

*Narcoossee
Community Development District*

Agenda

January 28, 2025

AGENDA

Narcoossee
Community Development District

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

January 21, 2025

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, January 28, 2025 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. Organizational Matters
 - A. Appointment of Individual to Fill Seat No. 4
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-03 Electing Officers
4. Approval of Minutes from the November 26, 2024 Board of Supervisors Meeting
5. Discussion of Fiscal Year 2026 Budget Assessments
6. Staff Reports
 - A. Attorney
 - i. Ethics Training
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisors Requests
9. Next Meeting Date- March 25, 2025
10. Adjournment

SECTION III

RESOLUTION 2025-03

A RESOLUTION ELECTING THE OFFICERS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT, ORANGE COUNTY, FLORIDA.

WHEREAS, the Narcoossee Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

PASSED AND ADOPTED this 27th day of January 2025.

ATTEST:

**NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **November 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
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
Patrick Collins	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were only members of the Board and staff present.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

**This agenda item was moved up and taken out of order.*

Mr. Showe stated that both Steve Giercyk and Eli Garrett were recently elected through the landowners' election process. He performed the oath of office to both new members.

B. Appointment of Individual to Fulfill Seat 4 Vacancy

Mr. Showe stated there was a vacancy in Seat #4. He asked the Board if they wanted to nominate someone or continue to keep searching. The Board decided to continue looking.

C. Election of Officers

Mr. Showe stated after every election with new members there is a requirement to elect officers. He reviewed the current officers as Mr. Giercyk as Chair, Mr. Wong as Vice Chairman and the other members as Assistant secretaries along with staff and other officers.

D. Consideration of Resolution 2025-01 Electing Officers

Mr. Giercyk agreed to serve as Chair but asked to change Mr. Wong to Assistant Secretary and nominated Mr. Turner as Vice Chairman. Mr. Turner agreed to serve as Vice Chairman.

Mr. Showe stated the new officers were Mr. Giercyk as Chair, Mr. Turner as Vice-Chair, Mr. Wong, Mr. Flint, Mr. Garrett and Ms. Hanze as Assistant Secretaries, Jason Showe as Treasurer, Ms. Katie Costa and Mr. Darrin Mossing as Assistant Treasurer.

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, Resolution 2025-01 Electing Officers with Mr. Giercyk as Chair, Mr. Turner as Vice Chairman, Mr. Wong, Mr. Garrett Mr. Flint, and Ms. Hanze as Assistant Secretaries, Mr. Showe as Treasurer, Ms. Katie Costa and Mr. Darrin Mossing as Assistant Treasurer, was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 24, 2024 Board of Supervisors Meeting

Mr. Showe asked for any corrections or changes to the September 24, 2024 Board of Supervisors meeting minutes.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02
Amending Fiscal Year 2024 Adopted Budget**

Mr. Showe stated this item is for amending the Fiscal Year 2024 adopted budget. He stated this was a housekeeping item due to an over expenditure in line item and allows them to keep a clean audit and a balance budget. It was noted a change in wording was needed to reflect “bonded.”

On MOTION by Mr. Giercyk, seconded by Mr. Turner with all in favor, Resolution 2025-02 Amending the Fiscal Year 2024 Adopted Budget, was approved.
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SIXTH ORDER OF BUSINESS

**Consideration of Nona Crest Wall Repair
Proposals**

Mr. Showe stated the next item is consideration of the proposal of the Nona Crest wall repair. He noted this is a follow-up from the last meeting and was a capital expenditure. Mr. Scheerer reviewed the proposals from Dehlinger and the requested estimated pricing at \$350 a linear foot based on 3 foot wide and 12 inch deep with reinforced matting with #5 bars on each side if needed. He added photos were included in the package. He reviewed the description. UCC \$140, 922 and Dehlinger was at \$111,037.50.

The Board asked if both sets of photos were compared apples to apples. He noted tree trimming may need to be added to the total costs. Mr. Showe stated that District counsel would draft an agreement. The Board asked if the proposer had been used before. Mr. Scheerer stated he had worked with UCC group and added that one other vendor declined the job based on review. Mr. Malave made comments on using Dehlinger, differences in the two vendors, the scope of work, and the materials were discussed.

Mr. Showe stated the budget was at \$111,000 and there were funds to cover the costs. Mr. Scheerer commented on wall repairs, and UCC work as opposed to Dehlinger. Discussion ensued on the trees being too close to the wall, uprooting trees, if this process would kill a tree, the process of the work, root issues, and removal of trees if needed.

After discussion the Board decided to award Dehlinger.

On MOTION by Mr. Giercyk, seconded by Mr. Turner with all in favor, the Proposal from Dehlinger for Nona Crest Wall Repair Subject to Counsel Drafting an Agreement and Staff Review, was approved.

Mr. Scheerer reviewed other field items including mulching, and grass growth. Board member commented on the height of the mulch was covering the sidewalks. Mr. Scheerer noted he will investigate the area of concern. It was also noted the hedges and bushes have pushed out into the sidewalk area. Mr. Scheerer stated he will investigate, and they may need to trim or replace. Other concerns were noted on the gate hinges that need replacing.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Collins stated the ethics training needs to be completed by December 31st. He reminded the Board of public records laws and media concerns. He added for next year they will offer adding review and time at each meeting to meet the requirements of the ethics training.

B. Engineer

Mr. Malave stated there was nothing further to report.

C. District Manager’s Report

i. Approval of Check Register

Mr. Showe presented the check register, checks 2285- 2304 for \$123,671.23 and noted that a summary of invoices follows. He asked for any questions or a motion to approve.

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. There is no action required. He added some invoices may still come in and this would change the balance.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Next Meeting Date – January 28, 2025

Mr. Showe stated the next meeting is January 28, 2025.

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

FY 2026 Narcoossee CDD
Level Assessments - Sample for Discussion

	<u>Units</u>	<u>Per Unit - Level</u>	<u>Total</u>	<u>Current</u>	<u>Difference If Level</u>	
Nona Crest	269	\$454.96	\$122,382.92	Nona Crest	\$556.05	-\$101.09
LaVina	271	\$454.96	\$123,292.83	LaVina		
Lake Nona Preserve	228	\$454.96	\$103,729.76	Mirabella	\$755.66	-\$300.70
Apartments	420	\$454.96	\$191,081.14	Ziani	\$755.66	-\$300.70
G	130.704	\$454.96	\$59,464.45	Capri	\$853.90	-\$398.94
H	69	\$454.96	\$31,391.90	Solvino	\$829.80	-\$374.84
	<u>1387.704</u>		<u>\$631,343.00</u>	Lake Nona Preserve	\$579.97	-\$125.01
				Apartments	\$219.98	\$234.98
				G	\$219.99	\$234.97
				H	\$219.99	\$234.97

SECTION VI

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

November 13, 2024 through January 14, 2025

Fund	Date	Check No.'s	Amount
General Fund	11/19/24	2305	\$ 18,705.00
	12/3/24	2306-2308	\$ 20,944.00
	12/10/24	2309	\$ 4,000.00
	1/6/25	2310-2315	\$ 115,961.97
	1/14/25	2316	\$ 7,322.73
Total Amount			\$ 166,933.70

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/19/24	00090	11/01/24 793368	202411 320-53800-46200	LANDSCAPE MAINT NC NOV24	*	4,545.00		
11/01/24		793368	202411 330-53800-46200	LANDSCAPE MAINT LV NOV24	*	6,847.69		
11/01/24		793368	202411 340-53800-46200	LANDSCAPE MAINT NP NOV24	*	4,875.00		
11/01/24		793368	202411 350-53800-46200	LANDSCAPE MAINT GH NOV24	*	2,437.31		
YELLOWSTONE LANDSCAPE							18,705.00	002305
12/03/24	00022	11/15/24 224008	202411 330-53800-46300	POND MAINT LV NOV24	*	464.63		
11/15/24		224008	202411 350-53800-46300	POND MAINT GH NOV24	*	165.37		
11/15/24		224009	202411 320-53800-46300	POND MAINT NV NOV24	*	440.00		
11/15/24		224010	202411 340-53800-46300	POND MAINT NP NOV24	*	438.00		
APPLIED AQUATIC MANAGEMENT, INC.							1,508.00	002306
12/03/24	00087	11/23/24 10690	202410 310-51300-31500	GENERAL COUNSEL - OCT24	*	731.00		
KILINSKI VAN WYK, PLLC							731.00	002307
12/03/24	00090	12/01/24 810095	202412 320-53800-46200	LANDSCAPE MAINT NC DEC24	*	4,545.00		
12/01/24		810095	202412 330-53800-46200	LANDSCAPE MAINT LV DEC24	*	6,847.69		
12/01/24		810095	202412 340-53800-46200	LANDSCAPE MAINT NP DEC24	*	4,875.00		
12/01/24		810095	202412 350-53800-46200	LANDSCAPE MAINT GH DEC24	*	2,437.31		
YELLOWSTONE LANDSCAPE							18,705.00	002308
12/10/24	00080	12/07/24 5708	202412 320-53800-46500	REPLACE LIGHTS/GFIS	*	4,000.00		
BERRY CONSTRUCTION, INC							4,000.00	002309
1/06/25	00022	12/15/24 224698	202412 330-53800-46300	POND MAINT LV DEC24	*	464.63		
12/15/24		224698	202412 350-53800-46300	POND MAINT GH DEC24	*	165.37		
12/15/24		224699	202412 320-53800-46300	POND MAINT NC DEC24	*	440.00		
12/15/24		224700	202412 340-53800-46300	POND MAINT NP DEC24	*	438.00		
APPLIED AQUATIC MANAGEMENT, INC.							1,508.00	002310
NARC -NARCOOSSEE - ZYAN								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/25	00072	12/12/24	22430324	202411	310-51300-31100			GENERAL ENGINEERING NOV24 DEWBERRY ENGINEERS INC.	*	320.00	320.00	002311
1/06/25	00043	12/01/24	482	202412	310-51300-34000			MANAGEMENT FEES - DEC 24	*	4,683.33		
		12/01/24	482	202412	310-51300-35200			WEBSITE ADMIN - DEC 24	*	111.33		
		12/01/24	482	202412	310-51300-35100			INFORMATION TECH - DEC 24	*	139.17		
		12/01/24	482	202412	310-51300-31300			DISSEMINATION - DEC 24	*	116.00		
		12/01/24	482	202412	310-51300-51000			OFFICE SUPPLIES	*	.06		
		12/01/24	482	202412	310-51300-42000			POSTAGE	*	38.65		
		12/01/24	482	202412	310-51300-42500			COPIES	*	2.25		
		12/01/24	483	202412	320-53800-12000			FIELD MANAGEMENT - DEC 24	*	417.68		
		12/01/24	483	202412	330-53800-12000			FIELD MANAGEMENT - DEC 24	*	1,069.39		
		12/01/24	483	202412	340-53800-12000			FIELD MANAGEMENT - DEC 24	*	461.11		
		12/01/24	483	202412	350-53800-12000			FIELD MANAGEMENT - DEC 24	*	275.40		
								GOVERNMENTAL MANAGEMENT SERVICES			7,314.37	002312
1/06/25	00087	12/16/24	11027	202411	310-51300-31500			GENERAL COUNSEL - NOV24 KILINSKI VAN WYK, PLLC	*	1,776.86	1,776.86	002313
1/06/25	00034	1/03/25	1325	202501	300-20700-10500			TSFR TAX RECEIPTS S2013 NARCOOSSEE CDD C/O US BANK	*	104,360.74	104,360.74	002314
1/06/25	00090	12/16/24	822373	202412	320-53800-46400			IRRIGATION REPAIRS YELLOWSTONE LANDSCAPE	*	682.00	682.00	002315
1/14/25	00043	1/01/25	484	202501	310-51300-34000			MANAGEMENT FEES - JAN 25	*	4,683.33		
		1/01/25	484	202501	310-51300-35200			WEBSITE ADMIN - JAN 25	*	111.33		
		1/01/25	484	202501	310-51300-35100			INFORMATION TECH - JAN 25	*	139.17		

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/01/25	484	202501 310-51300-31300	DISSEMINATION - JAN 25		*	116.00	
1/01/25	484	202501 310-51300-51000	OFFICE SUPPLIES		*	.06	
1/01/25	484	202501 310-51300-42000	POSTAGE		*	49.26	
1/01/25	485	202501 320-53800-12000	FIELD MANAGEMENT - JAN 25		*	417.68	
1/01/25	485	202501 330-53800-12000	FIELD MANAGEMENT - JAN 25		*	1,069.39	
1/01/25	485	202501 340-53800-12000	FIELD MANAGEMENT - JAN 25		*	461.11	
1/01/25	485	202501 350-53800-12000	FIELD MANAGEMENT - JAN 25		*	275.40	
GOVERNMENTAL MANAGEMENT SERVICES							7,322.73 002316
TOTAL FOR BANK A						166,933.70	
TOTAL FOR REGISTER						166,933.70	

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
December 31, 2024



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Narcoossee
Community Development District
Combined Balance Sheet
December 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	\$ 279,689	\$ -	\$ -	\$ 279,689
Capital Reserve	\$ -	\$ -	\$ 298,179	\$ 298,179
Investments:				
Custody - Excess Funds	\$ 30,366	\$ -	\$ -	\$ 30,366
Series 2013 A-1/A-2				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 766	\$ -	\$ 766
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 262,293	\$ -	\$ 262,293
Excess Revenue	\$ -	\$ 0	\$ -	\$ 0
Due from General Fund	\$ -	\$ 104,361	\$ -	\$ 104,361
Total Assets	\$ 310,055	\$ 523,030	\$ 298,179	\$ 1,131,263
Liabilities:				
Accounts Payable	\$ 11,601	\$ -	\$ 44,415	\$ 56,016
Due to Debt Service	\$ 104,361	\$ -	\$ -	\$ 104,361
Total Liabilities	\$ 115,962	\$ -	\$ 44,415	\$ 160,377
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 253,764	\$ 253,764
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 523,030	\$ -	\$ 523,030
Unassigned	\$ 194,093	\$ -	\$ -	\$ 194,093
Total Fund Balances	\$ 194,093	\$ 523,030	\$ 253,764	\$ 970,886
Total Liabilities & Fund Balance	\$ 310,055	\$ 523,030	\$ 298,179	\$ 1,131,263

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Maintenance Assessments	\$ 592,710	\$ 192,676	\$ 192,676	\$ -
Interest Income	\$ 753	\$ 359	\$ 359	\$ -
Total Revenues	\$ 593,463	\$ 193,034	\$ 193,034	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 1,500	\$ 600	\$ 900
FICA Expense	\$ 459	\$ 115	\$ 46	\$ 69
Engineering Fees	\$ 7,800	\$ 1,950	\$ 320	\$ 1,630
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Attorney	\$ 12,000	\$ 3,000	\$ 2,508	\$ 492
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,392	\$ 348	\$ 348	\$ -
Arbitrage	\$ 600	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,000	\$ 1,235	\$ 1,235	\$ -
Management Fees	\$ 56,200	\$ 14,050	\$ 14,050	\$ -
Information Technology	\$ 1,670	\$ 418	\$ 418	\$ (0)
Website Maintenance	\$ 1,336	\$ 334	\$ 334	\$ 0
Telephone	\$ 25	\$ 6	\$ -	\$ 6
Postage	\$ 450	\$ 113	\$ 44	\$ 68
Insurance	\$ 37,262	\$ 37,262	\$ 34,545	\$ 2,717
Printing & Binding	\$ 200	\$ 50	\$ 2	\$ 48
Legal Advertising	\$ 1,900	\$ 475	\$ -	\$ 475
Other Current Charges	\$ 2,000	\$ 500	\$ 438	\$ 62
Office Supplies	\$ 50	\$ 13	\$ 19	\$ (6)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 274	\$ -	\$ 274
Subtotal General & Administrative	\$ 141,193	\$ 67,066	\$ 60,331	\$ 6,735
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 5,012	\$ 1,253	\$ 1,253	\$ -
Landscape Maintenance	\$ 55,767	\$ 13,942	\$ 14,577	\$ (635)
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ 682	\$ 568
Lake Maintenance	\$ 4,684	\$ 1,171	\$ 1,320	\$ (149)
Wall Repairs/Cleaning	\$ 2,500	\$ 625	\$ -	\$ 625
Feature Lighting	\$ 1,000	\$ 250	\$ 4,000	\$ (3,750)
Miscellaneous Common Area	\$ 5,000	\$ 1,250	\$ 260	\$ 990
Tree Trimming	\$ 24,384	\$ 6,096	\$ -	\$ 6,096
Subtotal Nona Crest	\$ 103,348	\$ 25,837	\$ 22,092	\$ 3,745

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
La Vina				
Field Management	\$ 12,833	\$ 3,208	\$ 3,208	\$ -
Landscape Maintenance	\$ 84,021	\$ 21,005	\$ 21,962	\$ (956)
Irrigation Repairs	\$ 10,500	\$ 2,625	\$ -	\$ 2,625
Lake Maintenance	\$ 4,968	\$ 1,242	\$ 1,394	\$ (152)
Utilities	\$ 6,679	\$ 1,670	\$ 1,831	\$ (161)
Wall Repairs/Cleaning	\$ 3,000	\$ 750	\$ -	\$ 750
Solvino Streetlighting	\$ 3,485	\$ 871	\$ 702	\$ 169
Capri Streetlighting	\$ 4,433	\$ 1,108	\$ 999	\$ 109
Miscellaneous Common Area	\$ 5,000	\$ 5,000	\$ 6,377	\$ (1,377)
Tree Trimming	\$ 27,962	\$ 6,991	\$ -	
Subtotal La Vina	\$ 162,881	\$ 44,470	\$ 36,474	\$ 1,006
Nona Preserve				
Field Management	\$ 5,533	\$ 1,383	\$ 1,383	\$ -
Landscape Maintenance	\$ 59,816	\$ 14,954	\$ 15,635	\$ (681)
Irrigation Repairs	\$ 4,500	\$ 1,125	\$ -	\$ 1,125
Lake Maintenance	\$ 4,722	\$ 1,180	\$ 1,314	\$ (134)
Wall Repairs/Cleaning	\$ 2,500	\$ 625	\$ -	\$ 625
Miscellaneous Common Area	\$ 2,500	\$ 625	\$ 260	\$ 365
Tree Trimming	\$ 13,151	\$ 3,288	\$ -	\$ 3,288
Subtotal Nona Preserve	\$ 92,722	\$ 23,181	\$ 18,592	\$ 4,588
Parcels G & H				
Field Management	\$ 3,305	\$ 826	\$ 826	\$ -
Landscape Maintenance	\$ 29,906	\$ 7,476	\$ 7,817	\$ (340)
Lake Maintenance	\$ 1,768	\$ 442	\$ 496	\$ (54)
Tree Trimming	\$ 7,340	\$ 1,835	\$ -	\$ 1,835
Subtotal Parcels G & H	\$ 42,319	\$ 10,580	\$ 9,139	\$ 1,441
Total Expenditures	\$ 542,463	\$ 171,134	\$ 146,628	\$ 17,515
Excess (Deficiency) of Revenues over Expenditures	\$ 51,000		\$ 46,407	
Other Financing Sources/(Uses):				
Transfer Out to Capital Reserves	\$ (7,204)	\$ -	\$ -	\$ -
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 Financing Sources/(Uses)	\$ (58,204)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (7,204)		\$ 46,407	
Fund Balance - Beginning	\$ 7,204		\$ 147,686	
Fund Balance - Ending	\$ -		\$ 194,093	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,584	\$ 103,108	\$ 103,108	\$ -
Interest	\$ 10,613	\$ 5,008	\$ 5,008	\$ -
Total Revenues	\$ 328,196	\$ 108,115	\$ 108,115	\$ -
Expenditures:				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 31,749	\$ 31,749	\$ 31,749	\$ -
Principal - 5/1	\$ 145,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 31,749	\$ -	\$ -	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 19,828	\$ 19,828	\$ 19,828	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 19,828	\$ -	\$ -	\$ -
Total Expenditures	\$ 308,154	\$ 51,577	\$ 51,577	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,043		\$ 56,539	
Fund Balance - Beginning	\$ 298,336		\$ 466,491	
Fund Balance - Ending	\$ 318,379		\$ 523,030	

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

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Interest	\$ 15	\$ 8	\$ 8	\$ -
Reserve Contribution	\$ 51,000	\$ -	\$ -	\$ -
Total Revenues	\$ 51,015	\$ 8	\$ 8	\$ -
Expenditures:				
Capital Projects	\$ 17,000	\$ 4,250	\$ -	\$ 4,250
Contingency	\$ 2,000	\$ 500	\$ 120	\$ 380
Well Repair	\$ 112,000	\$ 28,000	\$ 44,415	\$ (16,415)
Total Expenditures	\$ 131,000	\$ 32,750	\$ 44,535	\$ (11,785)
Excess (Deficiency) of Revenues over Expenditures	\$ (79,985)		\$ (44,528)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 7,204	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 7,204	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (72,781)		\$ (44,528)	
Fund Balance - Beginning	\$ 311,427		\$ 298,291	
Fund Balance - Ending	\$ 238,647		\$ 253,764	

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 24,125	\$ 168,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,676
Interest Income	\$ 123	\$ 121	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 359
Total Revenues	\$ 123	\$ 24,246	\$ 168,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,034
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering Fees	\$ -	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Assessment Roll	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Attorney	\$ 731	\$ 1,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,508
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235
Management Fees	\$ 4,683	\$ 4,683	\$ 4,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,050
Information Technology	\$ 139	\$ 139	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418
Website Maintenance	\$ 111	\$ 111	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 3	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44
Insurance	\$ 34,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,545
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 136	\$ 149	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438
Office Supplies	\$ 19	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General & Administrative	\$ 47,142	\$ 7,300	\$ 5,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,331
Operations & Maintenance													
Nona Crest													
Field Management	\$ 418	\$ 418	\$ 418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,253
Landscape Maintenance	\$ 4,545	\$ 5,487	\$ 4,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,577
Irrigation Repairs	\$ -	\$ -	\$ 682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682
Lake Maintenance	\$ 440	\$ 440	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feature Lighting	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Miscellaneous Common Area	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Crest	\$ 5,663	\$ 6,344	\$ 10,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,092

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
La Vina													
Field Management	\$ 1,069	\$ 1,069	\$ 1,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,208
Landscape Maintenance	\$ 6,848	\$ 8,266	\$ 6,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,962
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 465	\$ 465	\$ 465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,394
Utilities	\$ 566	\$ 670	\$ 594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,831
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Solvino Streetlighting	\$ 234	\$ 234	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702
Capri Streetlighting	\$ 333	\$ 333	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999
Miscellaneous Common Area	\$ 6,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,377
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal La Vina	\$ 15,893	\$ 11,038	\$ 9,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,474
Nona Preserve													
Field Management	\$ 461	\$ 461	\$ 461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,383
Landscape Maintenance	\$ 4,875	\$ 5,885	\$ 4,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,635
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314
Miscellaneous Common Area	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Preserve	\$ 6,034	\$ 6,784	\$ 5,774	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,592
Parcels G & H													
Field Management	\$ 275	\$ 275	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 826
Landscape Maintenance	\$ 2,437	\$ 2,942	\$ 2,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,817
Lake Maintenance	\$ 165	\$ 165	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 496
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Parcels G & H	\$ 2,878	\$ 3,383	\$ 2,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,139
Total Expenditures	\$ 77,610	\$ 34,849	\$ 34,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,628
Excess Revenues (Expenditures)	\$ (77,486)	\$ (10,603)	\$ 134,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,407
Other Financing Sources/Uses:													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (77,486)	\$ (10,603)	\$ 134,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,407

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 2025

Gross Assessment \$ 631,342.99 \$337,855.13 \$969,198.12
Net Assessments \$ 593,462.41 \$317,583.82 \$911,046.23

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	65%	35%	100%
							General Fund	Series 2013 Debt Service	Total
11/8/24	#1	\$ 3,361.58	\$ (175.18)	\$ -	\$ -	\$ 3,186.40	\$ 2,075.65	\$ 1,110.75	\$ 3,186.40
11/15/24	#2	\$ 10,977.48	\$ (439.12)	\$ -	\$ -	\$ 10,538.36	\$ 6,864.77	\$ 3,673.59	\$ 10,538.36
11/26/24	#3	\$ 24,911.82	\$ (996.48)	\$ (605.65)	\$ -	\$ 23,309.69	\$ 15,184.11	\$ 8,125.58	\$ 23,309.69
12/6/24	#4	\$ 38,252.48	\$ (1,530.13)	\$ -	\$ -	\$ 36,722.35	\$ 23,921.22	\$ 12,801.13	\$ 36,722.35
12/13/24	#5	\$ 29,378.40	\$ (1,175.15)	\$ -	\$ 511.18	\$ 28,714.43	\$ 18,704.80	\$ 10,009.63	\$ 28,714.43
12/20/24	#6	\$ 201,367.04	\$ (8,054.71)	\$ -	\$ -	\$ 193,312.33	\$ 125,925.11	\$ 67,387.22	\$ 193,312.33
Total		\$ 308,248.80	\$ (12,370.77)	\$ (605.65)	\$ 511.18	\$ 295,783.56	\$ 192,675.66	\$ 103,107.90	\$ 295,783.56

32%	Net Percent Collected
\$ 615,262.67	Balance Remaining to Collect