT 5/1/22	(\$55,000)
LESS: PRINCIPAL PAYMENT 5/1/23	(\$55,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$765,000</b>

**Narcoossee**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments	\$	442,810.91	\$	337,855.13	\$	780,666.04
Net Assessments	\$	416,242.25	\$	317,583.82	\$	733,826.08

**ON ROLL ASSESSMENTS**

56.72%                      43.28%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2013 Debt Service	Total
11/3/22	#1	\$1,583.26	\$0.00	(\$81.23)	\$0.00	\$1,502.03	\$851.98	\$650.05	\$1,502.03
11/16/22	#2	\$8,037.31	\$0.00	(\$321.48)	\$0.00	\$7,715.83	\$4,376.59	\$3,339.24	\$7,715.83
11/23/22	#3	\$135,059.50	\$0.00	(\$5,402.40)	\$0.00	\$129,657.10	\$73,544.35	\$56,112.75	\$129,657.10
12/07/22	#4	\$38,440.26	\$0.00	(\$1,537.62)	\$0.00	\$36,902.64	\$20,931.99	\$15,970.65	\$36,902.64
12/14/22	#5	\$45,405.00	\$0.00	(\$1,816.20)	\$312.64	\$43,901.44	\$24,901.86	\$18,999.58	\$43,901.44
12/21/22	#6	\$29,861.36	\$0.00	(\$1,194.44)	\$0.00	\$28,666.92	\$16,260.51	\$12,406.41	\$28,666.92
01/13/23	#7	\$291,654.46	\$0.00	(\$11,666.10)	\$0.00	\$279,988.36	\$158,815.54	\$121,172.82	\$279,988.36
02/03/23	#8	\$75,770.04	\$0.00	(\$3,023.93)	\$0.00	\$72,746.11	\$41,263.19	\$31,482.92	\$72,746.11
02/16/23	#9	\$6,854.73	\$0.00	(\$798.83)	\$0.00	\$6,055.90	\$3,435.04	\$2,620.86	\$6,055.90
03/16/23	#10	\$29,723.45	\$0.00	(\$1,167.10)	\$3,126.73	\$31,683.08	\$17,971.34	\$13,711.74	\$31,683.08
04/14/23	#11	\$18,367.64	\$0.00	(\$579.26)	\$0.00	\$17,788.38	\$10,089.96	\$7,698.42	\$17,788.38
05/15/23	#12	\$15,366.02	\$0.00	(\$322.67)	\$0.00	\$15,043.35	\$8,532.92	\$6,510.43	\$15,043.35
06/15/23	#13	\$8,270.05	\$0.00	(\$46.99)	\$1,105.32	\$9,328.38	\$5,291.26	\$4,037.12	\$9,328.38
07/14/23	#14	\$1,105.06	\$0.00	\$0.00	\$79.92	\$1,184.98	\$672.15	\$512.83	\$1,184.98
08/15/23	#15	\$7,879.99	\$0.00	\$0.00	\$24.93	\$7,904.92	\$4,483.84	\$3,421.08	\$7,904.92
TOTAL		\$ 713,378.13	\$ -	\$ (27,958.25)	\$ 4,649.54	\$ 690,069.42	\$ 391,422.52	\$ 298,646.90	\$ 690,069.42

<b>94%</b>	<b>Net Percent Collected</b>
<b>\$ 43,756.66</b>	<b>Balance Remaining to Collect</b>