

*Narcoossee
Community Development District*

Agenda

May 28, 2024

AGENDA

Narcoossee
Community Development District

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

May 21, 2024

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, May 28, 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 March 26, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving Fiscal Year 2025 Proposed Budget
And Setting Public Hearing to Adopt
5. Discussion of Capri Sign Request
6. Update from MBS on Potential Bonds
7. Staff Reports
 - A. Attorney
 - i. Consideration of KVV Fee Agreement
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 1,734
8. Other Business
 - A. Discussion with Commissioner Jim Gray
9. Supervisors Requests
10. Next Meeting Date- July 30, 2024
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, **March 26, 2024** 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
Ken Turner	Vice Chairman
Isabel Hanze	Assistant Secretary
Eli Garrett	Assistant Secretary
Peter Wong	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave <i>joined late by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There are only members of the Board and staff present.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 23,
2024 Board of Supervisors Meeting**

Mr. Showe asked for any corrections or changes to the January 23, 2024 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Wong seconded by Mr. Garrett, with all in favor the minutes of the January 23, 2024 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Relating to the General Election and Qualifying Period Procedures

Mr. Showe stated this resolution goes over their qualifying period of election process for this year. There are going to be three seats up for election this year, seat #1, seat #2 and seat #4. He noted that all three of those seats will be in the November 2024 general election. He explained this outlines the qualifying process, which is in accordance with Florida Statutes. He stated that for someone to serve in those positions, they have to be at least 18 years of age, a legal citizen of the United States and of the State of Florida and of the CDD and the District itself. He added that it lays out the compensation in accordance with Florida Statutes as well as the term of office. He pointed out that the key thing is Exhibit A, which outlines the qualification period. The qualification period through the Orange County Supervisor of Elections is noon on June 10th through noon on June 14th. He added that most of the time they can actually qualify in advance of that, but that is when they formally submit all the paperwork through that process. He stated that it is either a \$25 fee or they need 25 signatures to complete that process. He stated that if they are interested in running for those seats, they will have to go through the Supervisor of Elections and go through that qualification process.

**Rey Malave joined the meeting by phone at this time.*

On MOTION by Mr. Giercyk seconded by Mr. Wong with all in favor Resolution 2024-02 Relating to the General Election and Qualifying Period Procedures was approved.

FIFTH ORDER OF BUSINESS

Review of Reserve Study

Mr. Showe stated the reserve study has been finalized at this point based on the feedback that they have received. They will have the proposed budget at the next meeting. Their intent based on this reserve study is to set a reserve amount of new assessments of about \$51,000. He explained that was an average of their first 10 years of what they are saying to put in. He stated that the Board was certainly welcome to increase it or decrease it. He further explained that the way they build their reserve study is they want them to increase their reserves every year, which

they can do. But, if they do that every year the way they have scheduled it, they will have to do the mailed notice every single year, which is a difficult process. So, they like to set it at a point where they feel comfortable for the next five to ten years that way they just go through and do that assessment process one time and it average out to the amount that they would get over the 10-year period. He noted that was what they would bring back as the first draft in their budget next month.

After discussion, Mr. Showe recommended \$51,000 annually (flat per home cost). There was a comment on the reserve study on page 4.9 where they left out one of the fences on Pond C. Mr. Showe responded that they would take a look at it and if it's not included, they have a spreadsheet so they can add some to it. There was also a comment that the total layout of the District excluded the apartments. Mr. Scheerer responded that they were not going to reserve for the apartments. Mr. Showe also responded that the CDD doesn't have any infrastructure there. Mr. Scheerer noted that there was nothing in Tract G and nothing in Tract H. There was a question asked on if there was going to be a privacy wall. Mr. Scheerer responded that he didn't want to speak for the engineer, but the engineer said that was many years down the road because they knew they were going to take a portion of the pond.

Mr. Malave stated that they were still in the first beginning phases of their development and that is a major expense. He explained that they were kind of letting that happen over the next few years. Mr. Malave was thinking it was a requirement of their development. After discussion, it was decided to see if they can adjust for fence and apartments. Mr. Showe stated that they would take the comments and see if they can get an update. He explained that they have a spreadsheet, and they can make changes as they move forward.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted that he was happy to be there. He introduced Chris to the Board. Chris will be helping them out. He noted that they are waiting to see what the Governor signs because a lot is still up in the air. He noted they would have changes and would be coming back with recommended changes to their rules to meet those updates. He reminded the Board of the ethics training. He noted that they have until the end of the year. There was a question on where the retention pond will have the overflow and if it will be large enough for their community after the road is built. It was noted that it was not going to be that big of a piece of water that they

would actually utilize it. Mr. Scheerer responded that they would have to account for their stormwater runoff in some way, shape or form. The question was asked where the pond next to Mirabella runs into. Mr. Scheerer explained that it discharges where the road is going. He further explained that right now their storm inlet from Mirabella on the east side on the pond is the outfall structure and that discharge is currently into the wetlands conservation area and then it goes through the pipes. There was discussion on getting Commissioner Jim Gray to come to one of their meetings soon. The impact on residents for the project coming on was discussed and there was noted concern.

B. Engineer

The Board asked Mr. Malave when the project was going to be started, Mr. Malave explained that the project was a major expense because it's a major bridge over the expressway that they have to pay for and get approvals on. He thinks they are trying to put it back as far out as they can from a perspective of expenditures. Mr. Malave is going to try and see if he can get a better idea from the city and will report back to the Board. He noted that he thinks it will be in the next five years. The question was asked if the masonry damage on page 49 would eventually collapse. Mr. Scheerer responded that it is something they are working on. Mr. Malave responded that they didn't think it would collapse, but it needs to be worked on. They are going to get information on the damage and will bring it back to the Board.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register. In the general fund, they have checks 2224 through 2229 for \$140,504.46. He pointed out that \$125,000 of that is just a transfer from the general fund to the debt service for their assessments that have been collected.

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

ii. Balance Sheet and Income Statement

Mr. Showe presented the balance sheet and income statement. He noted that there is no action required by the Board. He pointed out that they were performing a little better than budget to actuals and they are about 80% collected on their assessments.

Mr. Scheerer stated that he didn't have much update on the field side, but he had been talking to Ms. Hanze about her request for a new entry. He explained that Ms. Hanze sent him a couple of renderings that she would like to see for the Mirabella, and he sent them over to the UCC group. He noted that just an estimated cost was around \$55,000 per entrance. Ms. Hanze clarified that she was mostly talking about changing the face the name of their Mirabella sign and the backplash, not the whole thing. Mr. Scheerer responded that he would work on just the backdrop. Lighting at the entrance was discussed also. Mr. Scheerer is going to ask for assistance on LED lighting. Mr. Scheerer added that they were going to weekly mowing starting on April Fools Day.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Wong asked if Jim was okay with the things he wanted done for NonaCrest. Mr. Scheerer responded that Jim's things were done.

NINTH ORDER OF BUSINESS Next Meeting Date – May 28, 2024

Mr. Showe stated the next meeting is May 28, 2024.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Giercyk seconded by Mr. Turner with all in favor the meeting adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Narcoossee Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	July 30, 2024
HOUR:	3:00 PM
LOCATION:	Office of GMS Central Florida 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32812

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 28th DAY OF MAY 2024.

ATTEST:

**NARCCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2025

Exhibit A
Proposed Budget for Fiscal Year 2025

[See following pages]

Narcoossee

Community Development District

Proposed Budget

FY 2025



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Narcoossee
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actual thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Maintenance Assessments	\$ 453,836	\$ 397,277	\$ 56,558	\$ 453,836	\$ 590,210
Interest	\$ -	\$ 878	\$ 627	\$ 1,505	\$ 752
Beginning Fund Balance*	\$ 30,132	\$ 35,533	\$ -	\$ 35,533	\$ 9,704
Total Revenues	\$ 483,968	\$ 433,688	\$ 57,185	\$ 490,874	\$ 600,667
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 6,000	\$ 3,400	\$ 2,500	\$ 5,900	\$ 6,000
FICA Expense	\$ 459	\$ 260	\$ 191	\$ 451	\$ 459
Engineering Fees	\$ 7,800	\$ 1,088	\$ 6,713	\$ 7,800	\$ 7,800
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,250
Attorney	\$ 12,000	\$ 6,833	\$ 5,000	\$ 11,833	\$ 12,000
Annual Audit	\$ 3,150	\$ 3,105	\$ -	\$ 3,105	\$ 3,150
Dissemination Agent	\$ 1,325	\$ 773	\$ 552	\$ 1,325	\$ 1,392
Arbitrage	\$ 600	\$ 600	\$ -	\$ 600	\$ 600
Trustee Fees	\$ 3,000	\$ 2,963	\$ -	\$ 2,963	\$ 3,000
Management Fees	\$ 52,279	\$ 30,496	\$ 21,783	\$ 52,279	\$ 56,200
Information Technology	\$ 1,590	\$ 928	\$ 663	\$ 1,590	\$ 1,670
Website Maintenance	\$ 1,272	\$ 742	\$ 530	\$ 1,272	\$ 1,336
Telephone	\$ 25	\$ -	\$ 10	\$ 10	\$ 25
Postage	\$ 450	\$ 131	\$ 188	\$ 319	\$ 450
Insurance	\$ 35,364	\$ 33,204	\$ -	\$ 33,204	\$ 37,262
Printing & Binding	\$ 200	\$ 19	\$ 83	\$ 103	\$ 200
Legal Advertising	\$ 1,900	\$ -	\$ 1,900	\$ 1,900	\$ 1,900
Other Current Charges	\$ 2,000	\$ 782	\$ 725	\$ 1,507	\$ 2,000
Office Supplies	\$ 50	\$ 2	\$ 21	\$ 23	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 274	\$ 5,500	\$ 274	\$ 5,774	\$ 274
Administrative Expenses	\$ 134,912	\$ 96,000	\$ 41,132	\$ 137,132	\$ 141,193
<i>Maintenance</i>					
<i>NonaCrest</i>					
Field Management	\$ 4,773	\$ 2,785	\$ 1,989	\$ 4,773	\$ 5,012
Landscape Maintenance	\$ 54,540	\$ 31,815	\$ 22,725	\$ 54,540	\$ 55,767
Irrigation Repairs	\$ 5,000	\$ 2,461	\$ 2,539	\$ 5,000	\$ 5,000
Lake Maintenance	\$ 4,775	\$ 2,653	\$ 1,895	\$ 4,548	\$ 4,684
Wall Repairs/Cleaning	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Feature Lighting	\$ 1,000	\$ 2,735	\$ -	\$ 2,735	\$ 1,000
Miscellaneous Common Area	\$ 5,000	\$ 6,878	\$ -	\$ 6,878	\$ 5,000
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 24,384
Total Nona Crest	\$ 77,589	\$ 49,327	\$ 31,648	\$ 80,975	\$ 103,348

Narcoossee
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actual thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
La Vina					
Field Management	\$ 12,222	\$ 7,129	\$ 5,092	\$ 12,221	\$ 12,833
Landscape Maintenance	\$ 82,172	\$ 47,934	\$ 34,238	\$ 82,172	\$ 84,021
Irrigation Repairs	\$ 10,500	\$ 1,974	\$ 4,375	\$ 6,349	\$ 10,500
Lake Maintenance	\$ 5,064	\$ 2,814	\$ 2,010	\$ 4,823	\$ 4,968
Utilities	\$ 6,072	\$ 3,868	\$ 2,204	\$ 6,072	\$ 6,679
Wall Repairs/Cleaning	\$ 3,000	\$ 370	\$ 1,250	\$ 1,620	\$ 3,000
Solvino Streetlighting	\$ 3,168	\$ 1,498	\$ 1,670	\$ 3,168	\$ 3,485
Capri Streetlighting	\$ 4,356	\$ 1,990	\$ 2,040	\$ 4,030	\$ 4,433
Miscellaneous Common Area	\$ 5,000	\$ 6,433	\$ -	\$ 6,433	\$ 5,000
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 35,302
Total La Vina	\$ 131,554	\$ 74,010	\$ 52,880	\$ 126,889	\$ 170,221
Nona Preserve					
Field Management	\$ 5,270	\$ 3,074	\$ 2,196	\$ 5,270	\$ 5,533
Landscape Maintenance	\$ 58,500	\$ 34,125	\$ 24,375	\$ 58,500	\$ 59,816
Irrigation Repairs	\$ 4,500	\$ -	\$ 1,875	\$ 1,875	\$ 4,500
Lake Maintenance	\$ 4,813	\$ 2,674	\$ 1,910	\$ 4,584	\$ 4,722
Miscellaneous Common Area	\$ 2,500	\$ -	\$ 1,700	\$ 1,700	\$ 2,500
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 13,151
Total Nona Preserve	\$ 75,583	\$ 39,873	\$ 32,056	\$ 71,929	\$ 90,222
Parcels G & H					
Field Management	\$ 3,147	\$ 1,836	\$ 1,311	\$ 3,147	\$ 3,305
Landscape Maintenance	\$ 29,248	\$ 17,061	\$ 12,187	\$ 29,248	\$ 29,906
Lake Maintenance	\$ 1,803	\$ 1,001	\$ 715	\$ 1,717	\$ 1,768
Total Parcels G & H	\$ 34,198	\$ 19,899	\$ 14,213	\$ 34,112	\$ 34,979
Total Maintenance Expenditures	\$ 318,924	\$ 183,108	\$ 130,797	\$ 313,905	\$ 398,770
Other Sources/(Uses)					
Transfer Out to Capital Reserves	\$ 30,132	\$ 16,514	\$ 13,618	\$ 30,132	\$ 9,704
Reserve Contribution - Nona Crest	\$ -	\$ -	\$ -	\$ -	\$ 9,886
Reserve Contribution - La Vina	\$ -	\$ -	\$ -	\$ -	\$ 9,960
Reserve Contribution - Nona Preserve	\$ -	\$ -	\$ -	\$ -	\$ 8,379
Reserve Contribution - Parcels G & H	\$ -	\$ -	\$ -	\$ -	\$ 22,775
Total Other Sources/(Uses)	\$ 30,132	\$ 16,514	\$ 13,618	\$ 30,132	\$ 60,704
Total Expenditures	\$ 483,968	\$ 295,622	\$ 185,547	\$ 481,169	\$ 600,667
Excess Revenues/(Expenditures)*	\$ 0	\$ 138,066	\$ (128,362)	\$ 9,704	\$ -

* Reduced for First Quarter Operating

Net Assessments	\$590,963
Add: Discounts & Collections	\$37,721
Gross Assessments	\$628,684

Narcoossee Community Development District General Fund Budget

Revenues:

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the fiscal year.

Beginning Fund Balance

Represents the total funds estimated to be available at the beginning of the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount is based upon 5 Supervisors attending 6 Board Meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer, Dewberry, will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review invoices, etc.

Assessment Roll

Expenses related to administering the annual assessments on the tax roll with the Orange County Tax Collector.

Attorney

The District's legal counsel, KE Law Group, PLLC provides general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau & Associates provides this service.

Narcoossee Community Development District General Fund Budget

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Governmental Management Services – Central Florida LLC, the District’s bond underwriter, to provide this service.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District’s Series 2013A-1 & 2013 A-2 Special Assessment Revenue Bonds. The District hired Grau & Associates to calculate the rebate liability and submit a report to the District.

Trustee Fees

The District issued Series 2013A-1 & 2013A-2 Special Assessment Refunding Bonds, which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – Central Florida, LLC. These services include, but are not limited to, advertising, recording and transcribing of Board Meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Information Technology

Represents costs related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors and any other required correspondence, etc.

Insurance

The District’s general liability, public officials liability and property insurance coverages is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Narcoossee Community Development District General Fund Budget

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

Property Appraiser

Represent the Fiscal Year 18 fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies. Governmental Management Services – Central Florida, LLC provides these services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Commerce for \$175. This is the only expense under this category for the District.

Contingency

Represents any other miscellaneous charges that the District may incur.

Maintenance:

Nona Crest

Field Management

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

Landscape Maintenance

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

Narcoossee
Community Development District
General Fund Budget

Vendor: Yellowstone Landscape	Annual Costs
▪ Landscape Maintenance: Contract Cost of \$4,647.25 monthly	<u>\$55,767</u>
▪ Total Costs	\$55,767

Irrigation Repairs

Irrigation maintenance expenditures that may occur during the fiscal year.

Lake Maintenance

The District currently has a contract with Applied Aquatic Management, Inc., which provide Lake Maintenance to all the lakes inside Narcoossee CDD. These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal.

Vendor: Applied Aquatic Management, Inc.	Annual Costs
▪ Lake Maintenance: Contract Cost of \$390.33 monthly	<u>\$4,684</u>
▪ Total Costs	\$4,684

Wall Repair/Cleaning

The District will incur expenditures to maintain the wall. Includes cleaning and landscaping.

Feature Lighting

Replacement and repair of up light fixtures.

Miscellaneous Common Area

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

Tree Trimming

Estimated cost for tree trimming within the District.

La Vina

Field Management

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

Landscape Maintenance

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

Vendor: Yellowstone Landscape	Annual Costs
▪ Landscape Maintenance: Contract Cost of \$7,001.75 monthly	<u>\$84,021</u>
▪ Total Costs	\$84,021

Narcoossee Community Development District General Fund Budget

Irrigation Repairs

Irrigation maintenance expenditures that may occur during the fiscal year.

Lake Maintenance

The District currently has a contract with Applied Aquatic Management, Inc., which provide Lake Maintenance to all the lakes inside Narcoossee CDD. These services include monthly inspections and treatment of aquatic weeds and algae, herbiciding, and algae control and removal. The amount also includes unscheduled maintenance.

Vendor: Applied Aquatic Management, Inc.	Annual Costs
▪ Lake Maintenance: Contract Cost of \$414 month	<u>\$4,968</u>
▪ Total Costs	\$4,968

Utilities

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

Vendor: Orlando Utilities Commission	Annual Costs
▪ Reclaimed Water - \$540.1/month	\$6,481.2
▪ Electric - \$16.5/month	<u>\$198</u>
▪ Total Costs	\$6,679.2

Wall Repairs/Cleaning

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

Solvino Streetlighting

The District funds the streetlights within the Solvino community.

Vendor: Orlando Utilities Commission	Annual Costs
▪ Electric - \$290.42/month	\$3,485

Capri Streetlighting

The District funds the streetlights within the Capri community.

Vendor: Orlando Utilities Commission	Annual Costs
▪ Electric - \$369.42/month	\$4,433

Miscellaneous Common Area Maintenance

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

Tree Trimming

Estimated cost for tree trimming within the District.

Narcoossee Community Development District General Fund Budget

Nona Preserve

Field Management

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

Landscape Maintenance

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

Vendor: Yellowstone Landscape	Annual Costs
▪ Landscape Maintenance: Contract Cost of \$4,984.67 monthly	\$59,816

Irrigation Repairs

Irrigation maintenance expenditures that may occur during the fiscal year.

Lake Maintenance

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

Vendor: Applied Aquatic Management, Inc.	Annual Costs
▪ Lake Maintenance: Contract Cost of \$393.5 monthly	\$4,722

Miscellaneous Common Area Maintenance

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

Tree Trimming

Estimated cost for tree trimming within the District.

Parcel G & H

Field Management

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

Landscape Maintenance

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

Vendor: Yellowstone Landscape	Annual Costs
▪ Landscape Maintenance: Contract Cost of \$2,492.17 monthly	\$29,906

Narcoossee Community Development District General Fund Budget

Lake Maintenance

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

Vendor: Applied Aquatic Management, Inc.

- Lake Maintenance: Contract Cost of \$147.33 monthly

Annual Costs

\$1768

Transfer Out – Capital Reserve Fund

Represents projected excess funds above operating capital requirements in the General Fund.

Reserve Contribution

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a Reserve Study of Narcoossee Community Development District.

Narcoossee
Community Development District
Proposed Budget
Maintenance Assessment Calculation

Subdivision	Track		Units	Annual Gross Maintenance Per Unit FY24	Proposed Gross Maintenance Per Unit FY25	Street Lighting Supplement Assessment	Total Proposed Gross Maintenance Per Unit FY25	Increase (Decrease)	O&M	
NonaCrest	C	SF50	159	\$ 410.27	\$ 556.05	N/A	\$ 556.05	\$ 145.78	\$ 88,413	
	D	SF70	110	\$ 410.27	\$ 556.05	N/A	\$ 556.05	\$ 145.78	\$ 61,166	
			269							
LaVina	Mirabella	A	SF50	107	\$ 590.32	\$ 784.47	N/A	\$ 784.47	\$ 194.16	\$ 83,938
	Ziani	B	SF75	66	\$ 590.32	\$ 784.47	N/A	\$ 784.47	\$ 194.16	\$ 51,775
	Capri	E	SF50	48	\$ 590.32	\$ 784.47	\$ 98.24	\$ 882.71	\$ 292.40	\$ 42,370
	Solvino	F	SF50	50	\$ 590.32	\$ 784.47	\$ 74.14	\$ 858.62	\$ 268.30	\$ 42,931
			271							
Lake Nona Preserve	K	Multi	228	\$ 456.09	\$ 568.31	N/A	\$ 568.31	\$ 112.22	\$ 129,574	
	G	Comm/Office	130704	\$ 0.16	\$ 0.21	N/A	\$ 0.21	\$ 0.05	\$ 27,106	
	G	Multi Family	420	\$ 162.13	\$ 207.38	N/A	\$ 207.38	\$ 45.25	\$ 87,101	
	H	Comm/Office	69000	\$ 0.16	\$ 0.21	N/A	\$ 0.21	\$ 0.05	\$ 14,310	
Total Gross Assessments									\$ 628,684	

Narcoossee
Community Development District
Proposed Budget
Debt Service Fund

	Adopted Budget FY2024	Actual thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 317,584	\$ 278,005	\$ 39,579	\$ 317,584	\$ 317,584
Interest Income	\$ -	\$ 11,694	\$ 8,353	\$ 20,047	\$ 10,023
Carry Forward Surplus	\$ 258,874	\$ 271,306	\$ -	\$ 271,306	\$ 297,158
Total Revenues	\$ 576,457	\$ 561,005	\$ 47,931	\$ 608,937	\$ 624,765
Expenditures					
Series 2013A-1					
Interest - 11/1	\$ 34,374	\$ 34,374	\$ -	\$ 34,374	\$ 31,749
Principal - 5/1	\$ 140,000	\$ -	\$ 140,000	\$ 140,000	\$ 145,000
Interest - 5/1	\$ 34,374	\$ -	\$ 34,374	\$ 34,374	\$ 31,749
Series 2013A-2					
Interest - 11/1	\$ 21,516	\$ 21,516	\$ -	\$ 21,516	\$ 19,828
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 60,000
Interest - 5/1	\$ 21,516	\$ -	\$ 21,516	\$ 21,516	\$ 19,828
Total Expenditures	\$ 311,779	\$ 55,889	\$ 255,889	\$ 311,779	\$ 308,154
Excess Revenues/(Expenditures)*	\$ 264,679	\$ 505,116	\$ (207,958)	\$ 297,158	\$ 316,611

Series 2013A-1	Nov 1, 2025	\$ 28,921.25
Series 2013A-2	Nov 1, 2025	\$ 18,140.63
		\$47,062

Net Assessments	\$317,584
Add: Discounts & Collections	\$20,271
Gross Assessments	\$337,855

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

Narcoossee
Community Development District
Series 2013 A-1 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/24	\$ 1,550,000.00	\$ -	\$ 31,748.75	\$ 206,122.50
05/01/25	\$ 1,550,000.00	\$ 145,000.00	\$ 31,748.75	
11/01/25	\$ 1,405,000.00	\$ -	\$ 28,921.25	\$ 205,670.00
05/01/26	\$ 1,405,000.00	\$ 150,000.00	\$ 28,921.25	
11/01/26	\$ 1,255,000.00	\$ -	\$ 25,921.25	\$ 204,842.50
05/01/27	\$ 1,255,000.00	\$ 160,000.00	\$ 25,921.25	
11/01/27	\$ 1,095,000.00	\$ -	\$ 22,721.25	\$ 208,642.50
05/01/28	\$ 1,095,000.00	\$ 165,000.00	\$ 22,721.25	
11/01/28	\$ 930,000.00	\$ -	\$ 19,297.50	\$ 207,018.75
05/01/29	\$ 930,000.00	\$ 170,000.00	\$ 19,297.50	
11/01/29	\$ 760,000.00	\$ -	\$ 15,770.00	\$ 205,067.50
05/01/30	\$ 760,000.00	\$ 180,000.00	\$ 15,770.00	
11/01/30	\$ 580,000.00	\$ -	\$ 12,035.00	\$ 207,805.00
05/01/31	\$ 580,000.00	\$ 185,000.00	\$ 12,035.00	
11/01/31	\$ 395,000.00	\$ -	\$ 8,196.25	\$ 205,231.25
05/01/32	\$ 395,000.00	\$ 195,000.00	\$ 8,196.25	
11/01/32	\$ 200,000.00	\$ -	\$ 4,150.00	\$ 207,346.25
05/01/33	\$ 200,000.00	\$ 200,000.00	\$ 4,150.00	\$ 204,150.00
		\$ 1,550,000.00	\$ 337,522.50	\$ 2,061,896.25

Narcoossee
Community Development District
Series 2013 A-2 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/24	\$ 705,000.00	\$ -	\$ 19,828.13	\$ 101,343.75
05/01/25	\$ 705,000.00	\$ 60,000.00	\$ 19,828.13	
11/01/25	\$ 645,000.00	\$ -	\$ 18,140.63	\$ 97,968.75
05/01/26	\$ 645,000.00	\$ 65,000.00	\$ 18,140.63	
11/01/26	\$ 580,000.00	\$ -	\$ 16,312.50	\$ 99,453.13
05/01/27	\$ 580,000.00	\$ 70,000.00	\$ 16,312.50	
11/01/27	\$ 510,000.00	\$ -	\$ 14,343.75	\$ 100,656.25
05/01/28	\$ 510,000.00	\$ 75,000.00	\$ 14,343.75	
11/01/28	\$ 435,000.00	\$ -	\$ 12,234.38	\$ 101,578.13
05/01/29	\$ 435,000.00	\$ 80,000.00	\$ 12,234.38	
11/01/29	\$ 355,000.00	\$ -	\$ 9,984.38	\$ 102,218.75
05/01/30	\$ 355,000.00	\$ 85,000.00	\$ 9,984.38	
11/01/30	\$ 270,000.00	\$ -	\$ 7,593.75	\$ 102,578.13
05/01/31	\$ 270,000.00	\$ 85,000.00	\$ 7,593.75	
11/01/31	\$ 185,000.00	\$ -	\$ 5,203.13	\$ 97,796.88
05/01/32	\$ 185,000.00	\$ 90,000.00	\$ 5,203.13	
11/01/32	\$ 95,000.00	\$ -	\$ 2,671.88	\$ 97,875.00
05/01/33	\$ 95,000.00	\$ 95,000.00	\$ 2,671.88	\$ 97,671.88
		\$ 705,000.00	\$ 212,625.00	\$ 999,140.63

Narcoossee
Community Development District
Proposed Budget
Debt Assessment Calculation

Subdivision	Track		Units	Proposed FY2025 Annual Gross Debt Per Unit		Total Debt
NonaCrest	C	SF50	158	\$	301.13	\$ 47,579
	D	SF70	111	\$	481.81	\$ 53,481
LaVina	A	SF50	107	\$	301.13	\$ 32,221
	B	SF75	65	\$	566.13	\$ 36,798
	E	SF50	48	\$	301.13	\$ 14,454
	F	SF50	50	\$	301.13	\$ 15,057
Lake Nona Preserve	K	Multi	228	\$	240.91	\$ 54,927
	G	Comm/Office	130704	\$	0.20	\$ 26,141
	G	Multi Family	370	\$	117.29	\$ 43,397
	H	Comm/Office	69000	\$	0.20	\$ 13,800
Total Gross Assessment						\$ 337,855

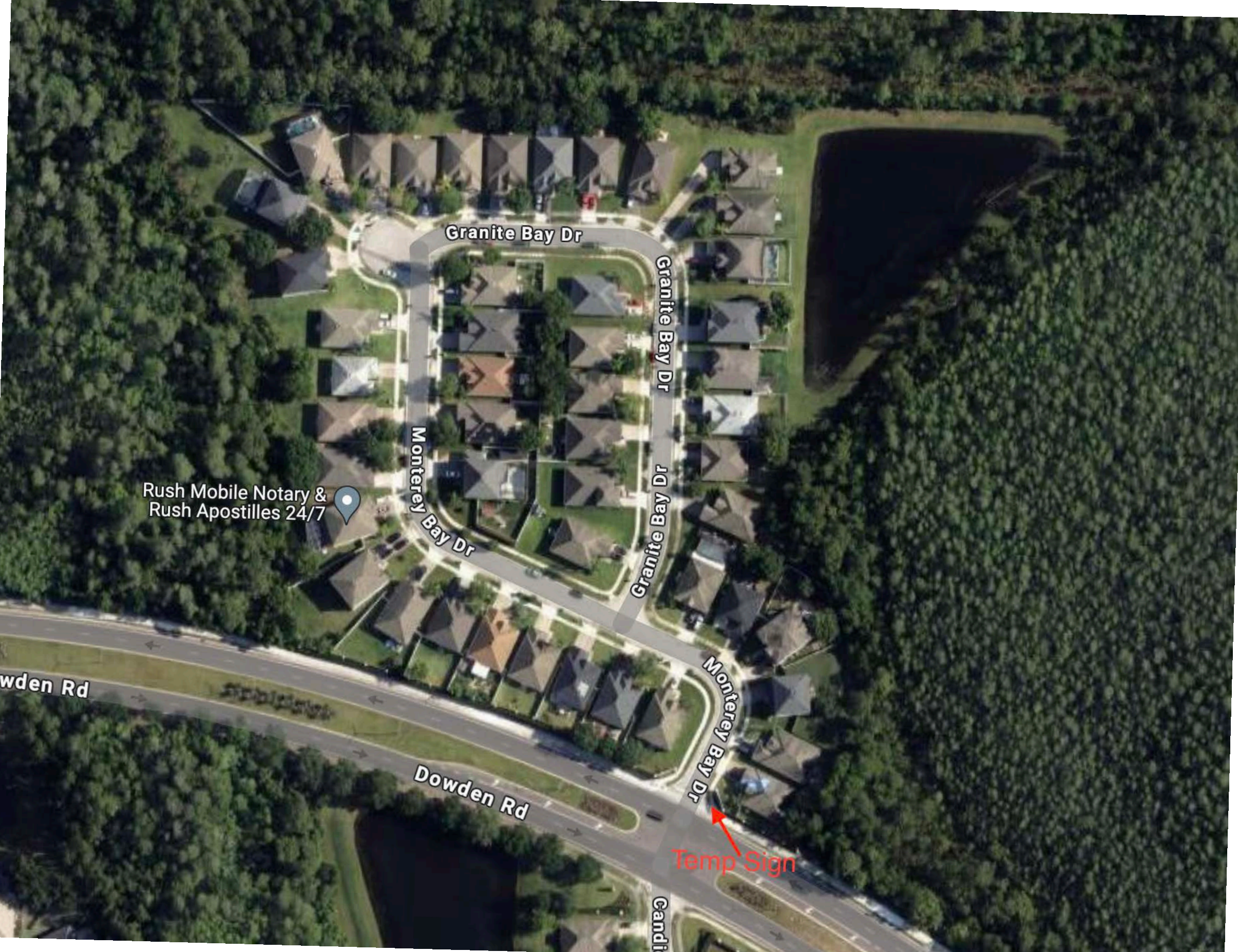
Narcoossee
Community Development District
Adopted Budget
Combined Capital Reserve Fund

	Adopted Budget FY2024	Actual thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Transfer In	\$ 30,132	\$ 16,514	\$ 13,618	\$ 30,132	\$ 9,704
Interest	\$ -	\$ 18	\$ 13	\$ 30	\$ 15
Reserve Contribution	\$ -	\$ -	\$ -	\$ -	\$ 51,000
Carry Forward Surplus	\$ 269,104	\$ 298,733	\$ -	\$ 298,733	\$ 311,429
Total Revenues	\$ 299,236	\$ 315,264	\$ 13,631	\$ 328,895	\$ 372,149
Expenditures					
Capital Projects	\$ 17,000	\$ 16,514	\$ 486	\$ 17,000	\$ 17,000
Contingency	\$ 2,000	\$ 272	\$ 194	\$ 466	\$ 2,000
Well Repair	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Expenditures	\$ 19,000	\$ 16,786	\$ 680	\$ 17,466	\$ 119,000
Excess Revenues/(Expenditures)	\$ 280,236	\$ 298,479	\$ 12,951	\$ 311,429	\$ 253,149

SECTION V

Capri

HOA Meeting		
Date	Time	Address



Rush Mobile Notary &
Rush Apostilles 24/7

Granite Bay Dr

Granite Bay Dr

Monterey Bay Dr

Granite Bay Dr

Monterey Bay Dr

Downen Rd

Dowden Rd

Candia

Temp Sign

SECTION VII

SECTION A

SECTION 1



KILINSKI | VAN WYK

517 E. College Avenue, Tallahassee, FL 32301

**KILINSKI | VAN WYK PLLC
FEE AGREEMENT
NARCOOSSEE CDD**

I. PARTIES

THIS AGREEMENT is made and entered into by and between the following parties:

- A. Narcoossee Community Development District (“the Client”)
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

and

- B. KILINSKI | VAN WYK, PLLC (“Kilinski | Van Wyk”)
517 E. College Avenue
Tallahassee, FL 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product material (“client file”) of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in its regular offices. At the conclusion of the representation, the client file will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the client file, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the client file, to which Kilinski | Van Wyk will return the client file at the Client’s

expense.

IV. FEES

A. The Client agrees to compensate Kilinski | Van Wyk for services rendered in connection with any matters covered by this Agreement according to the agreed upon hourly billing rates for individual Kilinski | Van Wyk lawyers, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). For Fiscal Year 2024, the discounted hourly rates will be \$350 - \$405 per hour for partners, \$325- \$395 for of-counsel lawyers, \$265-\$325 per hour for associates, and \$200 per hour for paralegals. All hourly rates may be increased annually by up to \$15 per hour.

B. To the extent practicable and consistent with the requirements of sound legal representation, Kilinski | Van Wyk will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience. Kilinski | Van Wyk's hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to Kilinski | Van Wyk's annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.

C. In addition to billing for hourly rates, Kilinski | Van Wyk will include costs and expenses (including interest charges on past-due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy (Attachment A).

V. FLORIDA EXECUTIVE AND LEGISLATIVE BRANCH LOBBYING LAWS

Florida law requires any individual participating in executive or legislative branch lobbying to register as an executive or legislative branch lobbyist and report any fees associated with such representation. To the extent that Kilinski | Van Wyk represents Client on matters before executive branch agencies, or before applicable legislative entities, Client agrees to sign client consent forms required by Florida lobbying law and agrees to registration of Kilinski | Van Wyk attorneys as lobbyists and the reporting of fees associated with such representation.

VI. BILLING AND PAYMENT

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of fees shall be a basis for Kilinski | Van Wyk to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kilinski | Van Wyk as part of the representation.

VII. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VIII. CONFLICTS

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations, and (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with Kilinski | Van Wyk's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

IX. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT


This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

Narcoossee Community Development District



Kilinski | Van Wyk PLLC

By: _____

By: Roy Van Wyk

Date: _____

Date: May 21, 2024

ATTACHMENT A

KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

February 13, 2024 through May 17, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/14/24	2230-2231	\$ 7,807.46
	2/21/24	2232-2233	\$ 2,888.29
	2/28/24	2234-2235	\$ 39,010.00
	3/6/24	2236	\$ 2,156.19
	3/13/24	2237-2239	\$ 10,890.15
	3/20/24	2240-2242	\$ 145,570.54
	3/27/24	2243-2244	\$ 1,676.00
	4/3/24	2245	\$ 3,105.00
	4/10/24	2246	\$ 2,963.13
	4/17/24	2247-2248	\$ 32,075.66
	4/24/24	2249-2252	\$ 22,847.91
	5/1/24	2253	\$ 477.50
	5/15/24	2254-2255	\$ 25,549.70
Total Amount			\$ 297,017.53

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/14/24	00043	2/01/24	459	202402	310	51300	34000		MANAGEMENT FEES - FEB 24	*	4,356.58		
		2/01/24	459	202402	310	51300	35200		WEBSITE ADMIN - FEB 24	*	106.00		
		2/01/24	459	202402	310	51300	35100		INFORMATION TECH - FEB 24	*	132.50		
		2/01/24	459	202402	310	51300	31300		DISSEMINATION - FEB 24	*	110.42		
		2/01/24	459	202402	310	51300	51000		OFFICE SUPPLIES	*	.66		
		2/01/24	459	202402	310	51300	42000		POSTAGE	*	19.77		
		2/01/24	459	202402	310	51300	42500		COPIES	*	9.90		
		2/01/24	460	202402	320	53800	12000		FIELD MANAGEMENT - FEB 24	*	397.79		
		2/01/24	460	202402	330	53800	12000		FIELD MANAGEMENT - FEB 24	*	1,018.45		
		2/01/24	460	202402	340	53800	12000		FIELD MANAGEMENT - FEB 24	*	439.15		
		2/01/24	460	202402	350	53800	12000		FIELD MANAGEMENT - FEB 24	*	262.28		
GOVERNMENTAL MANAGEMENT SERVICES											6,853.50	002230	
2/14/24	00090	2/07/24	OE 65710	202401	320	53800	46400		IRRIGATION REPAIRS	*	953.96		
YELLOWSTONE LANDSCAPE											953.96	002231	
2/21/24	00072	2/12/24	2397629	202401	310	51300	31100		GENERAL ENGINEERING JAN24	*	610.00		
DEWBERRY ENGINEERS INC.											610.00	002232	
2/21/24	00087	2/12/24	8776	202401	310	51300	31500		GENERAL COUNSEL - JAN 24	*	340.00		
		2/14/24	8789	202401	310	51300	31500		MTHLY MEETING - JAN 24	*	1,938.29		
KILINSKI VAN WYK, PLLC											2,278.29	002233	
2/28/24	00080	2/22/24	5469	202402	320	53800	46000		TREE ROOT REMOVAL	*	1,600.00		
BERRY CONSTRUCTION, INC											1,600.00	002234	
2/28/24	00090	1/01/24	OE 64517	202401	320	53800	46200		LANDSCAPE MAINT NC JAN24	*	4,545.00		
		1/01/24	OE 64517	202401	330	53800	46200		LANDSCAPE MAINT LV JAN24	*	6,847.69		

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/24		OE 64517	202401	340	53800	46200			LANDSCAPE MAINT NP JAN24	*	4,875.00		
1/01/24		OE 64517	202401	350	53800	46200			LANDSCAPE MAINT GH JAN24	*	2,437.31		
2/01/24		OE 65002	202402	320	53800	46200			LANDSCAPE MAINT NC FEB24	*	4,545.00		
2/01/24		OE 65002	202402	330	53800	46200			LANDSCAPE MAINT LV FEB24	*	6,847.69		
2/01/24		OE 65002	202402	340	53800	46200			LANDSCAPE MAINT NP FEB24	*	4,875.00		
2/01/24		OE 65002	202402	350	53800	46200			LANDSCAPE MAINT GH FEB24	*	2,437.31		
YELLOWSTONE LANDSCAPE												37,410.00	002235
3/06/24	00090	2/29/24	OE 66262	202402	330	53800	46000		DOWDEN MEDIAN GRASS REMOV	*	2,156.19		
YELLOWSTONE LANDSCAPE												2,156.19	002236
3/13/24	00022	2/29/24	218051	202402	330	53800	46300		POND MAINT LV FEB24	*	401.94		
		2/29/24	218051	202402	350	53800	46300		POND MAINT GH FEB24	*	143.06		
		2/29/24	218052	202402	320	53800	46300		POND MAINT NC FEB24	*	379.00		
		2/29/24	218053	202402	340	53800	46300		POND MAINT NP FEB24	*	382.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,306.00	002237
3/13/24	00080	3/07/24	5472	202402	320	53800	46500		ENTRY FEATURE LIGHTING	*	2,735.00		
BERRY CONSTRUCTION, INC												2,735.00	002238
3/13/24	00043	3/01/24	461	202403	310	51300	34000		MANAGEMENT FEES - MAR 24	*	4,356.58		
		3/01/24	461	202403	310	51300	35200		WEBSITE ADMIN - MAR 24	*	106.00		
		3/01/24	461	202403	310	51300	35100		INFORMATION TECH - MAR 24	*	132.50		
		3/01/24	461	202403	310	51300	31300		DISSEMINATION - MAR 24	*	110.42		
		3/01/24	461	202403	310	51300	51000		OFFICE SUPPLIES	*	.33		
		3/01/24	461	202403	310	51300	42000		POSTAGE	*	25.65		
		3/01/24	462	202403	320	53800	12000		FIELD MANAGEMENT - MAR 24	*	397.79		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	462			202403 330-53800-12000		*	1,018.45		
				FIELD MANAGEMENT - MAR 24					
3/01/24	462			202403 340-53800-12000		*	439.15		
				FIELD MANAGEMENT - MAR 24					
3/01/24	462			202403 350-53800-12000		*	262.28		
				FIELD MANAGEMENT - MAR 24					
GOVERNMENTAL MANAGEMENT SERVICES								6,849.15	002239
3/20/24	00087	3/08/24	8926	202402 310-51300-31500		*	76.00		
				GENERAL COUNSEL - FEB 24					
KILINSKI VAN WYK, PLLC								76.00	002240
3/20/24	00034	3/15/24	03152024	202403 300-20700-10500		*	126,789.54		
				TSFR TAX RECEIPTS S2013					
NARCOOSSEE CDD C/O US BANK								126,789.54	002241
3/20/24	00090	3/01/24	OE 66307	202403 320-53800-46200		*	4,545.00		
				LANDSCAPE MAINT NC MAR24					
		3/01/24	OE 66307	202403 330-53800-46200		*	6,847.69		
				LANDSCAPE MAINT LV MAR24					
		3/01/24	OE 66307	202403 340-53800-46200		*	4,875.00		
				LANDSCAPE MAINT NP MAR24					
		3/01/24	OE 66307	202403 350-53800-46200		*	2,437.31		
				LANDSCAPE MAINT GH MAR24					
YELLOWSTONE LANDSCAPE								18,705.00	002242
3/27/24	00022	3/15/24	218490	202403 330-53800-46300		*	401.94		
				POND MAINT LV MAR 24					
		3/15/24	218490	202403 350-53800-46300		*	143.06		
				POND MAINT GH MAR 24					
		3/15/24	218491	202403 320-53800-46300		*	379.00		
				POND MAINT NC MAR 24					
		3/15/24	218492	202403 340-53800-46300		*	382.00		
				POND MAINT NP MAR 24					
APPLIED AQUATIC MANAGEMENT, INC.								1,306.00	002243
3/27/24	00080	3/21/24	5491	202403 330-53800-46600		*	185.00		
				REPLACE LETTERING					
		3/21/24	5492	202403 330-53800-46600		*	185.00		
				REINSTALL LETTERING					
BERRY CONSTRUCTION, INC								370.00	002244
4/03/24	00076	3/24/24	366189	202403 310-51300-32200		*	3,105.00		
				FY23 AUDIT					
BERGER TOOMBS ELAM GAINES & FRANK								3,105.00	002245

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/24	00053	3/25/24	7265480	202403	310	51300	32300		TRUSTEE FEE S13A1&2 FY24	*	1,728.49		
		3/25/24	7265480	202403	300	15500	10000		TRUSTEE FEE S13A1&2 FY25	*	1,234.64		
US BANK												2,963.13	002246
4/17/24	00043	4/01/24	463	202404	310	51300	34000		MANAGEMENT FEES - APR 24	*	4,356.58		
		4/01/24	463	202404	310	51300	35200		WEBSITE ADMIN - APR 24	*	106.00		
		4/01/24	463	202404	310	51300	35100		INFORMATION TECH - APR 24	*	132.50		
		4/01/24	463	202404	310	51300	31300		DISSEMINATION - APR 24	*	110.42		
		4/01/24	463	202404	310	51300	51000		OFFICE SUPPLIES	*	.09		
		4/01/24	463	202404	310	51300	42000		POSTAGE	*	9.44		
		4/01/24	463	202404	310	51300	42500		COPIES	*	2.25		
		4/01/24	464	202404	320	53800	12000		FIELD MANAGEMENT - APR 24	*	397.79		
		4/01/24	464	202404	330	53800	12000		FIELD MANAGEMENT - APR 24	*	1,018.45		
		4/01/24	464	202404	340	53800	12000		FIELD MANAGEMENT - APR 24	*	439.15		
		4/01/24	464	202404	350	53800	12000		FIELD MANAGEMENT - APR 24	*	262.28		
GOVERNMENTAL MANAGEMENT SERVICES												6,834.95	002247
4/17/24	00034	4/17/24	41724	202404	300	20700	10500		TSFR TAX RECEIPTS S2013	*	25,240.71		
NARCOOSSEE CDD C/O US BANK												25,240.71	002248
4/24/24	00022	4/15/24	218997	202404	330	53800	46300		POND MAINT LV APR 24	*	401.94		
		4/15/24	218997	202404	350	53800	46300		POND MAINT GH APR 24	*	143.06		
		4/15/24	218998	202404	340	53800	46300		POND MAINT NP APR 24	*	382.00		
		4/15/24	218999	202404	320	53800	46300		POND MAINT NC APR 24	*	379.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,306.00	002249
4/24/24	00045	4/16/24	25606	202402	310	51300	31700		ARBITRAGE S2013 02/28/24	*	600.00		
GRAU & ASSOCIATES												600.00	002250

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
4/24/24	00087	4/08/24	9171	202403	310	51300	31500			*	499.00			
			GENERAL COUNSEL - MAR 24											
4/08/24		9172	202403	310	51300	31500				*	475.31			
			MTHLY MEETING - MAR24											
												KILINSKI VAN WYK, PLLC	974.31	002251
4/24/24	00090	4/01/24	OE 67440	202404	320	53800	46200			*	4,545.00			
			LANDSCAPE MAINT NC APR24											
4/01/24		OE 67440	202404	330	53800	46200				*	6,847.69			
			LANDSCAPE MAINT LV APR24											
4/01/24		OE 67440	202404	340	53800	46200				*	4,875.00			
			LANDSCAPE MAINT NP APR24											
4/01/24		OE 67440	202404	350	53800	46200				*	2,437.31			
			LANDSCAPE MAINT GH APR24											
4/15/24		OE 68423	202404	320	53800	46400				*	995.80			
			IRRIGATION REPAIRS											
4/15/24		OE 68423	202404	330	53800	46400				*	266.80			
			IRRIGATION REPAIRS											
												YELLOWSTONE LANDSCAPE	19,967.60	002252
5/01/24	00072	4/26/24	22405299	202403	310	51300	31100			*	477.50			
			GENERAL ENGINEERING MAR24											
												DEWBERRY ENGINEERS INC.	477.50	002253
5/15/24	00043	5/01/24	465	202405	310	51300	34000			*	4,356.58			
			MANAGEMENT FEES - MAY 24											
5/01/24		465	202405	310	51300	35200				*	106.00			
			WEBSITE ADMIN - MAY 24											
5/01/24		465	202405	310	51300	35100				*	132.50			
			INFORMATION TECH - MAY 24											
5/01/24		465	202405	310	51300	31300				*	110.42			
			DISSEMINATION - MAY 24											
5/01/24		465	202405	310	51300	51000				*	.36			
			OFFICE SUPPLIES											
5/01/24		465	202405	310	51300	42000				*	21.17			
			POSTAGE											
5/01/24		466	202405	320	53800	12000				*	397.79			
			FIELD MANAGEMENT - MAY 24											
5/01/24		466	202405	330	53800	12000				*	1,018.45			
			FIELD MANAGEMENT - MAY 24											
5/01/24		466	202405	340	53800	12000				*	439.15			
			FIELD MANAGEMENT - MAY 24											
5/01/24		466	202405	350	53800	12000				*	262.28			
			FIELD MANAGEMENT - MAY 24											
												GOVERNMENTAL MANAGEMENT SERVICES	6,844.70	002254

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
5/15/24	00090	5/01/24	OE 69025 202405 320-53800-46200 LANDSCAPE MAINT NC MAY 24		*	4,545.00		
		5/01/24	OE 69025 202405 330-53800-46200 LANDSCAPE MAINT LV MAY 24		*	6,847.69		
		5/01/24	OE 69025 202405 340-53800-46200 LANDSCAPE MAINT NP MAY 24		*	4,875.00		
		5/01/24	OE 69025 202405 350-53800-46200 LANDSCAPE MAINT GH MAY 24		*	2,437.31		
-----							18,705.00	002255
							TOTAL FOR BANK A	297,017.53
							TOTAL FOR REGISTER	297,017.53

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
April 30, 2024



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Narcoossee
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 221,404	\$ -	\$ -	\$ 221,404
Capital Reserve	\$ -	\$ -	\$ 298,479	\$ 298,479
Investments:				
Custody - Excess Funds	\$ 29,365	\$ -	\$ -	\$ 29,365
Series 2013 A-1/A-2				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 742	\$ -	\$ 742
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 504,374	\$ -	\$ 504,374
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Prepaid Expenses	\$ 1,235	\$ -	\$ -	\$ 1,235
Total Assets	\$ 252,003	\$ 660,726	\$ 298,479	\$ 1,211,207
Liabilities:				
Accounts Payable	\$ 478	\$ -	\$ -	\$ 478
Total Liabilities	\$ 478	\$ -	\$ -	\$ 478
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 298,479	\$ 298,479
Designated	\$ 1,235	\$ -	\$ -	\$ 1,235
Nonspendable:				
Deposits and Prepaid Items	\$ 1,235	\$ -	\$ -	\$ 1,235
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 660,726	\$ -	\$ 660,726
Unassigned	\$ 249,056	\$ -	\$ -	\$ 249,056
Total Fund Balances	\$ 251,525	\$ 660,726	\$ 298,479	\$ 1,210,730
Total Liabilities & Fund Balance	\$ 252,003	\$ 660,726	\$ 298,479	\$ 1,211,207

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Maintenance Assessments	\$ 453,836	\$ 397,277	\$ 397,277	\$ -
Interest Income	\$ -	\$ -	\$ 878	\$ 878
Total Revenues	\$ 453,836	\$ 397,277	\$ 398,155	\$ 878
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 3,500	\$ 3,400	\$ 100
FICA Expense	\$ 459	\$ 268	\$ 260	\$ 8
Engineering Fees	\$ 7,800	\$ 4,550	\$ 1,088	\$ 3,463
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 12,000	\$ 7,000	\$ 6,833	\$ 167
Annual Audit	\$ 3,150	\$ 3,105	\$ 3,105	\$ -
Dissemination Agent	\$ 1,325	\$ 773	\$ 773	\$ (0)
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Trustee Fees	\$ 3,000	\$ 2,963	\$ 2,963	\$ -
Management Fees	\$ 52,279	\$ 30,496	\$ 30,496	\$ (0)
Information Technology	\$ 1,590	\$ 928	\$ 928	\$ -
Website Maintenance	\$ 1,272	\$ 742	\$ 742	\$ -
Telephone	\$ 25	\$ 15	\$ -	\$ 15
Postage	\$ 450	\$ 263	\$ 131	\$ 131
Insurance	\$ 35,364	\$ 35,364	\$ 33,204	\$ 2,160
Printing & Binding	\$ 200	\$ 117	\$ 19	\$ 97
Legal Advertising	\$ 1,900	\$ 1,108	\$ -	\$ 1,108
Other Current Charges	\$ 2,000	\$ 1,167	\$ 782	\$ 385
Property Appraiser	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 50	\$ 29	\$ 2	\$ 27
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 160	\$ 5,500	\$ (5,340)
Subtotal General & Administrative	\$ 134,912	\$ 98,320	\$ 96,000	\$ 2,320
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 4,773	\$ 2,784	\$ 2,785	\$ (0)
Landscape Maintenance	\$ 54,540	\$ 31,815	\$ 31,815	\$ -
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ 2,461	\$ 456
Lake Maintenance	\$ 4,775	\$ 2,786	\$ 2,653	\$ 133
Wall Repairs/Cleaning	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Feature Lighting	\$ 1,000	\$ 583	\$ 2,735	\$ (2,152)
Miscellaneous Common Area	\$ 5,000	\$ 2,917	\$ 6,878	\$ (3,961)
Subtotal Nona Crest	\$ 77,589	\$ 45,260	\$ 49,327	\$ (4,067)

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 04/30/24	Thru 04/30/24	Variance	
La Vina					
Field Management	\$ 12,222	\$ 7,129	\$ 7,129	\$ 0	
Landscape Maintenance	\$ 82,172	\$ 47,934	\$ 47,934	\$ (0)	
Irrigation Repairs	\$ 10,500	\$ 6,125	\$ 1,974	\$ 4,151	
Lake Maintenance	\$ 5,064	\$ 2,954	\$ 2,814	\$ 141	
Utilities	\$ 6,072	\$ 3,542	\$ 3,868	\$ (326)	
Wall Repairs/Cleaning	\$ 3,000	\$ 1,750	\$ 370	\$ 1,380	
Solvino Streetlighting	\$ 3,168	\$ 1,848	\$ 1,498	\$ 350	
Capri Streetlighting	\$ 4,356	\$ 2,541	\$ 1,990	\$ 551	
Miscellaneous Common Area	\$ 5,000	\$ 2,917	\$ 6,433	\$ (3,517)	
Subtotal La Vina	\$ 131,554	\$ 76,740	\$ 74,010	\$ 2,730	
Nona Preserve					
Field Management	\$ 5,270	\$ 3,074	\$ 3,074	\$ 0	
Landscape Maintenance	\$ 58,500	\$ 34,125	\$ 34,125	\$ -	
Irrigation Repairs	\$ 4,500	\$ 2,625	\$ -	\$ 2,625	
Lake Maintenance	\$ 4,813	\$ 2,808	\$ 2,674	\$ 134	
Miscellaneous Common Area	\$ 2,500	\$ 1,458	\$ -	\$ 1,458	
Subtotal Nona Preserve	\$ 75,583	\$ 44,090	\$ 39,873	\$ 4,217	
Parcels G & H					
Field Management	\$ 3,147	\$ 1,836	\$ 1,836	\$ (0)	
Landscape Maintenance	\$ 29,248	\$ 17,061	\$ 17,061	\$ -	
Lake Maintenance	\$ 1,803	\$ 1,051	\$ 1,001	\$ 50	
Subtotal Parcels G & H	\$ 34,198	\$ 19,949	\$ 19,899	\$ 50	
Total Expenditures	\$ 453,836	\$ 284,359	\$ 279,108	\$ 5,251	
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 119,047		
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)		\$ 102,533		
Fund Balance - Beginning	\$ 30,132		\$ 148,992		
Fund Balance - Ending	\$ 0		\$ 251,525		

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,584	\$ 278,005	\$ 278,005	\$ -
Interest	\$ -	\$ -	\$ 11,694	\$ 11,694
Total Revenues	\$ 317,584	\$ 278,005	\$ 289,699	\$ 11,694
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		\$ 233,810	
Fund Balance - Beginning	\$ 258,874		\$ 426,916	
Fund Balance - Ending	\$ 264,679		\$ 660,726	

Narcoossee
Community Development District
Combined Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 18	\$ 18
Expenditures:				
Capital Projects	\$ 17,000	\$ 16,514	\$ 16,514	\$ -
Contingency	\$ 2,000	\$ 1,167	\$ 272	\$ 895
Total Expenditures	\$ 19,000	\$ 17,681	\$ 16,786	\$ 895
Excess (Deficiency) of Revenues over Expenditures	\$ (19,000)		\$ (16,768)	
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		\$ (254)	
Fund Balance - Beginning	\$ 269,104		\$ 298,733	
Fund Balance - Ending	\$ 280,236		\$ 298,479	

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	\$ 25,588	\$ 10,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397,277
Interest Income	\$ 122	\$ 127	\$ 124	\$ 128	\$ 128	\$ 120	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 878
Total Revenues	\$ 122	\$ 17,944	\$ 142,667	\$ 19,789	\$ 181,314	\$ 25,708	\$ 10,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398,155

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	\$ 61	\$ -	\$ 77	\$ 46	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering Fees	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,088
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ 246	\$ 2,835	\$ 423	\$ 2,278	\$ 76	\$ 974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,833
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,105
Dissemination Agent	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 773
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Trustee Fees	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ 1,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,963
Management Fees	\$ 4,357	\$ 4,357	\$ 4,357	\$ 4,357	\$ 4,357	\$ 4,357	\$ 4,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,496
Information Technology	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 928
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 56	\$ 14	\$ 3	\$ 20	\$ 26	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131
Insurance	\$ 33,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,204
Printing & Binding	\$ 2	\$ -	\$ 1	\$ 4	\$ 10	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 115	\$ 125	\$ 133	\$ 107	\$ 111	\$ 101	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 782
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Subtotal General & Administrative	\$ 51,047	\$ 7,722	\$ 6,353	\$ 8,353	\$ 5,523	\$ 11,117	\$ 5,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,000
Operations & Maintenance													
Nona Crest													
Field Management	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,785
Landscape Maintenance	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,815
Irrigation Repairs	\$ 272	\$ 240	\$ -	\$ 954	\$ -	\$ -	\$ 996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,461
Lake Maintenance	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,653
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	\$ 5,322	\$ 6,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,327

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	\$ 1,018	\$ 1,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,129
Landscape Maintenance	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,934
Irrigation Repairs	\$ 741	\$ 967	\$ -	\$ -	\$ -	\$ -	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,974
Lake Maintenance	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,814
Utilities	\$ 97	\$ 114	\$ 84	\$ 84	\$ 311	\$ 2,790	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,868
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370
Solvino Streetlighting	\$ 232	\$ 232	\$ 232	\$ 234	\$ 333	\$ -	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,498
Capri Streetlighting	\$ 330	\$ 330	\$ 330	\$ 333	\$ -	\$ 333	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,990
Miscellaneous Common Area	\$ -	\$ 3,892	\$ -	\$ 385	\$ 2,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,433
Subtotal La Vina	\$ 9,668	\$ 13,803	\$ 8,914	\$ 9,304	\$ 11,069	\$ 11,761	\$ 9,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,010
Nona Preserve													
Field Management	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,074
Landscape Maintenance	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,125
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,674
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Preserve	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,873
Parcels G & H													
Field Management	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,836
Landscape Maintenance	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,061
Lake Maintenance	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Subtotal Parcels G & H	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,899
Total Expenditures	\$ 80,126	\$ 35,625	\$ 29,128	\$ 32,472	\$ 34,788	\$ 36,739	\$ 30,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,108
Excess Revenues (Expenditures)	\$ (80,004)	\$ (17,681)	\$ 113,539	\$ (12,683)	\$ 146,527	\$ (11,031)	\$ (19,619)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,047
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	\$ (80,004)	\$ (17,681)	\$ 113,539	\$ (29,197)	\$ 146,527	\$ (11,031)	\$ (19,619)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,533

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
03/15/24	#9	\$40,106.66	(\$1,604.30)	\$0.00	\$4,991.37	\$ 43,493.73	\$ 25,587.92	\$ 17,905.81	\$ 43,493.73
04/15/24	#10	\$18,518.14	(\$701.46)	\$0.00	\$0.00	\$ 17,816.68	\$ 10,481.78	\$ 7,334.90	\$ 17,816.68
TOTAL		\$ 698,320.67	\$ (27,907.32)	\$ (614.23)	\$ 5,483.53	\$ 675,282.65	\$ 397,277.46	\$ 278,005.19	\$ 675,282.65

88%	Net Percent Collected
\$ 96,137.67	Balance Remaining to Collect

SECTION 3

Glen Gilzean
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
*Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.*

April 19, 2024

Jason Showe
Narcoossee CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024** there are **1,734 registered voter(s)** in the **Narcoossee CDD**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov