

*Narcoossee
Community Development District*

Agenda

March 26, 2024

AGENDA

Narcoossee
Community Development District

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

March 19, 2024

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, March 26, 2024 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 January 23, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-02 Relating to the General Election and Qualifying Period Procedures
5. Review of Reserve Study
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisors Requests
9. Next Meeting Date- May 28, 2024
10. Adjournment

MINUTES

SECTION IV

SECTION V

SECTION VI

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

January 10, 2024 through February 12, 2024

Fund	Date	Check No.'s	Amount
General Fund	1/10/24	2224	\$ 6,830.09
	1/17/24	2225-2226	\$ 6,008.43
	1/24/24	2227	\$ 1,306.00
	2/7/24	2228-2229	\$ 126,359.94
Total Amount			\$ 140,504.46

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/24	00043	1/01/24	457	202401	310	51300	34000		MANAGEMENT FEES - JAN 24	*	4,356.58		
		1/01/24	457	202401	310	51300	35200		WEBSITE ADMIN - JAN 24	*	106.00		
		1/01/24	457	202401	310	51300	35100		INFORMATION TECH - JAN 24	*	132.50		
		1/01/24	457	202401	310	51300	31300		DISSEMINATION - JAN 24	*	110.42		
		1/01/24	457	202401	310	51300	51000		OFFICE SUPPLIES	*	.15		
		1/01/24	457	202401	310	51300	42000		POSTAGE	*	3.17		
		1/01/24	457	202401	310	51300	42500		COPIES	*	3.60		
		1/01/24	458	202401	320	53800	12000		FIELD MANAGEMENT - JAN 24	*	397.79		
		1/01/24	458	202401	330	53800	12000		FIELD MANAGEMENT - JAN 24	*	1,018.45		
		1/01/24	458	202401	340	53800	12000		FIELD MANAGEMENT - JAN 24	*	439.15		
		1/01/24	458	202401	350	53800	12000		FIELD MANAGEMENT - JAN 24	*	262.28		
GOVERNMENTAL MANAGEMENT SERVICES												6,830.09	002224
1/17/24	00087	12/08/23	8206	202311	310	51300	31500		GENERAL COUNSEL - NOV 23	*	900.50		
		12/18/23	8306	202311	310	51300	31500		MONTHLY MEETING - NOV 23	*	1,934.93		
		1/08/24	8412	202312	310	51300	31500		GENERAL COUNSEL - DEC 23	*	423.00		
KILINSKI VAN WYK, PLLC												3,258.43	002225
1/17/24	00073	1/10/24	120506	202301	310	51300	49300		BAL. DUE - RESERVE STUDY	*	2,750.00		
RESERVE ADVISORS, INC.												2,750.00	002226
1/24/24	00022	1/15/24	216780	202401	330	53800	46300		POND MAINT LV JAN 24	*	401.94		
		1/15/24	216780	202401	350	53800	46300		POND MAINT GH JAN 24	*	143.06		
		1/15/24	216781	202401	320	53800	46300		POND MAINT NC JAN 24	*	379.00		
		1/15/24	216782	202401	340	53800	46300		POND MAINT NP JAN 24	*	382.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,306.00	002227

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/07/24	00080	2/01/24 5451	202401 330-53800-46000	BERRY CONSTRUCTION, INC	*	385.00	385.00 002228

2/07/24	00034	2/07/24 2724	202402 300-20700-10500	NARCOOSSEE CDD C/O US BANK	*	125,974.94	125,974.94 002229

TOTAL FOR BANK A						140,504.46	
TOTAL FOR REGISTER						140,504.46	

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Narcoossee
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 370,209	\$ -	\$ -	\$ 370,209
Capital Reserve	\$ -	\$ -	\$ 315,067	\$ 315,067
Investments:				
Custody - Excess Funds	\$ 29,116	\$ -	\$ -	\$ 29,116
Series 2013 A-1/A-2				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 736	\$ -	\$ 736
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 348,617	\$ -	\$ 348,617
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 126,790	\$ -	\$ 126,790
Due from Capital Reserve	\$ 16,514	\$ -	\$ -	\$ 16,514
Total Assets	\$ 415,839	\$ 631,753	\$ 315,067	\$ 1,362,659
Liabilities:				
Accounts Payable	\$ 6,197	\$ -	\$ -	\$ 6,197
Due to Debt Service	\$ 126,790	\$ -	\$ -	\$ 126,790
Due to General Fund	\$ -	\$ -	\$ 16,514	\$ 16,514
Total Liabilities	\$ 132,987	\$ -	\$ 16,514	\$ 149,501
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 298,554	\$ 298,554
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 631,753	\$ -	\$ 631,753
Unassigned	\$ 282,852	\$ -	\$ -	\$ 282,852
Total Fund Balances	\$ 282,852	\$ 631,753	\$ 298,554	\$ 1,213,159
Total Liabilities & Fund Balance	\$ 415,839	\$ 631,753	\$ 315,067	\$ 1,362,659

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Maintenance Assessments	\$ 453,836	\$ 361,208	\$ 361,208	\$ -
Interest Income	\$ -	\$ -	\$ 629	\$ 629
Total Revenues	\$ 453,836	\$ 361,208	\$ 361,837	\$ 629
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 2,500	\$ 2,400	\$ 100
FICA Expense	\$ 459	\$ 191	\$ 184	\$ 8
Engineering Fees	\$ 7,800	\$ 3,250	\$ 610	\$ 2,640
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 12,000	\$ 5,000	\$ 5,782	\$ (782)
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,325	\$ 552	\$ 552	\$ (0)
Arbitrage	\$ 600	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,000	\$ 1,235	\$ 1,235	\$ -
Management Fees	\$ 52,279	\$ 21,783	\$ 21,783	\$ (0)
Information Technology	\$ 1,590	\$ 663	\$ 663	\$ -
Website Maintenance	\$ 1,272	\$ 530	\$ 530	\$ -
Telephone	\$ 25	\$ 10	\$ -	\$ 10
Postage	\$ 450	\$ 188	\$ 96	\$ 91
Insurance	\$ 35,364	\$ 35,364	\$ 33,204	\$ 2,160
Printing & Binding	\$ 200	\$ 83	\$ 17	\$ 66
Legal Advertising	\$ 1,900	\$ 792	\$ -	\$ 792
Other Current Charges	\$ 2,000	\$ 833	\$ 592	\$ 242
Property Appraiser	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 50	\$ 21	\$ 1	\$ 19
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 114	\$ -	\$ 114
Subtotal General & Administrative	\$ 134,912	\$ 78,283	\$ 72,823	\$ 5,460
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 4,773	\$ 1,989	\$ 1,989	\$ (0)
Landscape Maintenance	\$ 54,540	\$ 22,725	\$ 22,725	\$ -
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ 1,465	\$ 618
Lake Maintenance	\$ 4,775	\$ 1,990	\$ 1,895	\$ 95
Wall Repairs/Cleaning	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Feature Lighting	\$ 1,000	\$ 417	\$ 2,735	\$ (2,318)
Miscellaneous Common Area	\$ 5,000	\$ 2,083	\$ 6,878	\$ (4,795)
Subtotal Nona Crest	\$ 77,589	\$ 32,329	\$ 37,687	\$ (5,359)

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
La Vina				
Field Management	\$ 12,222	\$ 5,092	\$ 5,092	\$ 0
Landscape Maintenance	\$ 82,172	\$ 34,238	\$ 34,238	\$ -
Irrigation Repairs	\$ 10,500	\$ 4,375	\$ 1,707	\$ 2,668
Lake Maintenance	\$ 5,064	\$ 2,110	\$ 2,010	\$ 100
Utilities	\$ 6,072	\$ 2,530	\$ 690	\$ 1,840
Wall Repairs/Cleaning	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Solvino Streetlighting	\$ 3,168	\$ 1,320	\$ 1,263	\$ 57
Capri Streetlighting	\$ 4,356	\$ 1,815	\$ 1,323	\$ 492
Miscellaneous Common Area	\$ 5,000	\$ 2,083	\$ 6,433	\$ (4,350)
Subtotal La Vina	\$ 131,554	\$ 54,814	\$ 52,758	\$ 2,056
Nona Preserve				
Field Management	\$ 5,270	\$ 2,196	\$ 2,196	\$ 0
Landscape Maintenance	\$ 58,500	\$ 24,375	\$ 24,375	\$ -
Irrigation Repairs	\$ 4,500	\$ 1,875	\$ -	\$ 1,875
Lake Maintenance	\$ 4,813	\$ 2,006	\$ 1,910	\$ 95
Miscellaneous Common Area	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Subtotal Nona Preserve	\$ 75,583	\$ 31,493	\$ 28,481	\$ 3,012
Parcels G & H				
Field Management	\$ 3,147	\$ 1,311	\$ 1,311	\$ (0)
Landscape Maintenance	\$ 29,248	\$ 12,187	\$ 12,187	\$ -
Lake Maintenance	\$ 1,803	\$ 751	\$ 715	\$ 36
Subtotal Parcels G & H	\$ 34,198	\$ 14,249	\$ 14,213	\$ 36
Total Expenditures	\$ 453,836	\$ 211,168	\$ 205,963	\$ 5,205
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 155,874	
Other Financing Sources/(Uses):				
Capital Reserve Transfer Out	\$ (30,132)	\$ (16,514)	\$ (16,514)	\$ -
Total Other Financing Sources/(Uses)	\$ (30,132)	\$ (16,514)	\$ (16,514)	\$ -
Net Change in Fund Balance	\$ (30,132)		\$ 139,360	
Fund Balance - Beginning	\$ 30,132		\$ 143,492	
Fund Balance - Ending	\$ 0		\$ 282,852	

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,584	\$ 252,764	\$ 252,764	\$ -
Interest	\$ -	\$ -	\$ 7,962	\$ 7,962
Total Revenues	\$ 317,584	\$ 252,764	\$ 260,726	\$ 7,962
Expenditures:				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 34,374	\$ 34,374	\$ 34,374	\$ -
Principal - 5/1	\$ 140,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 34,374	\$ -	\$ -	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 21,516	\$ 21,516	\$ 21,516	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 21,516	\$ -	\$ -	\$ -
Total Expenditures	\$ 311,779	\$ 55,889	\$ 55,889	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,805		\$ 204,837	
Fund Balance - Beginning	\$ 258,874		\$ 426,916	
Fund Balance - Ending	\$ 264,679		\$ 631,753	

Narcoossee
Community Development District
Combined Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 13	\$ 13
Total Revenues	\$ -	\$ -	\$ 13	\$ 13
Expenditures:				
Capital Projects	\$ 17,000	\$ 16,514	\$ 16,514	\$ -
Contingency	\$ 2,000	\$ 833	\$ 192	\$ 641
Total Expenditures	\$ 19,000	\$ 17,347	\$ 16,706	\$ 641
Excess (Deficiency) of Revenues over Expenditures	\$ (19,000)		\$ (16,693)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 30,132	\$ 16,514	\$ 16,514	\$ -
Total Other Financing Sources (Uses)	\$ 30,132	\$ 16,514	\$ 16,514	\$ -
Net Change in Fund Balance	\$ 11,132		\$ (179)	
Fund Balance - Beginning	\$ 269,104		\$ 298,733	
Fund Balance - Ending	\$ 280,236		\$ 298,554	

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 17,817	\$ 142,543	\$ 19,661	\$ 181,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,208
Interest Income	\$ 122	\$ 127	\$ 124	\$ 128	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629
Total Revenues	\$ 122	\$ 17,944	\$ 142,667	\$ 19,789	\$ 181,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,837
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ 61	\$ -	\$ 77	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering Fees	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ 246	\$ 2,835	\$ 423	\$ 2,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,782
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 552
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235
Management Fees	\$ 4,357	\$ 4,357	\$ 4,357	\$ 4,357	\$ 4,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,783
Information Technology	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 663
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 530
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 56	\$ 14	\$ 3	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96
Insurance	\$ 33,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,204
Printing & Binding	\$ 2	\$ -	\$ 1	\$ 4	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 115	\$ 125	\$ 133	\$ 107	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 592
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General & Administrative	\$ 45,547	\$ 7,722	\$ 6,353	\$ 8,353	\$ 4,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,823
Operations & Maintenance													
Nona Crest													
Field Management	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,989
Landscape Maintenance	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,725
Irrigation Repairs	\$ 272	\$ 240	\$ -	\$ 954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,465
Lake Maintenance	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,895
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,735
Miscellaneous Common Area	\$ 5,278	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,878
Subtotal Nona Crest	\$ 10,872	\$ 5,561	\$ 5,322	\$ 6,276	\$ 9,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,687

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
La Vina													
Field Management	\$ 1,018	\$ 1,018	\$ 1,018	\$ 1,018	\$ 1,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,092
Landscape Maintenance	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,238
Irrigation Repairs	\$ 741	\$ 967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,707
Lake Maintenance	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,010
Utilities	\$ 97	\$ 114	\$ 84	\$ 84	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Solvino Streetlighting	\$ 232	\$ 232	\$ 232	\$ 234	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,263
Capri Streetlighting	\$ 330	\$ 330	\$ 330	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,323
Miscellaneous Common Area	\$ -	\$ 3,892	\$ -	\$ 385	\$ 2,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,433
Subtotal La Vina	\$ 9,668	\$ 13,803	\$ 8,914	\$ 9,304	\$ 11,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,758
Nona Preserve													
Field Management	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,196
Landscape Maintenance	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,375
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,910
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Preserve	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,481
Parcels G & H													
Field Management	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311
Landscape Maintenance	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,187
Lake Maintenance	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715
Subtotal Parcels G & H	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,213
Total Expenditures	\$ 74,626	\$ 35,625	\$ 29,128	\$ 32,472	\$ 34,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,963
Excess Revenues (Expenditures)	\$ (74,504)	\$ (17,681)	\$ 113,539	\$ (12,683)	\$ 147,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,874
Other Financing Sources/Uses:													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ (16,514)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (16,514)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (16,514)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (16,514)
Net Change in Fund Balance	\$ (74,504)	\$ (17,681)	\$ 113,539	\$ (29,197)	\$ 147,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,360

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	\$104,321
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)
CURRENT BONDS OUTSTANDING	\$1,690,000

SERIES 2013A-2, SPECIAL ASSESSMENT REFUNDING BONDS	
MATURITY DATE:	5/1/2033
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$51,289
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)
CURRENT BONDS OUTSTANDING	\$765,000

Narcoossee
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 482,804.79 \$ 337,855.13 \$ 820,659.92
Net Assessments \$ 453,836.50 \$ 317,583.82 \$ 771,420.32

ON ROLL ASSESSMENTS

58.83% 41.17% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2013 Debt Service	Total
11/7/23	#1	\$2,731.31	(\$136.48)	\$0.00	\$0.00	\$ 2,594.83	\$ 1,526.57	\$ 1,068.26	\$ 2,594.83
11/15/23	#2	\$9,081.33	(\$363.24)	\$0.00	\$0.00	\$ 8,718.09	\$ 5,128.96	\$ 3,589.13	\$ 8,718.09
11/30/23	#3	\$19,763.09	(\$790.54)	\$0.00	\$0.00	\$ 18,972.55	\$ 11,161.80	\$ 7,810.75	\$ 18,972.55
12/07/23	#4	\$43,310.05	(\$1,732.42)	\$0.00	\$0.00	\$ 41,577.63	\$ 24,460.65	\$ 17,116.98	\$ 41,577.63
12/14/23	#5	\$166,693.91	(\$6,667.80)	\$0.00	\$0.00	\$ 160,026.11	\$ 94,145.42	\$ 65,880.69	\$ 160,026.11
12/21/23	#6	\$41,870.65	(\$1,674.86)	\$0.00	\$492.16	\$ 40,687.95	\$ 23,937.24	\$ 16,750.71	\$ 40,687.95
01/12/24	#7	\$34,809.70	(\$1,390.10)	\$0.00	\$0.00	\$ 33,419.60	\$ 19,661.18	\$ 13,758.42	\$ 33,419.60
02/13/24	#8	\$321,435.83	(\$12,846.12)	(\$614.23)	\$0.00	\$ 307,975.48	\$ 181,185.94	\$ 126,789.54	\$ 307,975.48
TOTAL		\$ 639,695.87	\$ (25,601.56)	\$ (614.23)	\$ 492.16	\$ 613,972.24	\$ 361,207.76	\$ 252,764.48	\$ 613,972.24

80%	Net Percent Collected
\$ 157,448.08	Balance Remaining to Collect