

*Narcoossee
Community Development District*

Agenda

September 24, 2024

AGENDA

Narcoossee
Community Development District

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

September 17, 2024

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, September 24, 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 July 30, 2024 Board of Supervisors Meeting
4. Consideration of Non- Ad Valorem Agreement with Orange County Property Appraiser
5. Consideration of Proposals for Nona Crest Wall Repair
6. Consideration of Proposal for Roadway Mulch Installation
7. Ratification of 2024/2025 Applied Aquatic Renewal
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
9. Other Business
10. Supervisors Requests
11. Next Meeting Date- November 26, 2024
12. Adjournment

MINUTES

**MINUTES OF MEETING
NARCOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **July 30, 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
Peter Wong <i>by phone</i>	Vice Chairman
Eli Garrett	Assistant Secretary
Ken Turner	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. There were three Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were only members of the Board and staff present.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the May 28, 2024
Board of Supervisors Meeting**

Mr. Showe asked for any corrections or changes to the May 28, 2024 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, the Minutes of the May 28, 2024 Board of Supervisors meeting were approved.

FOURTH ORDER OF BUSINESS Public Hearing

Mr. Showe stated the public hearing is for the budget. Mr. Showe asked for a motion to open the public hearing.

On MOTION by Mr. Giercyk seconded by Mr. Turner, with all in favor, Opening the Public Hearing was approved.

A. Consideration of Resolution 2024-04 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. Showe stated this resolution is for the annual budget and includes an increase and notices were provided to the residents. He noted the increase ranges from \$123 to \$172 per home and varies by size of home.

Mr. Showe stated the increase is due to \$51,000 being added to the reserves. He noted this was recommended by the reserve study to make sure the infrastructure is completed. He noted landscaping was added for taking care of trees for each community.

Mr. Showe asked for any public comments.

Resident stated no one is happy with a budget increase.

Mr. Showe asked for Board comments.

Mr. Giercyk asked about irrigation, and it was noted there was no landscaping on that area in G – Tract B. The explanation was provided on who was responsible for that area to include the gas line and the ponds. Other specific areas were explained.

Mr. Showe noted the CDD is only responsible for a certain amount of construction of roadways. There is an interlocal agreement for this.

Mr. Showe asked for a motion to approve the budget.

On MOTION by Mr. Garrett, seconded by Mr. Giercyk, with all in favor, Resolution 2024-04 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2024-05 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll

Mr. Showe stated this resolution is for the part of the levying of the adopted budget and the roll which is transmitted to the county for the tax bill.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Resolution 2024-05 Imposing Fiscal Year 2025 Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Showe asked for a motion to close the public hearing.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06
Declaring Seat No. 4 Vacant**

Mr. Showe stated this resolution is for declaring Seat #4 vacant as of the end of the term, which ends on November 19th. He stated Mr. Long did not qualify for the seat and there is no one qualifying for the seat. He explained the process for continuing in the seat if no one is qualified.

On MOTION by Mr. Giercyk, seconded by Mr. Garrett with all in favor, Resolution 2024-06 Declaring Seat No. 4 Vacant, was approved.

SIXTH ORDER OF BUSINESS

Discussion of CDD Emails for Board Members

Mr. Showe stated this is a concern from a Board member about SPAM emails going around. He explained the process of having emails for the Board set up by GMS. He added it is a Board decision. Mr. Showe noted this will be \$100/month for opening five emails. He added the Board members can change their emails at any time. A specific situation was discussed on fraud situation.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock reminded the Board members to complete the ethics training by the end of the year. Board member asked about options. Ms. Hammock explained they can provide a Zoom, video, or workshop for 2-hour sessions for a total of 4 hours. She added there is also a link that will meet the requirements as well. She will re-circulate the link for Board members.

B. Engineer

Mr. Malave stated he had nothing further to report.

Board member asked about retention ponds and the lake inspections for hurricane preparation. Mr. Malave provided an update on the inspections and culvert crossing. He noted no further action needs to be taken.

Mr. Giercyk asked about an application that was submitted for a dock. Mr. Scheerer noted there was a request and this was inspected, and Mr. Malave reported a dock was not allowed on that lake. Mr. Malave noted this lake was a stormwater lake. He added it was looked at thoroughly

A question was asked on the rain and flooding area. It was explained the work was completed to clean out the area to help with the median flooding.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register. In the general fund, they have checks 2256 through 2270 for \$77,332.81. There was a summary of the invoices following the general fund.

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, 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 added there is no action, and the district is in great shape. He added there is \$298,000 in capital. He noted they are 90% collected.

iii. Adoption of Fiscal Year 2025 Goals & Objectives

Mr. Showe stated this new regulation House Bill 7013 which requires each district to adopt measurable goals and objectives. He noted these must be approved and on the district’s website by October 1st. He added GMS has provided a draft of goals that can be accepted or modified for the district. He asked for a motion to approve.

On MOTION by Mr. Turner, seconded by Mr. Garrett, with all in favor, the Fiscal Year 2025 Goals and Objectives, were approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Showe presented the 2025 meeting schedule for approval.

On MOTION by Mr. Garrett, seconded by Mr. Turner, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Scheerer presented the proposals for wall repair and vendor #1 is for \$140,922 and DTE for \$111,037.50. He noted the difference is footage on the wall prepare. All are excluding root damage. Discussion was held on the scope of work, wall repairs, tree root permits, damage to trees, and estimates of extra groundwork. It was noted there were comparison concerns in the proposals. Specific area concerns with trees and walls were discussed.

After discussion it was decided to have Mr. Scheerer to go back for more details from each vendor, revise the costs, and he costs of extra groundwork. He will bring back information and further details to the board.

NINTH ORDER OF BUSINESS

Supervisors Requests

Board noted there were two cypress trees of concern. Mr. Scheerer stated he was already aware of these concerns and will have proposals for this issue.

A resident asked about an area and wanted direction as to where to go for guidance with on-going construction work and noise.

TENTH ORDER OF BUSINESS

Next Meeting Date – September 24, 2024

Mr. Showe stated the next meeting is September 24, 2024.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, the meeting adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2024 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Narcoossee CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2025.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2025 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Narcoossee CDD

Jason Showe
Governmental Management Services
219 E Livingston Street
Orlando, FL 32801
jshowe@gmscfl.com
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO

Date _____

NARCOOSSEE CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION V

Project Name: NonaCrest/Narcoosee Community Walls
Orlando Florida
Project Start 2025

Date: 17-Sep-24

Attn: Alan Scheerer

UCC Estimate No.: 001 Rev 1

No.	Detail No.	Item Description	Quantity	Unit	Unit Price	Total
		<i>We are pleased to submit the following pricing for your review:</i>				
		<i>Damaged walls due to root heaving block and expansion damages</i>				
		<i>All areas include access, salvage, demo, disposal of trash brick, excavation to fgt, reconstruct typical to original, includes supply of new block and brick cap material as required, wash/clean</i>				
		<u>Re and Re Belgium Brick Community Walls</u>				
1.00		Area #1 Full height demo and rebuild	20.00	LF	495.00	9,900.00
3.00		<u>Area #2 Full height demo and rebuild</u>	20.00	LF	495.00	9,900.00
3.00		Area #3 Corner Full height demo and rebuild	6.00	LF	525.00	3,150.00
4.00		Area #4 Full height demo and rebuild	12.00	LF	495.00	5,940.00
5.00		Area #5 Full height demo and rebuild	15.00	LF	495.00	7,425.00
		1/2 height demo and rebuild	26.00	LF	350.00	9,100.00
6.00		Area #6 Full height demo and rebuild	16.00	LF	500.00	8,000.00
7.00		Area #7 Full height demo and rebuild	22.00	LF	475.00	10,450.00
8.00		Area #8 Full height demo and rebuild	10.00	LF	500.00	5,000.00
		1/2 height demo and rebuild	30.00	LF	350.00	10,500.00
9.00		Area #9 Full height demo and rebuild corner	16.00	LF	495.00	7,920.00
10.00		Area #10 Full height demo and rebuild	25.00	LF	485.00	12,125.00
11.00		Area #11 Full height demo and rebuild	20.00	LF	495.00	9,900.00
12.00		Area #12 Cut in EJ	1.00	LS	700.00	700.00
13.00		Area #13 Full height demo and rebuild	15.00	LF	495.00	7,425.00
		<u>Miscellaneous Pricing:</u>				
14.00		General Conditions, Mobilization, Project Management Submittals, Safety/Security panels, backyard access and egress, Temp Protection of Existing Conditions, Private and Public sides, final wash & Clean up, Demobilization.	1.00	LS	23,487.00	23,487.00
					Grand Total:	\$ 140,922.00
		-no allowance for any foundation repairs or replacement as those would be treated as unforeseen conditions if there was any foundation damage				
		DAMAGED. ESTIMATED FOOTING SIZE 3FT wide x 12" DEEP REINFORCED WITH ONE MAT OF #5 Bar at 18" ON CENTER RE&RE	1.00	LFT	\$ 350.00	
		See attached photos for Area reference.				
		UCC Group Inc Reserves the right to re-evaluate the wall condition in the future as further damages will occur as roots and wall age extend property not physically reworked on 9/17/2024 when quote revised with Foundation Unit Price added				

Qualifications:
 -budget proposal based on existing conditions as noted May 9 2024
 - Testing, permits, engineering & inspections by others
 - Excludes shop drawings
 - All unit prices based on above scope and quantities awarded turnkey

- includes making backyards safe at the end of each day via 6' security panels and or 8' plywood secure measures will be in place in absense of block wall
- UCC Group Inc does NOT cut tree roots-proper Arbor approved root treatment by others recommended
- Clear Access into the site for tradespersons to provided by GMS/CDD
- UCC Group Inc requires F-250 and dump trailer access to streetside of all damaged wall locations
- all private backyard access to be coordinated by CDD prior to begin work, all pets MUST be leashed and away from work zone
- Based on 1 Mobilization with all areas avaiable
- All lighting, electrical, plumbing/irrigation, soft landscape & irrigation by others
- Quotation Valid for 90 days

Pat DiPaolo
UCC GROUP INC.,
Orlando

Orlando • 7380 Sand Lake Road, Suite 500 • Orlando, FL • 32819 • P:407-248-0989 • F:407-939-0730

Toronto • Vancouver • Orlando
www.uccgroup.com

May 31, 2024 at 9:05 AM
9831 Maroon Circle
Orlando FL 32832
United States
Graham Duthie



May 3, 2023 11:49:06 AM

1111 Pine Tree Rd

Atlanta, GA 30332

United States

Graham Duthie



May 3, 2024 at 9:08:01 AM
9901 Narcoossee Rd
Orlando, FL 32832
United States
Graham, Debbie

May 21, 2024 Fri 9:06:55 AM
9901 Narcoossee Blvd
Orlando, FL 32832
United States
Graham B. Gire

Monday, 9/19/19 9:19 AM
10000 Groves Rd
Orlando, FL 32817
United States
Graham Duthie

May 3, 2024 at 9:09:21 AM

990 Narcoossee Rd

Orlando FL 32832

United States

Greg Duthie

BOTH SIDES



May 3, 2024 at 9:12:04 AM

9901 Narcoossee Rd

Orlando, FL 32837

Drinking Water

Graham D. Phillips

#5



May 3, 2024 at 9:13:14 AM

9901 Narcossee Rd

Orlando FL 32832

United States

Graham Guthrie

#5

May 13, 2013
Larcoossee Rd
Orlando FL 32832
United States
Graham Duthie

151 FUEL

24 1/2h

#3

United States
Graham Duthie

11 Narcissus Rd
Orlando FL 32832
United States
Graham Duthie



May 3, 2024 at 9:15 AM
9901 Narcoossee Rd
Orlando, FL 32817
Granite D...ne



May 3, 2024 at 9:19:15 AM
9901 Narcoossee Rd
Orlando FL 32832
United States
Escarpment Driveway



August 19, 2017
Shelton Narcotics Court
Orlando, FL 32832
UCC Group
Graham Williams





May 3, 2024 at 9:23:53 AM

9944 Chardonway Dr

Orlando, FL 32817

United States

Graham Dutcher



16' corner

May 3, 2024 at 9:24:11 AM
9944 Chardonnay Dr.
Orlando FL 32832
United States
Graham Dethle

#10

May 20, 2015 12:21 PM
9944 Chardonway Cir
Orlando FL 32832
United States
Graham Duthie



May 3, 2024 at 9:24:45 AM
9944 Chardonnay Dr
Orlando, FL 32832
United States
Graham Duthie

May 2024 at UCCG
2024 Championship
Orlando, FL
© UCCG 2024

世
17

May 3, 2024 at 9:26 AM
9912 Chardon Way Dr
Gainesville, FL 32632
United States
Graham Smith

#13

May 3, 2024 at 9:28:25 AM
9912 Chardonay Dr
Orlando, FL 32832
United States
Graham Dutbie

ESTIMATE

Dehlinger Construction, LLC.
 157 E Lake Brantley Dr
 Longwood, FL 32779
 (407) 636-9322

Sales Representative
 Kelsey Platt
 kplatt@dehlinger.com



Nona Crest
Job #24-6358 - Wall Repairs - Nona Crest
9952 Chardonnay Drive
Orlando, FL 32832

Estimate #	4453
Date	7/8/2024

Description	Amount
<p>SCOPE OF WORK: Demo & Repair Walls and Columns</p> <ul style="list-style-type: none"> - Demo and repair bricks if needed - color to match is existing ~ approximately 160 LF - Inspect walls for roots to be removed if needed - Install #3 rebar every 4 FT if needed - Clean, stack and reuse as many brick as possible (if not able to reuse bricks due to being broken, similar color and size bricks will be used) <p>***All footers to be inspected - if repairs are needed, a CO will be executed for the change of scope***</p> <ul style="list-style-type: none"> - Removal of all construction debris <p>***Although Dehlinger will take precautionary steps to prevent damages at & around the work areas. Dehlinger is not responsible for any damages, or repairs to the existing irrigation located at & around the above listed locations***</p> <p>***Although Dehlinger will take precautionary steps to prevent damages to any underground utilities, Dehlinger is NOT responsible for any repairs to ANYTHING located under, at & around the work areas**#</p> <p>***Dehlinger requires the use of on site water & this is to be made accessible by the HOA/Homeowner***</p> <p>***Dehlinger will require the use of a designated work area & dumpster storage located as close as possible to the work site***</p>	<p>\$111,037.50</p>

Description	Amount
<p>Inclusions:</p> <ul style="list-style-type: none"> - Labor and materials to complete the above listed scope of work <p>Excluded:</p> <ul style="list-style-type: none"> - Irrigation repairs - Locating irrigation - Sod installation or repair (Large trucks are trailers will be driven on the sidewalk and grass to access the wall repairs - Tree work - Stump grinding - Complex footer repairs - Permits and fees - Steel of any kind - Epoxy - Electrical - Plumbing - Engineering - Compaction and or testing - Concrete (outside of the scope) - Nights and weekend work hours <p>Payment Schedule:</p> <ul style="list-style-type: none"> - 40% Mobilization deposit collected to order materials and mobilize labor. - 30% at 50% completion - 30% Balance due at completion 	<p>\$0.00</p>

Sub Total	\$111,037.50
Total	\$111,037.50

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

I. GENERAL CONDITIONS to this Contract, are as follows:

1. **Construction Schedule:**
 - a. **Commencement:** Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. **Completion:** Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. **Occupancy:** Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. **Standards of Performance / Patching & Matching:**
 - a. **Standard of Performance:** Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. **Nonmaterial Adjustments:** Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. **Textures & Finishes:** Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. **Patching & Matching:** Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. **Non-specified Materials:** Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. **Change Orders:** Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. **Owner's Obligations:**
 - a. **Access:** Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. **Requests for Information:** Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFI's as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. **Contractor's Obligations:**
 - a. **Insurance:** Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. **Waivers:** Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. **Safety / Owner's Access to Jobsite:**
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentiality, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. **Remedies:**
 - a. **Punch Items:** Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR**
 - b. **Owner's Default In Payment:** In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. **Jury Waiver:** Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. **Waiver of Incidental / Consequential Damages:** Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. **Warranty / Disclaimers:**
 - a. **Warranty:**
 - i. **Workmanship:** Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. **Materials & Equipment:** Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
 - b. **EXCLUSION OF IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**
 - c. **Owner's Maintenance:** Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
9. **Force Majeure:** The Contractor shall not be responsible for any delays or damage caused by the Owner or Owner's agent, acts of God, earth settlement, or other causes beyond the reasonable control of the Contractor.
10. **Miscellaneous:**
 - a. **Severability:** If any term or provision of this Contract is illegal, invalid or unenforceable for any reason whatsoever, such term shall be revised by the minimum amount to render such term or provision to be legal, valid and enforceable. If no such revision is possible, then such term or provision shall be deemed stricken, and shall not affect the validity of the remainder of the Contract.
 - b. **Amendment:** Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
 - c. **Survival / Assignment:** This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
 - d. **Notices/Delivery:** Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 -TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDALICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442

SECTION VI



Proposal #: 469261

Date: 9/20/2024

From: Lathan Smith

Landscape Enhancement Proposal for Narcoossee CDD

Attn: Alan Scheerer Reunion CDD
 GMS-CF, LLC
 1412 S Narcoossee Rd
 St Cloud, FL 34771

LOCATION OF PROPERTY

Narcoossee Rd & Dowden Rd
 Orlando , FL 32827

Mulch MOT Charges

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
MOT for Mulch (Sub)	1	\$3,875.00	\$3,875.00

MOT charges for mulching along roadways now mandated by Orange County and the City of Orlando.

All work done from Roadways must be properly labeled for safety of traffic and workers per City MOT requirements.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape’s control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Narcoossee CDD

Subtotal	\$3,875.00
Sales Tax	\$0.00
Proposal Total	\$3,875.00

THIS IS NOT AN INVOICE

SECTION VII



Renewal

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



FILE COPY

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 6, 2024

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

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

The parties hereto agree as follows

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

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

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

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

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

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

The terms of this agreement shall be: 10/1/2024 thru 9/30/2025
Agreement shall automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,509.00	Due	monthly as billed x 12.
Total Annual Cost	\$18,108.00		

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

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

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

Submitted: Telly R. Smith Date: 9/6/2024

Accepted Date:

AAM

Customer

Terms and Conditions

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

SECTION VIII

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

July 17, 2024 through September 9, 2024

Fund	Date	Check No.'s	Amount
General Fund	7/23/24	2271-2273	\$ 2,231.50
	7/30/24	2274	\$ 4,560.82
	8/6/24	2275-2276	\$ 4,512.00
	8/13/24	2277-2279	\$ 27,575.14
	8/20/24	2280	\$ 1,579.00
	8/27/24	2281-2284	\$ 39,336.39
Total Amount			\$ 79,794.85

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/23/24	00022	7/15/24	221203	202407	330	330-53800-46300	POND MAINT LV JUL 24	*	401.94		
		7/15/24	221203	202407	350	350-53800-46300	POND MAINT GH JUL 24	*	143.06		
		7/15/24	221204	202407	320	320-53800-46300	POND MAINT NC JUL 24	*	379.00		
		7/15/24	221205	202407	340	340-53800-46300	POND MAINT NP JUL 24	*	382.00		
APPLIED AQUATIC MANAGEMENT, INC.										1,306.00	002271
7/23/24	00080	7/18/24	5583	202407	340	340-53800-46000	REPAIR SIGN LETTERING	*	325.00		
BERRY CONSTRUCTION, INC										325.00	002272
7/23/24	00087	7/16/24	9886	202406	310	310-51300-31500	GENERAL COUNSEL - JUN 24	*	600.50		
KILINSKI VAN WYK, PLLC										600.50	002273
7/30/24	00043	6/30/24	473	202406	320	320-53800-46000	ENGINEERING ACTION ITEMS	*	2,280.41		
		6/30/24	473	202406	340	340-53800-46000	ENGINEERING ACTION ITEMS	*	2,280.41		
GOVERNMENTAL MANAGEMENT SERVICES										4,560.82	002274
8/06/24	00072	7/26/24	22415765	202406	310	310-51300-31100	ANNUAL ENGINEER REPORT	*	4,220.00		
DEWBERRY ENGINEERS INC.										4,220.00	002275
8/06/24	00090	7/31/24	OE 74094	202407	340	340-53800-46400	IRRIGATION REPAIRS	*	292.00		
YELLOWSTONE LANDSCAPE										292.00	002276
8/13/24	00080	8/11/24	5608	202408	330	330-53800-46600	WALL REPAIRS	*	1,485.00		
BERRY CONSTRUCTION, INC										1,485.00	002277
8/13/24	00043	8/01/24	471	202408	310	310-51300-34000	MANAGEMENT FEES - AUG 24	*	4,356.58		
		8/01/24	471	202408	310	310-51300-35200	WEBSITE ADMIN - AUG 24	*	106.00		
		8/01/24	471	202408	310	310-51300-35100	INFORMATION TECH - AUG 24	*	132.50		
		8/01/24	471	202408	310	310-51300-31300	DISSEMINATION - AUG 24	*	110.42		
		8/01/24	471	202408	310	310-51300-51000	OFFICE SUPPLIES	*	.09		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24		471	POSTAGE	202408	310	51300	42000			*	1.93		
8/01/24		471	COPIES	202408	310	51300	42500			*	61.95		
8/01/24		472	FIELD MANAGEMENT - AUG 24	202408	320	53800	12000			*	397.79		
8/01/24		472	FIELD MANAGEMENT - AUG 24	202408	330	53800	12000			*	1,018.45		
8/01/24		472	FIELD MANAGEMENT - AUG 24	202408	340	53800	12000			*	439.15		
8/01/24		472	FIELD MANAGEMENT - AUG 24	202408	350	53800	12000			*	262.28		
GOVERNMENTAL MANAGEMENT SERVICES												6,887.14	002278
8/13/24	00090	8/01/24	OE 74120 LANDSCAPE MAINT NC AUG 24	202408	320	53800	46200			*	4,545.00		
		8/01/24	OE 74120 LANDSCAPE MAINT LV AUG 24	202408	330	53800	46200			*	6,847.69		
		8/01/24	OE 74120 LANDSCAPE MAINT NP AUG 24	202408	340	53800	46200			*	4,875.00		
		8/01/24	OE 74120 LANDSCAPE MAINT GH AUG 24	202408	350	53800	46200			*	2,437.31		
		8/07/24	OE 74840 IRRIGATION REPAIRS	202407	320	53800	46400			*	498.00		
YELLOWSTONE LANDSCAPE												19,203.00	002279
8/20/24	00003	7/31/24	09731392 NOT OF BUDGET HEARING	202407	310	51300	48000			*	1,579.00		
ORLANDO SENTINEL COMMUNICATIONS												1,579.00	002280
8/27/24	00022	8/15/24	221991 POND MAINT NC AUG 24	202408	320	53800	46300			*	379.00		
		8/15/24	221992 POND MAINT LV AUG 24	202408	330	53800	46300			*	401.94		
		8/15/24	221992 POND MAINT GH AUG 24	202408	350	53800	46300			*	143.06		
		8/15/24	221993 POND MAINT NP AUG 24	202408	340	53800	46300			*	382.00		
APPLIED AQUATIC MANAGEMENT, INC.												1,306.00	002281
8/27/24	00064	8/26/24	24765 FY25 INSURANCE POLICY	202408	300	15500	10000			*	34,545.00		
EGIS INSURANCE ADVISORS, LLC												34,545.00	002282
8/27/24	00087	8/20/24	10135 GENERAL COUNSEL - JUL 24	202407	310	51300	31500			*	2,437.52		
KILINSKI VAN WYK, PLLC												2,437.52	002283
NARC -NARCOOSSEE - ZYAN													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/27/24	00090	8/22/24 754120	202408 320-53800-46000	ST. AUGUSTINE SOD YELLOWSTONE LANDSCAPE	*	1,047.87	1,047.87 002284
TOTAL FOR BANK A						79,794.85	
TOTAL FOR REGISTER						79,794.85	

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Narcoossee
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 212,762	\$ -	\$ -	\$ 212,762
Capital Reserve	\$ -	\$ -	\$ 298,366	\$ 298,366
Investments:				
Custody - Excess Funds	\$ 29,745	\$ -	\$ -	\$ 29,745
Series 2013 A-1/A-2				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 751	\$ -	\$ 751
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 268,519	\$ -	\$ 268,519
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 29,575	\$ -	\$ 29,575
Prepaid Expenses	\$ 1,235	\$ -	\$ -	\$ 1,235
Total Assets	\$ 243,742	\$ 454,455	\$ 298,366	\$ 996,563
Liabilities:				
Accounts Payable	\$ 9,027	\$ -	\$ -	\$ 9,027
Due to Debt Service	\$ 29,575	\$ -	\$ -	\$ 29,575
Total Liabilities	\$ 38,601	\$ -	\$ -	\$ 38,601
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 298,366	\$ 298,366
Designated	\$ 1,235	\$ -	\$ -	\$ 1,235
Nonspendable:				
Deposits and Prepaid Items	\$ 1,235	\$ -	\$ -	\$ 1,235
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 454,455	\$ -	\$ 454,455
Unassigned	\$ 202,672	\$ -	\$ -	\$ 202,672
Total Fund Balances	\$ 205,141	\$ 454,455	\$ 298,366	\$ 957,962
Total Liabilities & Fund Balance	\$ 243,742	\$ 454,455	\$ 298,366	\$ 996,563

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Maintenance Assessments	\$ 453,836	\$ 453,836	\$ 459,880	\$ 6,044
Interest Income	\$ -	\$ -	\$ 1,259	\$ 1,259
Total Revenues	\$ 453,836	\$ 453,836	\$ 461,138	\$ 7,302
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 5,000	\$ 4,200	\$ 800
FICA Expense	\$ 459	\$ 383	\$ 321	\$ 61
Engineering Fees	\$ 7,800	\$ 6,500	\$ 5,785	\$ 715
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney	\$ 12,000	\$ 10,000	\$ 14,598	\$ (4,598)
Annual Audit	\$ 3,150	\$ 3,105	\$ 3,105	\$ -
Dissemination Agent	\$ 1,325	\$ 1,104	\$ 1,104	\$ -
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Trustee Fees	\$ 3,000	\$ 2,963	\$ 2,963	\$ -
Management Fees	\$ 52,279	\$ 43,566	\$ 43,566	\$ -
Information Technology	\$ 1,590	\$ 1,325	\$ 1,325	\$ -
Website Maintenance	\$ 1,272	\$ 1,060	\$ 1,060	\$ -
Telephone	\$ 25	\$ 21	\$ -	\$ 21
Postage	\$ 450	\$ 375	\$ 1,117	\$ (742)
Insurance	\$ 35,364	\$ 35,364	\$ 33,204	\$ 2,160
Printing & Binding	\$ 200	\$ 167	\$ 50	\$ 117
Legal Advertising	\$ 1,900	\$ 1,583	\$ 1,750	\$ (166)
Other Current Charges	\$ 2,000	\$ 1,667	\$ 1,142	\$ 525
Property Appraiser	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 50	\$ 42	\$ 2	\$ 39
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 274	\$ 5,500	\$ (5,226)
Subtotal General & Administrative	\$ 134,912	\$ 120,272	\$ 126,567	\$ (6,295)
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 4,773	\$ 3,978	\$ 3,978	\$ -
Landscape Maintenance	\$ 54,540	\$ 45,450	\$ 45,450	\$ -
Irrigation Repairs	\$ 5,000	\$ 4,167	\$ 4,378	\$ (211)
Lake Maintenance	\$ 4,775	\$ 3,980	\$ 3,790	\$ 190
Wall Repairs/Cleaning	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Feature Lighting	\$ 1,000	\$ 1,000	\$ 2,735	\$ (1,735)
Miscellaneous Common Area	\$ 5,000	\$ 5,000	\$ 9,158	\$ (4,158)
Subtotal Nona Crest	\$ 77,589	\$ 65,657	\$ 69,489	\$ (3,832)

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
La Vina				
Field Management	\$ 12,222	\$ 10,185	\$ 10,185	\$ -
Landscape Maintenance	\$ 82,172	\$ 68,477	\$ 68,477	\$ -
Irrigation Repairs	\$ 10,500	\$ 8,750	\$ 2,345	\$ 6,405
Lake Maintenance	\$ 5,064	\$ 4,220	\$ 4,019	\$ 201
Utilities	\$ 6,072	\$ 5,060	\$ 5,844	\$ (784)
Wall Repairs/Cleaning	\$ 3,000	\$ 2,500	\$ 370	\$ 2,130
Solvino Streetlighting	\$ 3,168	\$ 2,640	\$ 2,200	\$ 440
Capri Streetlighting	\$ 4,356	\$ 3,630	\$ 2,989	\$ 641
Miscellaneous Common Area	\$ 5,000	\$ 5,000	\$ 7,393	\$ (2,393)
Subtotal La Vina	\$ 131,554	\$ 110,462	\$ 103,822	\$ 6,640
Nona Preserve				
Field Management	\$ 5,270	\$ 4,392	\$ 4,392	\$ -
Landscape Maintenance	\$ 58,500	\$ 48,750	\$ 48,750	\$ -
Irrigation Repairs	\$ 4,500	\$ 3,750	\$ 604	\$ 3,146
Lake Maintenance	\$ 4,813	\$ 4,011	\$ 3,820	\$ 191
Miscellaneous Common Area	\$ 2,500	\$ 2,083	\$ 2,605	\$ (522)
Subtotal Nona Preserve	\$ 75,583	\$ 62,986	\$ 60,171	\$ 2,815
Parcels G & H				
Field Management	\$ 3,147	\$ 2,623	\$ 2,623	\$ -
Landscape Maintenance	\$ 29,248	\$ 24,373	\$ 24,373	\$ -
Lake Maintenance	\$ 1,803	\$ 1,502	\$ 1,431	\$ 72
Subtotal Parcels G & H	\$ 34,198	\$ 28,498	\$ 28,427	\$ 72
Total Expenditures	\$ 453,836	\$ 387,875	\$ 388,476	\$ (600)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 72,663	
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)		\$ 56,149	
Fund Balance - Beginning	\$ 30,132		\$ 148,992	
Fund Balance - Ending	\$ -		\$ 205,141	

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,584	\$ 317,584	\$ 321,813	\$ 4,229
Interest	\$ -	\$ -	\$ 17,504	\$ 17,504
Total Revenues	\$ 317,584	\$ 317,584	\$ 339,317	\$ 21,733
Expenditures:				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 34,374	\$ 34,374	\$ 34,374	\$ -
Principal - 5/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Interest - 5/1	\$ 34,374	\$ 34,374	\$ 34,374	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 21,516	\$ 21,516	\$ 21,516	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 21,516	\$ 21,516	\$ 21,516	\$ -
Total Expenditures	\$ 311,779	\$ 311,779	\$ 311,779	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,805		\$ 27,538	
Fund Balance - Beginning	\$ 258,874		\$ 426,916	
Fund Balance - Ending	\$ 264,679		\$ 454,455	

Narcoossee
Community Development District
Combined Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 25	\$ 25
Total Revenues	\$ -	\$ -	\$ 25	\$ 25
Expenditures:				
Capital Projects	\$ 17,000	\$ 16,514	\$ 16,514	\$ -
Contingency	\$ 2,000	\$ 1,667	\$ 392	\$ 1,275
Total Expenditures	\$ 19,000	\$ 18,181	\$ 16,906	\$ 1,275
Excess (Deficiency) of Revenues over Expenditures	\$ (19,000)		\$ (16,881)	
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		\$ (367)	
Fund Balance - Beginning	\$ 269,104		\$ 298,733	
Fund Balance - Ending	\$ 280,236		\$ 298,366	

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	\$ 10,476	\$ 9,863	\$ 42,263	\$ -	\$ -	\$ 459,880
Interest Income	\$ 122	\$ 127	\$ 124	\$ 128	\$ 128	\$ 120	\$ 129	\$ 125	\$ 130	\$ 126	\$ -	\$ -	\$ 1,259
Total Revenues	\$ 122	\$ 17,944	\$ 142,667	\$ 19,789	\$ 181,314	\$ 25,708	\$ 10,610	\$ 10,601	\$ 9,993	\$ 42,389	\$ -	\$ -	\$ 461,138
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ 600	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 4,200
FICA Expense	\$ 61	\$ -	\$ 77	\$ 46	\$ -	\$ -	\$ 77	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ 321
Engineering Fees	\$ -	\$ -	\$ -	\$ 610	\$ -	\$ 478	\$ 173	\$ 305	\$ 4,220	\$ -	\$ -	\$ -	\$ 5,785
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	\$ 246	\$ 2,835	\$ 423	\$ 2,278	\$ 76	\$ 2,774	\$ -	\$ 2,927	\$ 601	\$ 2,438	\$ -	\$ -	\$ 14,598
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,105
Dissemination Agent	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ 110	\$ -	\$ -	\$ 1,104
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	\$ 4,357	\$ 4,357	\$ 4,357	\$ -	\$ -	\$ 43,566
Information Technology	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ 133	\$ -	\$ -	\$ 1,325
Website Maintenance	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ 106	\$ -	\$ -	\$ 1,060
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 56	\$ 14	\$ 3	\$ 20	\$ 26	\$ 9	\$ 21	\$ 949	\$ 16	\$ -	\$ -	\$ 1,117
Insurance	\$ 33,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,204
Printing & Binding	\$ 2	\$ -	\$ 1	\$ 4	\$ 10	\$ -	\$ 2	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ 50
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171	\$ -	\$ 1,579	\$ -	\$ -	\$ 1,750
Other Current Charges	\$ 115	\$ 125	\$ 133	\$ 107	\$ 111	\$ 101	\$ 89	\$ 116	\$ 119	\$ 126	\$ -	\$ -	\$ 1,142
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 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	\$ 12,917	\$ 6,056	\$ 8,245	\$ 11,486	\$ 8,864	\$ -	\$ -	\$ 126,567
Operations & Maintenance													
Nona Crest													
Field Management	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ 398	\$ -	\$ -	\$ 3,978
Landscape Maintenance	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ 4,545	\$ -	\$ -	\$ 45,450
Irrigation Repairs	\$ 272	\$ 240	\$ -	\$ 954	\$ -	\$ -	\$ 2,414	\$ -	\$ -	\$ 498	\$ -	\$ -	\$ 4,378
Lake Maintenance	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ 379	\$ -	\$ -	\$ 3,790
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,735
Miscellaneous Common Area	\$ 5,278	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ 2,280	\$ -	\$ -	\$ -	\$ 9,158
Subtotal Nona Crest	\$ 10,872	\$ 5,561	\$ 5,322	\$ 6,276	\$ 9,657	\$ 5,322	\$ 7,736	\$ 5,322	\$ 7,602	\$ 5,820	\$ -	\$ -	\$ 69,489

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	\$ 1,018	\$ 1,018	\$ 1,018	\$ -	\$ -	\$ 10,185
Landscape Maintenance	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ 6,848	\$ -	\$ -	\$ 68,477
Irrigation Repairs	\$ 741	\$ 967	\$ -	\$ -	\$ -	\$ -	\$ 638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,345
Lake Maintenance	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ 402	\$ -	\$ -	\$ 4,019
Utilities	\$ 97	\$ 114	\$ 84	\$ 84	\$ 311	\$ 2,790	\$ 388	\$ 897	\$ 477	\$ 603	\$ -	\$ -	\$ 5,844
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370
Solvino Streetlighting	\$ 232	\$ 232	\$ 232	\$ 234	\$ 333	\$ -	\$ 234	\$ 234	\$ 234	\$ 234	\$ -	\$ -	\$ 2,200
Capri Streetlighting	\$ 330	\$ 330	\$ 330	\$ 333	\$ -	\$ 333	\$ 333	\$ 333	\$ 333	\$ 333	\$ -	\$ -	\$ 2,989
Miscellaneous Common Area	\$ -	\$ 3,892	\$ -	\$ 385	\$ 2,156	\$ -	\$ -	\$ 332	\$ -	\$ 627	\$ -	\$ -	\$ 7,393
Subtotal La Vina	\$ 9,668	\$ 13,803	\$ 8,914	\$ 9,304	\$ 11,069	\$ 11,761	\$ 9,861	\$ 10,064	\$ 9,312	\$ 10,065	\$ -	\$ -	\$ 103,822
Nona Preserve													
Field Management	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ 439	\$ -	\$ -	\$ 4,392
Landscape Maintenance	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ 4,875	\$ -	\$ -	\$ 48,750
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 312	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ 604
Lake Maintenance	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ 382	\$ -	\$ -	\$ 3,820
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,280	\$ 325	\$ -	\$ -	\$ 2,605
Subtotal Nona Preserve	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 5,696	\$ 6,008	\$ 5,696	\$ 7,977	\$ 6,313	\$ -	\$ -	\$ 60,171
Parcels G & H													
Field Management	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ 262	\$ -	\$ -	\$ 2,623
Landscape Maintenance	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ 2,437	\$ -	\$ -	\$ 24,373
Lake Maintenance	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ -	\$ -	\$ 1,431
Subtotal Parcels G & H	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ 2,843	\$ -	\$ -	\$ 28,427
Total Expenditures	\$ 80,126	\$ 35,625	\$ 29,128	\$ 32,472	\$ 34,788	\$ 38,539	\$ 32,504	\$ 32,170	\$ 39,219	\$ 33,904	\$ -	\$ -	\$ 388,476
Excess Revenues (Expenditures)	\$ (80,004)	\$ (17,681)	\$ 113,539	\$ (12,683)	\$ 146,527	\$ (12,831)	\$ (21,894)	\$ (21,569)	\$ (29,226)	\$ 8,485	\$ -	\$ -	\$ 72,663
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	\$ (12,831)	\$ (21,894)	\$ (21,569)	\$ (29,226)	\$ 8,485	\$ -	\$ -	\$ 56,149

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)
LESS: PRINCIPAL PAYMENT 5/1/24	(\$140,000)
CURRENT BONDS OUTSTANDING	\$1,550,000

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)
LESS: PRINCIPAL PAYMENT 5/1/24	(\$60,000)
CURRENT BONDS OUTSTANDING	\$705,000

Narcoossee
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	59% 41% 100%		
							General Fund	Series 2013 Debt Service	Total
11/7/23	#1	\$ 2,731.31	\$ (136.48)	\$ -	\$ -	\$ 2,594.83	\$ 1,526.57	\$ 1,068.26	\$ 2,594.83
11/15/23	#2	\$ 9,081.33	\$ (363.24)	\$ -	\$ -	\$ 8,718.09	\$ 5,128.96	\$ 3,589.13	\$ 8,718.09
11/30/23	#3	\$ 19,763.09	\$ (790.54)	\$ -	\$ -	\$ 18,972.55	\$ 11,161.80	\$ 7,810.75	\$ 18,972.55
12/7/23	#4	\$ 43,310.05	\$ (1,732.42)	\$ -	\$ -	\$ 41,577.63	\$ 24,460.65	\$ 17,116.98	\$ 41,577.63
12/14/23	#5	\$ 166,693.91	\$ (6,667.80)	\$ -	\$ -	\$ 160,026.11	\$ 94,145.42	\$ 65,880.69	\$ 160,026.11
12/21/23	#6	\$ 41,870.65	\$ (1,674.86)	\$ -	\$ 492.16	\$ 40,687.95	\$ 23,937.24	\$ 16,750.71	\$ 40,687.95
1/12/24	#7	\$ 34,809.70	\$ (1,390.10)	\$ -	\$ -	\$ 33,419.60	\$ 19,661.18	\$ 13,758.42	\$ 33,419.60
2/13/24	#8	\$ 321,435.83	\$ (12,846.12)	\$ (614.23)	\$ -	\$ 307,975.48	\$ 181,185.94	\$ 126,789.54	\$ 307,975.48
3/15/24	#9	\$ 40,106.66	\$ (1,604.30)	\$ -	\$ 4,991.37	\$ 43,493.73	\$ 25,587.92	\$ 17,905.81	\$ 43,493.73
4/15/24	#10	\$ 18,518.14	\$ (701.46)	\$ -	\$ -	\$ 17,816.68	\$ 10,481.78	\$ 7,334.90	\$ 17,816.68
5/15/24	#11	\$ 18,388.07	\$ (581.43)	\$ -	\$ -	\$ 17,806.64	\$ 10,475.88	\$ 7,330.76	\$ 17,806.64
6/12/24	#12	\$ 14,171.36	\$ (295.44)	\$ -	\$ 2,889.45	\$ 16,765.37	\$ 9,863.28	\$ 6,902.09	\$ 16,765.37
7/11/24	#13	\$ 69,745.41	\$ -	\$ -	\$ 2,092.36	\$ 71,837.77	\$ 42,263.08	\$ 29,574.69	\$ 71,837.77
Total		\$ 800,625.51	\$ (28,784.19)	\$ (614.23)	\$ 10,465.34	\$ 781,692.43	\$ 459,879.70	\$ 321,812.73	\$ 781,692.43

101%	Net Percent Collected
0	Balance Remaining to Collect