

*Narcoossee
Community Development District*

Agenda

March 25, 2025

AGENDA

Narcoossee
Community Development District

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

March 18, 2025

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, March 25, 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 January 28, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2025-04 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
6. Appointment of Audit Committee
7. 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
 - D. Field Report
 - i. Discussion of Monument Signs
 - a. Mirabella
 - b. Nona Preserve
8. Other Business
9. Supervisors Requests
10. Next Meeting Date- May 27, 2025
11. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

SECTION III

SECTION C

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 25th day of March 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, **January 28, 2025** at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

| | |
|------------------------------|---------------------|
| Steve Giercyk | Chairman |
| Ken Turner | Vice Chairman |
| Eli Garrett | Assistant Secretary |
| Isabel Hanze <i>by phone</i> | 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 |
| Meredith Hammock <i>by phone</i> | District Counsel, Kilinski Van Wyk |
| Darrin Mossing Jr | GMS |

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. Ms. Hanze joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

There were only members of the Board and staff present.

Ms. Hanze spoke about the commissioner attending a CDD meeting to speak about future highway plans and having the Mirabella Board members attend. A Board member noted the Mirabella Board is free to ask the commissioner to attend an HOA meeting.

THIRD ORDER OF BUSINESS Organizational Matters

A. Appointment of Individual to Fill Seat No. 4

Mr. Showe stated there is a vacancy in seat no. 4. No applications or notices of interest have been received.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the November 26, 2024 Board of Supervisors Meeting

Mr. Showe presented the minutes from the November 26, 2024 Board of Supervisors meeting. He offered to take any corrections or changes or a motion to approve.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the Minutes of the November 26, 2024 Board of Supervisors meeting, were approved.

FIFTH ORDER OF BUSINESS Discussion of Fiscal Year 2026 Budget Assessments

Mr. Showe stated each home would be assessed at \$454.96 as well as each apartment unit. Each 1,000 sq. ft. of commercial would be assessed equivalent to a home. The Board liked this approach.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

i. Ethics Training

Mr. Collins and Ms. Hammock reviewed some of the ethics training and covered the prohibition against soliciting or accepting gifts.

B. Engineer

Mr. Malave had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register, checks 2305-2316 totaling \$166,933.70. He pointed out a check for about \$104,000 that was a transfer to the debt service 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. There is no action required. The District is performing better than budget actuals and is about 30% collected on assessments.

D. Field Manager

Mr. Scheerer gave an update on the wall repair beginning this week. He will meet with Mr. Giercyk onsite Friday morning to discuss beautification of pond C. He reached out to Creative Signs & Kendal Signs to repair the letters on the Nona Preserve community entry walls. A Board member commented on the height of the beds at entrance to Ziani. Mr. Showe will distribute the rendering of script (font) for the entrance signs in all six communities.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Giercyk asked how many years are left on the assessments. Mr. Showe noted the O&M will go forever and bonds another 8 years. He asked about the photographs Peter sent in & what is being done with it. Mr. Scheerer noted a tree was down so they cut it. He is looking to add 3 more wax myrtles to fill in gaps.

Mr. Garrett noted the road in front of the apartments has become a parking lot for semi-trucks and asked if the CDD can do anything. Mr. Scheerer noted it's the City of Orlando.

NINTH ORDER OF BUSINESS

Next Meeting Date – March 25, 2025

Mr. Showe stated the next meeting is March 25, 2025.

TENTH 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 V

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Narcoossee Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

| | |
|-----------|--|
| DATE: | July 22, 2025 |
| HOUR: | 3:00 PM |
| LOCATION: | Office of GMS Central Florida 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32812 |

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

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

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

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

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

PASSED AND ADOPTED THIS 25th DAY OF MARCH 2025.

ATTEST:

**NARCCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

Exhibit A
Proposed Budget for Fiscal Year 2026

[See following pages]

Narcoossee
Community Development District

Proposed Budget
FY 2026



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Narcoossee
Community Development District
Proposed Budget
General Fund

| | Adopted Budget FY2025 | Actual thru 1/31/25 | Projected Next 8 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues | | | | | |
| Maintenance Assessments | \$ 592,710 | \$ 211,962 | \$ 380,748 | \$ 592,710 | \$ 592,710 |
| Interest | \$ 753 | \$ 473 | \$ 541 | \$ 1,014 | \$ 507 |
| Beginning Fund Balance* | \$ 7,204 | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ 600,667 | \$ 212,435 | \$ 381,288 | \$ 593,724 | \$ 593,217 |
| Expenditures | | | | | |
| <i>Administrative</i> | | | | | |
| Supervisor Fees | \$ 6,000 | \$ 1,400 | \$ 4,000 | \$ 5,400 | \$ 6,000 |
| FICA Expense | \$ 459 | \$ 107 | \$ 306 | \$ 413 | \$ 459 |
| Engineering Fees | \$ 7,800 | \$ 800 | \$ 7,000 | \$ 7,800 | \$ 7,800 |
| Assessment Roll | \$ 5,250 | \$ 5,250 | \$ - | \$ 5,250 | \$ 5,408 |
| Attorney | \$ 12,000 | \$ 4,363 | \$ 10,213 | \$ 14,576 | \$ 15,000 |
| Annual Audit | \$ 3,150 | \$ - | \$ - | \$ - | \$ 3,150 |
| Dissemination Agent | \$ 1,392 | \$ 464 | \$ 928 | \$ 1,392 | \$ 1,434 |
| Arbitrage | \$ 600 | \$ - | \$ - | \$ - | \$ 600 |
| Trustee Fees | \$ 3,000 | \$ 1,235 | \$ 1,728 | \$ 2,963 | \$ 3,259 |
| Management Fees | \$ 56,200 | \$ 18,733 | \$ 37,467 | \$ 56,200 | \$ 57,886 |
| Information Technology | \$ 1,670 | \$ 557 | \$ 1,113 | \$ 1,670 | \$ 1,720 |
| Website Maintenance | \$ 1,336 | \$ 445 | \$ 891 | \$ 1,336 | \$ 1,376 |
| Telephone | \$ 25 | \$ - | \$ 17 | \$ 17 | \$ 25 |
| Postage | \$ 450 | \$ 93 | \$ 300 | \$ 393 | \$ 450 |
| Insurance | \$ 37,262 | \$ 34,545 | \$ - | \$ 34,545 | \$ 42,851 |
| Printing & Binding | \$ 200 | \$ 2 | \$ 133 | \$ 136 | \$ 200 |
| Legal Advertising | \$ 1,900 | \$ - | \$ 1,900 | \$ 1,900 | \$ 1,900 |
| Other Current Charges | \$ 2,000 | \$ 567 | \$ 1,160 | \$ 1,727 | \$ 2,000 |
| Office Supplies | \$ 50 | \$ 19 | \$ 33 | \$ 52 | \$ 50 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Contingency | \$ 274 | \$ - | \$ 274 | \$ 274 | \$ 274 |
| Administrative Expenses | \$ 141,193 | \$ 68,756 | \$ 67,464 | \$ 136,219 | \$ 152,017 |
| <i>Maintenance</i> | | | | | |
| Field Management | \$ 26,683 | \$ 8,894 | \$ 17,789 | \$ 26,683 | \$ 27,483 |
| Landscape Maintenance | \$ 229,510 | \$ 79,256 | \$ 154,128 | \$ 233,384 | \$ 245,053 |
| Irrigation Repairs | \$ 20,000 | \$ 682 | \$ 14,318 | \$ 15,000 | \$ 20,000 |
| Lake Maintenance | \$ 16,142 | \$ 6,032 | \$ 12,064 | \$ 18,096 | \$ 18,096 |
| Utilities | \$ 6,679 | \$ 2,248 | \$ 4,431 | \$ 6,679 | \$ 7,347 |
| Wall Repairs/Cleaning | \$ 8,000 | \$ - | \$ 7,000 | \$ 7,000 | \$ 8,000 |
| Feature Lighting | \$ 1,000 | \$ 4,000 | \$ - | \$ 4,000 | \$ 4,000 |
| Solvino Streetlighting | \$ 3,485 | \$ 939 | \$ 1,891 | \$ 2,829 | \$ 3,485 |
| Capri Streetlighting | \$ 4,433 | \$ 1,336 | \$ 2,691 | \$ 4,027 | \$ 4,433 |
| Miscellaneous Common Area | \$ 12,500 | \$ 6,897 | \$ 1,667 | \$ 8,564 | \$ 12,500 |
| Tree Trimming | \$ 72,838 | \$ - | \$ 72,838 | \$ 72,838 | \$ 72,838 |
| Total Maintenance Expenditures | \$ 401,270 | \$ 110,284 | \$ 288,816 | \$ 399,100 | \$ 423,235 |
| <i>Other Sources/(Uses)</i> | | | | | |
| Transfer Out to Capital Reserves | \$ 58,204 | \$ - | \$ 58,204 | \$ 58,204 | \$ 17,965 |
| Total Other Sources/(Uses) | \$ 58,204 | \$ - | \$ 58,204 | \$ 58,204 | \$ 17,965 |
| Total Expenditures | \$ 600,667 | \$ 179,040 | \$ 414,484 | \$ 593,524 | \$ 593,217 |
| Excess Revenues/(Expenditures)* | \$ - | \$ 33,395 | \$ (33,195) | \$ 200 | \$ - |

* Reduced for First Quarter Operating

| | |
|---------------------------------|------------------|
| Net Assessments | \$592,710 |
| Add: Discounts & Collections 6% | \$37,833 |
| Gross Assessments | <u>\$630,542</u> |
| Assessable Units | 1387.704 |
| Per Unit Gross Assessment | <u>\$454.38</u> |

Narcoossee Community Development District General Fund Budget

Revenues:

Maintenance Assessments

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

Beginning Fund Balance

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Assessment Roll

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

Attorney

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

Annual Audit

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

Narcoossee Community Development District General Fund Budget

Dissemination Agent

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

Arbitrage

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Narcoossee Community Development District General Fund Budget

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Property Appraiser

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Contingency

Represents any other miscellaneous charges that the District may incur.

Maintenance:

Field Management

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

Landscape Maintenance

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

Vendor: Yellowstone Landscape

| | |
|---|-------------------------|
| ▪ Landscape Maintenance: Contract Cost of \$20,421.08 monthly | <u>\$245,053</u> |
| ▪ Total Costs | <u>\$245,053</u> |

Narcoossee Community Development District General Fund Budget

Irrigation Repairs

Irrigation maintenance expenditures that may occur during the fiscal year.

Lake Maintenance

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

| | |
|--|---------------------|
| Vendor: Applied Aquatic Management, Inc. | Annual Costs |
| ▪ Lake Maintenance: Contract Cost of \$1,508 monthly | \$18,096 |
| ▪ Total Costs | \$18,096 |

Utilities

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

| | |
|---|---------------------|
| Vendor: Orlando Utilities Commission | Annual Costs |
| ▪ Reclaimed Water - \$594.1/month | \$7129.2 |
| ▪ Electric - \$18.15/month | <u>\$217.8</u> |
| ▪ Total Costs | \$7347 |

Wall Repair/Cleaning

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

Feature Lighting

Replacement and repair of up light fixtures.

Solvino Streetlighting

The District funds the streetlights within the Solvino community.

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

Capri Streetlighting

The District funds the streetlights within the Capri community.

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

Miscellaneous Common Area

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

Tree Trimming

Estimated cost for tree trimming within the District.

**Narcoossee
Community Development District
General Fund Budget**

Transfer Out – Capital Reserve Fund

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

Reserve Contribution

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

Narcoossee
Community Development District
Proposed Budget
Debt Service Fund

| | Adopted Budget FY2025 | Actual thru 1/31/25 | Projected Next 8 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments - Tax Roll | \$ 317,584 | \$ 113,429 | \$ 204,155 | \$ 317,584 | \$ 317,584 |
| Interest Income | \$ 10,613 | \$ 6,491 | \$ 3,246 | \$ 9,737 | \$ 4,869 |
| Carry Forward Surplus | \$ 298,336 | \$ 310,881 | \$ - | \$ 310,881 | \$ 330,048 |
| Total Revenues | \$ 626,533 | \$ 430,801 | \$ 207,401 | \$ 638,202 | \$ 652,500 |
| Expenditures | | | | | |
| Series 2013A-1 | | | | | |
| Interest - 11/1 | \$ 31,749 | \$ 31,749 | \$ - | \$ 31,749 | \$ 28,921 |
| Principal - 5/1 | \$ 145,000 | \$ - | \$ 145,000 | \$ 145,000 | \$ 150,000 |
| Interest - 5/1 | \$ 31,749 | \$ - | \$ 31,749 | \$ 31,749 | \$ 28,921 |
| Series 2013A-2 | | | | | |
| Interest - 11/1 | \$ 19,828 | \$ 19,828 | \$ - | \$ 19,828 | \$ 18,141 |
| Principal - 5/1 | \$ 60,000 | \$ - | \$ 60,000 | \$ 60,000 | \$ 65,000 |
| Interest - 5/1 | \$ 19,828 | \$ - | \$ 19,828 | \$ 19,828 | \$ 18,141 |
| Total Expenditures | \$ 308,154 | \$ 51,577 | \$ 256,577 | \$ 308,154 | \$ 309,124 |
| Excess Revenues/(Expenditures)* | \$ 318,379 | \$ 379,224 | \$ (49,176) | \$ 330,048 | \$ 343,377 |

| | | |
|----------------|-------------|--------------|
| Series 2013A-1 | Nov 1, 2026 | \$ 25,921.25 |
| Series 2013A-2 | Nov 1, 2026 | \$ 16,312.50 |
| | | \$42,234 |

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

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

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

| Date | Balance | Prinicipal | Interest | Total |
|----------|-----------------|------------------------|----------------------|------------------------|
| 11/01/25 | \$ 1,405,000.00 | \$ - | \$ 28,921.25 | \$ 205,670.00 |
| 05/01/26 | \$ 1,405,000.00 | \$ 150,000.00 | \$ 28,921.25 | |
| 11/01/26 | \$ 1,255,000.00 | \$ - | \$ 25,921.25 | \$ 204,842.50 |
| 05/01/27 | \$ 1,255,000.00 | \$ 160,000.00 | \$ 25,921.25 | |
| 11/01/27 | \$ 1,095,000.00 | \$ - | \$ 22,721.25 | \$ 208,642.50 |
| 05/01/28 | \$ 1,095,000.00 | \$ 165,000.00 | \$ 22,721.25 | |
| 11/01/28 | \$ 930,000.00 | \$ - | \$ 19,297.50 | \$ 207,018.75 |
| 05/01/29 | \$ 930,000.00 | \$ 170,000.00 | \$ 19,297.50 | |
| 11/01/29 | \$ 760,000.00 | \$ - | \$ 15,770.00 | \$ 205,067.50 |
| 05/01/30 | \$ 760,000.00 | \$ 180,000.00 | \$ 15,770.00 | |
| 11/01/30 | \$ 580,000.00 | \$ - | \$ 12,035.00 | \$ 207,805.00 |
| 05/01/31 | \$ 580,000.00 | \$ 185,000.00 | \$ 12,035.00 | |
| 11/01/31 | \$ 395,000.00 | \$ - | \$ 8,196.25 | \$ 205,231.25 |
| 05/01/32 | \$ 395,000.00 | \$ 195,000.00 | \$ 8,196.25 | |
| 11/01/32 | \$ 200,000.00 | \$ - | \$ 4,150.00 | \$ 207,346.25 |
| 05/01/33 | \$ 200,000.00 | \$ 200,000.00 | \$ 4,150.00 | \$ 204,150.00 |
| | | \$ 1,405,000.00 | \$ 274,025.00 | \$ 1,855,773.75 |

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

| Date | Balance | Prinicipal | Interest | Total |
|----------|---------------|----------------------|----------------------|----------------------|
| 11/01/25 | \$ 645,000.00 | \$ - | \$ 18,140.63 | \$ 97,968.75 |
| 05/01/26 | \$ 645,000.00 | \$ 65,000.00 | \$ 18,140.63 | |
| 11/01/26 | \$ 580,000.00 | \$ - | \$ 16,312.50 | \$ 99,453.13 |
| 05/01/27 | \$ 580,000.00 | \$ 70,000.00 | \$ 16,312.50 | |
| 11/01/27 | \$ 510,000.00 | \$ - | \$ 14,343.75 | \$ 100,656.25 |
| 05/01/28 | \$ 510,000.00 | \$ 75,000.00 | \$ 14,343.75 | |
| 11/01/28 | \$ 435,000.00 | \$ - | \$ 12,234.38 | \$ 101,578.13 |
| 05/01/29 | \$ 435,000.00 | \$ 80,000.00 | \$ 12,234.38 | |
| 11/01/29 | \$ 355,000.00 | \$ - | \$ 9,984.38 | \$ 102,218.75 |
| 05/01/30 | \$ 355,000.00 | \$ 85,000.00 | \$ 9,984.38 | |
| 11/01/30 | \$ 270,000.00 | \$ - | \$ 7,593.75 | \$ 102,578.13 |
| 05/01/31 | \$ 270,000.00 | \$ 85,000.00 | \$ 7,593.75 | |
| 11/01/31 | \$ 185,000.00 | \$ - | \$ 5,203.13 | \$ 97,796.88 |
| 05/01/32 | \$ 185,000.00 | \$ 90,000.00 | \$ 5,203.13 | |
| 11/01/32 | \$ 95,000.00 | \$ - | \$ 2,671.88 | \$ 97,875.00 |
| 05/01/33 | \$ 95,000.00 | \$ 95,000.00 | \$ 2,671.88 | \$ 97,671.88 |
| | | \$ 645,000.00 | \$ 172,968.75 | \$ 897,796.88 |

Narcoossee
Community Development District
Proposed Budget
Debt Assessment Calculation

| Subdivision | Track | | Units | Proposed FY2026 Annual Gross Debt Per Unit | | Total Debt |
|-------------------------------|-------|--------------|--------|---|--------|-------------------|
| NonaCrest | C | SF50 | 158 | \$ | 301.13 | \$ 47,579 |
| | D | SF70 | 111 | \$ | 481.81 | \$ 53,481 |
| LaVina | A | SF50 | 107 | \$ | 301.13 | \$ 32,221 |
| | B | SF75 | 65 | \$ | 566.13 | \$ 36,798 |
| | E | SF50 | 48 | \$ | 301.13 | \$ 14,454 |
| | F | SF50 | 50 | \$ | 301.13 | \$ 15,057 |
| Lake Nona Preserve | K | Multi | 228 | \$ | 240.91 | \$ 54,927 |
| | G | Comm/Office | 130704 | \$ | 0.20 | \$ 26,141 |
| | G | Multi Family | 370 | \$ | 117.29 | \$ 43,397 |
| | H | Comm/Office | 69000 | \$ | 0.20 | \$ 13,800 |
| Total Gross Assessment | | | | | | \$ 337,855 |

Narcoossee
Community Development District
Adopted Budget
Combined Capital Reserve Fund

| | Adopted Budget FY2025 | Actual thru 1/31/25 | Projected Next 8 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues | | | | | |
| Transfer In | \$ 7,204 | \$ - | \$ 7,204 | \$ 7,204 | \$ 17,965 |
| Interest | \$ 15 | \$ 10 | \$ 20 | \$ 29 | \$ 15 |
| Reserve Contribution | \$ 51,000 | \$ - | \$ 51,000 | \$ 51,000 | \$ - |
| Carry Forward Surplus | \$ 311,427 | \$ 298,291 | \$ - | \$ 298,291 | \$ 228,006 |
| Total Revenues | \$ 369,647 | \$ 298,301 | \$ 58,224 | \$ 356,525 | \$ 245,986 |
| Expenditures | | | | | |
| Capital Projects | \$ 17,000 | \$ - | \$ 17,000 | \$ 17,000 | \$ - |
| Contingency | \$ 2,000 | \$ 160 | \$ 320 | \$ 480 | \$ 2,000 |
| Well Repair | \$ 112,000 | \$ 77,730 | \$ 33,308 | \$ 111,038 | \$ - |
| Mirabella Sign Refurbishment | \$ - | \$ - | \$ - | \$ - | \$ 15,000 |
| Ziani Sign Refurbishment | \$ - | \$ - | \$ - | \$ - | \$ 15,000 |
| Nona Preserve Sign Refurbishment | \$ - | \$ - | \$ - | \$ - | \$ 23,000 |
| Total Expenditures | \$ 131,000 | \$ 77,890 | \$ 50,628 | \$ 128,518 | \$ 55,000 |
| Excess Revenues/(Expenditures) | \$ 238,647 | \$ 220,411 | \$ 7,596 | \$ 228,006 | \$ 190,986 |

SECTION VII

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

January 15, 2025 through March 11, 2025

| Fund | Date | Check No.'s | | Amount |
|---------------------|-------------|--------------------|-----------|------------------|
| General Fund | 1/22/25 | 2317-2318 | \$ | 21,121.50 |
| | 2/4/25 | 2319 | \$ | 1,508.00 |
| | 2/11/25 | 2320-2321 | \$ | 17,759.56 |
| | 2/18/25 | 2322 | \$ | 1,265.00 |
| | 2/25/25 | 2323-2324 | \$ | 1,988.00 |
| Total Amount | | | \$ | 43,642.06 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # | |
|---------------|-------|-----------------------------------|--|---------------------------|--------|----------|-------------------------------------|------------------|
| 1/22/25 | 00087 | 1/12/25 11250 | 202412 310-51300-31500 | GENERAL COUNSEL - DEC 24 | * | 1,855.50 | | |
| | | | | | | | KILINSKI VAN WYK PLLC | 1,855.50 002317 |
| 1/22/25 | 00090 | 1/01/25 826495 | 202501 320-53800-46200 | LANDSCAPE MAINT NC JAN25 | * | 4,681.31 | | |
| | | 1/01/25 826495 | 202501 330-53800-46200 | LANDSCAPE MAINT LV JAN25 | * | 7,053.07 | | |
| | | 1/01/25 826495 | 202501 340-53800-46200 | LANDSCAPE MAINT NP JAN25 | * | 5,021.21 | | |
| | | 1/01/25 826495 | 202501 350-53800-46200 | LANDSCAPE MAINT GH JAN25 | * | 2,510.41 | | |
| | | | | | | | YELLOWSTONE LANDSCAPE | 19,266.00 002318 |
| 2/04/25 | 00022 | 1/15/25 225308 | 202501 330-53800-46300 | POND MAINT LV JAN25 | * | 464.63 | | |
| | | 1/15/25 225308 | 202501 350-53800-46300 | POND MAINT GH JAN25 | * | 165.37 | | |
| | | 1/15/25 225309 | 202501 320-53800-46300 | POND MAINT NC JAN25 | * | 440.00 | | |
| | | 1/15/25 225310 | 202501 340-53800-46300 | POND MAINT NP JAN25 | * | 438.00 | | |
| | | | | | | | APPLIED AQUATIC MANAGEMENT, INC. | 1,508.00 002319 |
| 2/11/25 | 00043 | 2/01/25 487 | 202502 310-51300-34000 | MANAGEMENT FEES - FEB 25 | * | 4,683.33 | | |
| | | 2/01/25 487 | 202502 310-51300-35200 | WEBSITE ADMIN - FEB 25 | * | 111.33 | | |
| | | 2/01/25 487 | 202502 310-51300-35100 | INFORMATION TECH - FEB 25 | * | 139.17 | | |
| | | 2/01/25 487 | 202502 310-51300-31300 | DISSEMINATION - FEB 25 | * | 116.00 | | |
| | | 2/01/25 487 | 202502 310-51300-51000 | OFFICE SUPPLIES | * | .39 | | |
| | | 2/01/25 487 | 202502 310-51300-42000 | POSTAGE | * | 77.97 | | |
| | | 2/01/25 487 | 202502 310-51300-42500 | COPIES | * | 86.85 | | |
| | | 2/01/25 488 | 202502 320-53800-12000 | FIELD MANAGEMENT - FEB 25 | * | 417.68 | | |
| | | 2/01/25 488 | 202502 330-53800-12000 | FIELD MANAGEMENT - FEB 25 | * | 1,069.39 | | |
| | | 2/01/25 488 | 202502 340-53800-12000 | FIELD MANAGEMENT - FEB 25 | * | 461.11 | | |
| | | 2/01/25 488 | 202502 350-53800-12000 | FIELD MANAGEMENT - FEB 25 | * | 275.40 | | |
| | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | 7,438.62 002320 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|----------------------------------|-------|--------------|----------|--|---------------------------|--------|--------------------|--------------|---------|
| 2/11/25 | 00034 | 2/07/25 | 2725 | 202502 300-20700-10500 | TSFR TAX RECEIPTS S2013 | * | 10,320.94 | | |
| | | | | | | | | 10,320.94 | 002321 |
| NARCOOSSEE CDD C/O US BANK | | | | | | | | | |
| 2/18/25 | 00090 | 2/11/25 | 856570 | 202502 320-53800-46400 | IRRIGATION REPAIRS | * | 467.00 | | |
| | | 2/11/25 | 856571 | 202502 340-53800-46400 | IRRIGATION REPAIRS | * | 798.00 | | |
| | | | | | | | | 1,265.00 | 002322 |
| YELLOWSTONE LANDSCAPE | | | | | | | | | |
| 2/25/25 | 00022 | 2/15/25 | 226153 | 202502 330-53800-46300 | POND MAINT LV FEB25 | * | 464.63 | | |
| | | 2/15/25 | 226153 | 202502 350-53800-46300 | POND MAINT GH FEB25 | * | 165.37 | | |
| | | 2/15/25 | 226154 | 202502 320-53800-46300 | POND MAINT NC FEB25 | * | 440.00 | | |
| | | 2/15/25 | 226155 | 202502 340-53800-46300 | POND MAINT NP FEB25 | * | 438.00 | | |
| | | | | | | | | 1,508.00 | 002323 |
| APPLIED AQUATIC MANAGEMENT, INC. | | | | | | | | | |
| 2/25/25 | 00072 | 2/18/25 | 22437739 | 202501 310-51300-31100 | GENERAL ENGINEERING JAN25 | * | 480.00 | | |
| | | | | | | | | 480.00 | 002324 |
| DEWBERRY ENGINEERS INC. | | | | | | | | | |
| | | | | | | | TOTAL FOR BANK A | 43,642.06 | |
| | | | | | | | TOTAL FOR REGISTER | 43,642.06 | |

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Narcoossee
Community Development District
Combined Balance Sheet
January 31, 2025

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Reserve Funds</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 163,032 | \$ - | \$ - | \$ 163,032 |
| Capital Reserve | \$ - | \$ - | \$ 253,726 | \$ 253,726 |
| Investments: | | | | |
| Custody - Excess Funds | \$ 30,481 | \$ - | \$ - | \$ 30,481 |
| Series 2013 A-1/A-2 | | | | |
| Reserve A-1 | \$ - | \$ 104,321 | \$ - | \$ 104,321 |
| Prepayment A-1 | \$ - | \$ 768 | \$ - | \$ 768 |
| Reserve A-2 | \$ - | \$ 51,289 | \$ - | \$ 51,289 |
| Revenue | \$ - | \$ 368,134 | \$ - | \$ 368,134 |
| Excess Revenue | \$ - | \$ 0 | \$ - | \$ 0 |
| Due from General Fund | \$ - | \$ 10,321 | \$ - | \$ 10,321 |
| Total Assets | \$ 193,513 | \$ 534,834 | \$ 253,726 | \$ 982,073 |
| Liabilities: | | | | |
| Accounts Payable | \$ 1,988 | \$ - | \$ 33,315 | \$ 35,303 |
| FICA Payable | \$ 122 | \$ - | \$ - | \$ 122 |
| Due to Debt Service | \$ 10,321 | \$ - | \$ - | \$ 10,321 |
| Total Liabilities | \$ 12,431 | \$ - | \$ 33,315 | \$ 45,747 |
| Fund Balance: | | | | |
| Assigned for: | | | | |
| Capital Reserves | \$ - | \$ - | \$ 220,411 | \$ 220,411 |
| Restricted for: | | | | |
| Debt Service Series 2013 A-1 & A-2 | \$ - | \$ 534,834 | \$ - | \$ 534,834 |
| Unassigned | \$ 181,082 | \$ - | \$ - | \$ 181,082 |
| Total Fund Balances | \$ 181,082 | \$ 534,834 | \$ 220,411 | \$ 936,327 |
| Total Liabilities & Fund Balance | \$ 193,513 | \$ 534,834 | \$ 253,726 | \$ 982,073 |

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

| | Adopted Budget | Prorated Budget Thru 01/31/25 | Actual Thru 01/31/25 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Maintenance Assessments | \$ 592,710 | \$ 211,962 | \$ 211,962 | \$ - |
| Interest Income | \$ 753 | \$ 473 | \$ 473 | \$ - |
| Total Revenues | \$ 593,463 | \$ 212,435 | \$ 212,435 | \$ - |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 6,000 | \$ 2,000 | \$ 1,400 | \$ 600 |
| FICA Expense | \$ 459 | \$ 153 | \$ 107 | \$ 46 |
| Engineering Fees | \$ 7,800 | \$ 2,600 | \$ 800 | \$ 1,800 |
| Assessment Roll | \$ 5,250 | \$ 5,250 | \$ 5,250 | \$ - |
| Attorney | \$ 12,000 | \$ 4,000 | \$ 4,363 | \$ (363) |
| Annual Audit | \$ 3,150 | \$ - | \$ - | \$ - |
| Dissemination Agent | \$ 1,392 | \$ 464 | \$ 464 | \$ - |
| Arbitrage | \$ 600 | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 3,000 | \$ 1,235 | \$ 1,235 | \$ - |
| Management Fees | \$ 56,200 | \$ 18,733 | \$ 18,733 | \$ - |
| Information Technology | \$ 1,670 | \$ 557 | \$ 557 | \$ (0) |
| Website Maintenance | \$ 1,336 | \$ 445 | \$ 445 | \$ 0 |
| Telephone | \$ 25 | \$ 8 | \$ - | \$ 8 |
| Postage | \$ 450 | \$ 150 | \$ 93 | \$ 57 |
| Insurance | \$ 37,262 | \$ 37,262 | \$ 34,545 | \$ 2,717 |
| Printing & Binding | \$ 200 | \$ 67 | \$ 2 | \$ 64 |
| Legal Advertising | \$ 1,900 | \$ 633 | \$ - | \$ 633 |
| Other Current Charges | \$ 2,000 | \$ 667 | \$ 567 | \$ 100 |
| Office Supplies | \$ 50 | \$ 17 | \$ 19 | \$ (2) |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Contingency | \$ 274 | \$ 274 | \$ - | \$ 274 |
| Subtotal General & Administrative | \$ 141,193 | \$ 74,690 | \$ 68,756 | \$ 5,934 |
| <u>Operations & Maintenance:</u> | | | | |
| Nona Crest | | | | |
| Field Management | \$ 5,012 | \$ 1,671 | \$ 1,671 | \$ - |
| Landscape Maintenance | \$ 55,767 | \$ 18,589 | \$ 19,258 | \$ (669) |
| Irrigation Repairs | \$ 5,000 | \$ 1,667 | \$ 682 | \$ 985 |
| Lake Maintenance | \$ 4,684 | \$ 1,561 | \$ 1,760 | \$ (199) |
| Wall Repairs/Cleaning | \$ 2,500 | \$ 833 | \$ - | \$ 833 |
| Feature Lighting | \$ 1,000 | \$ 333 | \$ 4,000 | \$ (3,667) |
| Miscellaneous Common Area | \$ 5,000 | \$ 1,667 | \$ 260 | \$ 1,407 |
| Tree Trimming | \$ 24,384 | \$ 8,128 | \$ - | \$ 8,128 |
| Subtotal Nona Crest | \$ 103,348 | \$ 34,449 | \$ 27,631 | \$ 6,819 |

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|--------------------|-------------------|-------------------|------------------|
| | Budget | Thru 01/31/25 | Thru 01/31/25 | Variance |
| La Vina | | | | |
| Field Management | \$ 12,833 | \$ 4,278 | \$ 4,278 | \$ - |
| Landscape Maintenance | \$ 84,021 | \$ 28,007 | \$ 29,015 | \$ (1,008) |
| Irrigation Repairs | \$ 10,500 | \$ 3,500 | \$ - | \$ 3,500 |
| Lake Maintenance | \$ 4,968 | \$ 1,656 | \$ 1,859 | \$ (203) |
| Utilities | \$ 6,679 | \$ 2,226 | \$ 2,248 | \$ (22) |
| Wall Repairs/Cleaning | \$ 3,000 | \$ 1,000 | \$ - | \$ 1,000 |
| Solvino Streetlighting | \$ 3,485 | \$ 1,162 | \$ 939 | \$ 223 |
| Capri Streetlighting | \$ 4,433 | \$ 1,478 | \$ 1,336 | \$ 142 |
| Miscellaneous Common Area | \$ 5,000 | \$ 5,000 | \$ 6,377 | \$ (1,377) |
| Tree Trimming | \$ 27,962 | \$ 9,321 | \$ - | |
| Subtotal La Vina | \$ 162,881 | \$ 57,627 | \$ 46,051 | \$ 2,255 |
| Nona Preserve | | | | |
| Field Management | \$ 5,533 | \$ 1,844 | \$ 1,844 | \$ - |
| Landscape Maintenance | \$ 59,816 | \$ 19,939 | \$ 20,656 | \$ (717) |
| Irrigation Repairs | \$ 4,500 | \$ 1,500 | \$ - | \$ 1,500 |
| Lake Maintenance | \$ 4,722 | \$ 1,574 | \$ 1,752 | \$ (178) |
| Wall Repairs/Cleaning | \$ 2,500 | \$ 833 | \$ - | \$ 833 |
| Miscellaneous Common Area | \$ 2,500 | \$ 833 | \$ 260 | \$ 573 |
| Tree Trimming | \$ 13,151 | \$ 4,384 | \$ - | \$ 4,384 |
| Subtotal Nona Preserve | \$ 92,722 | \$ 30,907 | \$ 24,513 | \$ 6,395 |
| Parcels G & H | | | | |
| Field Management | \$ 3,305 | \$ 1,102 | \$ 1,102 | \$ - |
| Landscape Maintenance | \$ 29,906 | \$ 9,969 | \$ 10,327 | \$ (359) |
| Lake Maintenance | \$ 1,768 | \$ 589 | \$ 661 | \$ (72) |
| Tree Trimming | \$ 7,340 | \$ 2,447 | \$ - | \$ 2,447 |
| Subtotal Parcels G & H | \$ 42,319 | \$ 14,106 | \$ 12,090 | \$ 2,016 |
| Total Expenditures | \$ 542,463 | \$ 211,779 | \$ 179,040 | \$ 23,419 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 51,000 | | \$ 33,395 | |
| 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) | | \$ 33,395 | |
| Fund Balance - Beginning | \$ 7,204 | | \$ 147,686 | |
| Fund Balance - Ending | \$ - | | \$ 181,082 | |

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

| | Adopted Budget | Prorated Budget Thru 01/31/25 | Actual Thru 01/31/25 | Variance |
|--|-------------------|----------------------------------|-------------------------|-------------|
| Revenues: | | | | |
| Assessments - Tax Roll | \$ 317,584 | \$ 113,429 | \$ 113,429 | \$ - |
| Interest | \$ 10,613 | \$ 6,491 | \$ 6,491 | \$ - |
| Total Revenues | \$ 328,196 | \$ 119,920 | \$ 119,920 | \$ - |
| 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 | | \$ 68,343 | |
| Fund Balance - Beginning | \$ 298,336 | | \$ 466,491 | |
| Fund Balance - Ending | \$ 318,379 | | \$ 534,834 | |

Narcoossee
Community Development District
Combined Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

| | Adopted Budget | Prorated Budget Thru 01/31/25 | Actual Thru 01/31/25 | Variance |
|--|--------------------|----------------------------------|-------------------------|--------------------|
| Revenues | | | | |
| Interest | \$ 15 | \$ 10 | \$ 10 | \$ - |
| Reserve Contribution | \$ 51,000 | \$ - | \$ - | \$ - |
| Total Revenues | \$ 51,015 | \$ 10 | \$ 10 | \$ - |
| Expenditures: | | | | |
| Capital Projects | \$ 17,000 | \$ 5,667 | \$ - | \$ 5,667 |
| Contingency | \$ 2,000 | \$ 667 | \$ 160 | \$ 507 |
| Well Repair | \$ 112,000 | \$ 37,333 | \$ 77,730 | \$ (40,397) |
| Total Expenditures | \$ 131,000 | \$ 43,667 | \$ 77,890 | \$ (34,224) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (79,985) | | \$ (77,880) | |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ 7,204 | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ 7,204 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (72,781) | | \$ (77,880) | |
| Fund Balance - Beginning | \$ 311,427 | | \$ 298,291 | |
| Fund Balance - Ending | \$ 238,647 | | \$ 220,411 | |

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 | \$ 19,287 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 211,962 |
| Interest Income | \$ 123 | \$ 121 | \$ 114 | \$ 115 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 473 |
| Total Revenues | \$ 123 | \$ 24,246 | \$ 168,665 | \$ 19,401 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 212,435 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ 600 | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,400 |
| FICA Expense | \$ - | \$ - | \$ 46 | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 107 |
| Engineering Fees | \$ - | \$ 320 | \$ - | \$ 480 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800 |
| Assessment Roll | \$ 5,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,250 |
| Attorney | \$ 731 | \$ 1,777 | \$ 1,856 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,363 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination Agent | \$ 116 | \$ 116 | \$ 116 | \$ 116 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 464 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Trustee Fees | \$ 1,235 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,235 |
| Management Fees | \$ 4,683 | \$ 4,683 | \$ 4,683 | \$ 4,683 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 18,733 |
| Information Technology | \$ 139 | \$ 139 | \$ 139 | \$ 139 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 557 |
| Website Maintenance | \$ 111 | \$ 111 | \$ 111 | \$ 111 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 445 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 2 | \$ 3 | \$ 39 | \$ 49 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 93 |
| Insurance | \$ 34,545 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 34,545 |
| Printing & Binding | \$ - | \$ - | \$ 2 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2 |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Current Charges | \$ 136 | \$ 149 | \$ 152 | \$ 129 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 567 |
| Office Supplies | \$ 19 | \$ 0 | \$ 0 | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal General & Administrative | \$ 47,142 | \$ 7,300 | \$ 7,745 | \$ 6,569 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 68,756 |
| Operations & Maintenance | | | | | | | | | | | | | |
| Nona Crest | | | | | | | | | | | | | |
| Field Management | \$ 418 | \$ 418 | \$ 418 | \$ 418 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,671 |
| Landscape Maintenance | \$ 4,545 | \$ 5,487 | \$ 4,545 | \$ 4,681 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,258 |
| Irrigation Repairs | \$ - | \$ - | \$ 682 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 682 |
| Lake Maintenance | \$ 440 | \$ 440 | \$ 440 | \$ 440 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,760 |
| 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 | \$ 5,539 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 27,631 |

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 | \$ 1,069 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,278 |
| Landscape Maintenance | \$ 6,848 | \$ 8,266 | \$ 6,848 | \$ 7,053 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 29,015 |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lake Maintenance | \$ 465 | \$ 465 | \$ 465 | \$ 465 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,859 |
| Utilities | \$ 566 | \$ 670 | \$ 594 | \$ 417 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,248 |
| Wall Repairs/Cleaning | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Solvino Streetlighting | \$ 234 | \$ 234 | \$ 234 | \$ 236 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 939 |
| Capri Streetlighting | \$ 333 | \$ 333 | \$ 333 | \$ 336 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,336 |
| Miscellaneous Common Area | \$ 6,377 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,377 |
| Tree Trimming | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal La Vina | \$ 15,893 | \$ 11,038 | \$ 9,543 | \$ 9,577 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 46,051 |
| Nona Preserve | | | | | | | | | | | | | |
| Field Management | \$ 461 | \$ 461 | \$ 461 | \$ 461 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,844 |
| Landscape Maintenance | \$ 4,875 | \$ 5,885 | \$ 4,875 | \$ 5,021 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,656 |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lake Maintenance | \$ 438 | \$ 438 | \$ 438 | \$ 438 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,752 |
| Miscellaneous Common Area | \$ 260 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 260 |
| Tree Trimming | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal Nona Preserve | \$ 6,034 | \$ 6,784 | \$ 5,774 | \$ 5,920 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 24,513 |
| Parcels G & H | | | | | | | | | | | | | |
| Field Management | \$ 275 | \$ 275 | \$ 275 | \$ 275 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,102 |
| Landscape Maintenance | \$ 2,437 | \$ 2,942 | \$ 2,437 | \$ 2,510 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,327 |
| Lake Maintenance | \$ 165 | \$ 165 | \$ 165 | \$ 165 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 661 |
| Tree Trimming | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal Parcels G & H | \$ 2,878 | \$ 3,383 | \$ 2,878 | \$ 2,951 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,090 |
| Total Expenditures | \$ 77,610 | \$ 34,849 | \$ 36,025 | \$ 30,557 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 179,040 |
| Excess Revenues (Expenditures) | \$ (77,486) | \$ (10,603) | \$ 132,640 | \$ (11,156) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 33,395 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Capital Reserve Transfer Out | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (77,486) | \$ (10,603) | \$ 132,640 | \$ (11,156) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 33,395 |

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 |
| 1/15/25 | #7 | \$ 30,841.15 | \$ (1,233.68) | \$ - | \$ - | \$ 29,607.47 | \$ 19,286.53 | \$ 10,320.94 | \$ 29,607.47 |
| Total | | \$ 339,089.95 | \$ (13,604.45) | \$ (605.65) | \$ 511.18 | \$ 325,391.03 | \$ 211,962.19 | \$ 113,428.84 | \$ 325,391.03 |

| | |
|---------------|------------------------------|
| 36% | Net Percent Collected |
| \$ 585,655.20 | Balance Remaining to Collect |

SECTION D

SECTION 1



| | | | |
|-----------|--|----------|------------------|
| Customer: | GMS - CENTRAL FLORIDA | Contact: | ALAN SCHEERER |
| Billing: | 219 EAST LIVINGSTON ST., ORLANDO, FL 32801 | Phone: | 407 - 398 - 2890 |
| Project: | MIRABELLA | Fax: | |
| E-mail: | ASCHEERER@GMSCFL.COM | Date: | 3/4/2025 |

| | | | | |
|----------------------------|--------------|-------------|---------------|--|
| PROPOSAL / CONTRACT | | | | |
| SCOPE OF WORK: | UNITS | COST | TOTALS | |

OPTION #1 - MANUFACTURE AND INSTALL (2) SETS OF REVERSE LIT CHANNEL LETTERS 1 \$ 12,230.00 \$ 12,230.00

- _ CHANNEL LETTERS TO READ: MIRABELLA
- _ ON CAPS TO BE: 2' 5 3/4" +/-
- _ CHANNEL LETTERS TO BE: 2" DEEP AND INSTALLED WITH 1.5" SPACERS
- _ CHANNEL LETTERS TO BE INSTALLED ONTO (2) SINGLE SIDED ENTRY WALLS
- _ WIREWAY TO BE INSTALLED ON BACKSIDE OF WALLS TO CONCEAL ELECTRICAL WIRING
- _ CHANNEL LETTERS TO BE PAINTED BLACK

** PRIMARY ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS ON BACKSIDE OF EACH WALL

OPTION #2 - MANUFACTURE AND INSTALL (2) SETS OF ROUTED 1/4" ALUMINUM FCOS 1 \$ 6,321.00 \$ 6,321.00

- _ CHANNEL LETTERS TO READ: MIRABELLA
- _ ON CAPS TO BE: 2' 6"
- _ FCO LETTERS TO BE INSTALLED ONTO (2) SINGLE SIDED ENTRY WALLS
- _ FCO LETTERS TO BE PAINTED BLACK

PROVIDE SIGNED AND SEALED ENGINEERING 1 \$ 300.00 \$ 300.00

PERMIT ACQUISITION FOR PREPARING AND SECURING REQUIRED 1 \$ 450.00 \$ 450.00

PERMITS TO BE INVOICED AT COST AND REFLECTED ON FINAL INVOICE 1 \$ - \$ -

* Estimate is based on above scope of work. If the scope of work changes pricing subject to change.

* Client to provide the following when applicable for permitting processes: LOA, NOC and Site Map.

* All colors, copy and specs to be approved with signed production rendering.

* Production Lead Time: 6-8 Weeks from permit / Client approval.

**** FINAL PRICING TO BE CONFIRMED UPON FINAL OPTION SELECTION ****

| | | | |
|---|---|---------------------------------------|---|
| Sub-Total: \$ - | Sales Tax: \$ - | Total: \$ - | Deposit: \$ - |
|---|---|---------------------------------------|---|

Terms and Conditions: A deposit of 50% of the total is due upon acceptance of job. Any job that includes an electronic message center requires a 60% deposit. Balance is due upon installation. Any payments not received in a timely manner by Kendal Signs, shall bear interest from the due date at the rate of 18% per annum, with a \$50 late fee assessed per month for the past due accounts until paid in full. All signage to remain property of Kendal Signs until paid in full. Customer's failure to submit prompt final payment following installation as per plan shall constitute default. The client / buyer agrees to pay all cost in the event of default of payment by the client / buyer, including reasonable attorney's fees. The client / buyer hereby grants Kendal Signs the right of entry into and on the property of the client / buyer for the purpose of retaking possession of the signage in the event of default, regardless of partial payment received for signage.

RESPECTFULLY SUBMITTED BY: **Rob Worrels** E-MAIL: ROB@KENDALSIGNS.COM

Electrical / Soils / Trip Charges: Kendal Signs will complete all work as per plan. Customer shall be assessed a lost trip charge if site is not ready upon crew's arrival. Pricing based upon 120 volt primary power to sign location by others. Substandard soil conditions (ex: coquina, rock, large roots, water, pipes, etc.) or fascias (ex: steel beams) are additional. All additions, changes or errors that require additional time, labor or materials will be charged at Kendal Signs standard pricing. Kendal Signs reserves the right to apply minor final adjustments and revisions to any sign designs that is deemed in our sole discretions to benefit the sign's operation and / or overall appearance.

Product Warranty: Kendal Signs' standard warranty is as follows: One (1) year on materials, finishes, general workmanship; includes parts and labor. One (1) year on ballasts and transformers; includes parts only; labor to be billed as extra. Ninety (90) days on neon; includes parts and labor. Thirty (30) days on fluorescent lamps; included parts and labor. Warranties for specialty products such as electronic message centers (LED displays) issued separately.

ACCEPTANCE OF PROPOSAL: The above price(s), specifications and conditions are satisfactory and are hereby accepted. I authorize Kendal Signs to perform the work as specified. I agree to make payments as outlined above.

| | | |
|---|----------------|---------------------|
| DATE OF ACCEPTANCE: | PRINTED NAME: | SIGNATURE: |
| 580 Gus Hipp Blvd., Rockledge, FL 32955 | (321) 636-5116 | www.kendalsigns.com |

FLAT CUT OUT ALUMINUM JOB SPECIFICATIONS:

Manufacture & install Two (2) sets of
flat cut aluminum letters, wall mounted.

1/8" thick aluminum, pointed curved letters
to be stud flush to Two (2) existing entry
walls.



COLOR SCHEDULE



SCALE = 1/8" = 1'



SCALE = 3/8" = 1'



Tres Belle

FONT: EDWARDIAN SCRIPT (MATCH TO TRES BELLE)

| NO. | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL | DATE | STATUS |
|-----|---|----------|------|-------|-------|---------|--------|
| 1 | Customer: Mirabella, CA | | | | | | |
| 2 | Address: 5505 Shadow Creek Orlando FL 32832 | | | | | | |
| 3 | Designer: Jason Sales, Rob | | | | | 7-22-24 | |
| 4 | File Name: Mirabella_CAD_FOOD | | | | | | |
| 5 | Customer: Mirabella, CA | | | | | | |
| 6 | Address: 5505 Shadow Creek Orlando FL 32832 | | | | | | |
| 7 | Designer: Jason Sales, Rob | | | | | 7-22-24 | |
| 8 | File Name: Mirabella_CAD_FOOD | | | | | | |



| | | | |
|-----------|--|----------|------------------|
| Customer: | GMS - CENTRAL FLORIDA | Contact: | ALAN SCHEERER |
| Billing: | 219 EAST LIVINGSTON ST., ORLANDO, FL 32801 | Phone: | 407 - 398 - 2890 |
| Project: | NONA PRESERVE | Fax: | |
| E-mail: | ASCHEERER@GMSFCFL.COM | Date: | 3/4/2025 |

| | | | |
|----------------------------|--------------|-------------|---------------|
| PROPOSAL / CONTRACT | | | |
| SCOPE OF WORK: | UNITS | COST | TOTALS |

| | |
|---|---|
| <u>OPTION #1 - MANUFACTURE AND INSTALL (4) SETS OF ILLUMINATED REVERSE LIT CHANNEL LETTERS</u> _ CHANNEL LETTERS TO READ: NONA PRESERVE _ ON CAPS TO BE: 1' 7" +/- (TAWNEY BERRY ST) & 1' 5" +/- (STRONG BARK LANE) _ CHANNEL LETTERS TO BE: 2" DEEP AND INSTALLED WITH 1.5" SPACERS _ CHANNEL LETTERS TO BE INSTALLED ONTO (4) SINGLE SIDED ENTRY WALLS _ WIREWAY TO BE INSTALLED ON BACKSIDE OF WALLS TO CONCEAL ELECTRICAL WIRING _ CHANNEL LETTERS TO BE PAINTED BLACK | 1 \$ 20,735.00 \$ 20,735.00 |
|---|---|

** PRIMARY ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS ON BACKSIDE OF EACH WALL

| | |
|--|---|
| <u>OPTION #2 - MANUFACTURE AND INSTALL (4) SETS OF NON-ILLUMINATED REVERSE LIT CHANNEL LETTERS</u> _ CHANNEL LETTERS TO READ: NONA PRESERVE _ ON CAPS TO BE: 1' 7" +/- (TAWNEY BERRY ST) & 1' 5" +/- (STRONG BARK LANE) _ CHANNEL LETTERS TO BE: 2" DEEP AND INSTALLED FLUSH _ CHANNEL LETTERS TO BE INSTALLED ONTO (4) SINGLE SIDED ENTRY WALLS _ CHANNEL LETTERS TO BE PAINTED BLACK | 1 \$ 12,166.00 \$ 12,166.00 |
|--|---|

| | |
|--|-----------------------------------|
| PROVIDE SIGNED AND SEALED ENGINEERING | 1 \$ 300.00 \$ 300.00 |
|--|-----------------------------------|

| | |
|---|-----------------------------------|
| PERMIT ACQUISITION FOR PREPARING AND SECURING REQUIRED | 1 \$ 450.00 \$ 450.00 |
|---|-----------------------------------|

| | |
|--|-------------------------|
| PERMITS TO BE INVOICED AT COST AND REFLECTED ON FINAL INVOICE | 1 \$ - \$ - |
|--|-------------------------|

* Estimate is based on above scope of work. If the scope of work changes pricing subject to change.

* Client to provide the following when applicable for permitting processes: LOA, NOC and Site Map.

* All colors, copy and specs to be approved with signed production rendering.

* Production Lead Time: 4 - 6 Weeks from permit / Client approval.

**** FINAL PRICING TO BE CONFIRMED UPON FINAL OPTION SELECTION ****

| |
|---|
| Sub-Total: \$ - Sales Tax: \$ - Total: \$ - Deposit: \$ - |
|---|

Terms and Conditions: A deposit of 50% of the total is due upon acceptance of job. Any job that includes an electronic message center requires a 60% deposit. Balance is due upon installation. Any payments not received in a timely manner by Kendal Signs, shall bear interest from the due date at the rate of 18% per annum, with a \$50 late fee assessed per month for the past due accounts until paid in full. All signage to remain property of Kendal Signs until paid in full. Customer's failure to submit prompt final payment following installation as per plan shall constitute default. The client / buyer agrees to pay all cost in the event of default of payment by the client / buyer, including reasonable attorney's fees. The client / buyer hereby grants Kendal Signs the right of entry into and on the property of the client / buyer for the purpose of retaking possession of the signage in the event of default, regardless of partial payment received for signage.

RESPECTFULLY SUBMITTED BY: **Rob Worrels** E-MAIL: ROB@KENDALSIGNS.COM

Electrical / Soils / Trip Charges: Kendal Signs will complete all work as per plan. Customer shall be assessed a lost trip charge if site is not ready upon crew's arrival. Pricing based upon 120 volt primary power to sign location by others. Substandard soil conditions (ex: coquina, rock, large roots, water, pipes, etc.) or fascias (ex: steel beams) are additional. All additions, changes or errors that require additional time, labor or materials will be charged at Kendal Signs standard pricing. Kendal Signs reserves the right to apply minor final adjustments and revisions to any sign designs that is deemed in our sole discretions to benefit the sign's operation and / or overall appearance.

Product Warranty: Kendal Signs' standard warranty is as follows: One (1) year on materials, finishes, general workmanship; includes parts and labor. One (1) year on ballasts and transformers; includes parts only; labor to be billed as extra. Ninety (90) days on neon; includes parts and labor. Thirty (30) days on fluorescent lamps; included parts and labor. Warranties for specialty products such as electronic message centers (LED displays) issued separately.

ACCEPTANCE OF PROPOSAL: The above price(s), specifications and conditions are satisfactory and are hereby accepted. I authorize Kendal Signs to perform the work as specified. I agree to make payments as outlined above.

| | | |
|---|----------------|--|
| DATE OF ACCEPTANCE: | PRINTED NAME: | SIGNATURE: |
| 580 Gus Hipp Blvd., Rockledge, FL 32955 | (321) 636-5116 | www.kendalsigns.com |

ALUMINUM FCOs

JOB SPECIFICATIONS:

Manufacture & install Four (4) sets of 1/4" thick FLUSH MOUNTED aluminum FCOs.

1/4" aluminum letters painted acrylic enamel.

Install stud mounted FLUSH on four (4) separate entry walls (2 PER ENTRANCE)

COLOR SCHEDULE



| | | | |
|--|------------|---|--|
| 580 GUS HIPP BLVD. ROCKLEDGE, FL 32955 TEL: 321-436-0116 FAX: 321-436-0402 | | SIGNATURE FOR APPROVAL: _____ DATE: _____ | |
| Customer: Nona Preserve | | CUSTOMER NOTICE | |
| Address: 9410 Silver Buttonwood St., Orlando, FL 32832 | | Kendal Signs will endeavor to match color specified. | |
| Designer: R. Alami | Sales: Rob | Date: 3-3-25 | We cannot guarantee exact match due to varying |
| File Name: Nona_Preserve_Entry Walls | | compatibility of materials used. Final dimensions may | |
| | | vary from what this drawing has noted as stated drawing | |
| | | will be provided upon your request. | |

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF KENDAL SIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED, COPIED, SOLD OR MANUFACTURED IN OR OUT OF STATE WITHOUT THE WRITTEN CONSENT OF KENDAL SIGNS, INC.



| | | | |
|-----------|--|----------|------------------|
| Customer: | GMS - CENTRAL FLORIDA | Contact: | ALAN SCHEERER |
| Billing: | 219 EAST LIVINGSTON ST., ORLANDO, FL 32801 | Phone: | 407 - 398 - 2890 |
| Project: | NONA PRESERVE | Fax: | |
| E-mail: | ASCHEERER@GMSCFL.COM | Date: | 3/15/2025 |

| | | | | |
|----------------------------|--|--------------|-------------|---------------|
| PROPOSAL / CONTRACT | | | | |
| SCOPE OF WORK: | | UNITS | COST | TOTALS |

| | | | | | |
|---|---|----|----------|----|----------|
| MANUFACTURE AND INSTALL (4) SETS OF ROUTED 1/4" ALUMINUM FCO LETTER SETS | 4 | \$ | 1,782.00 | \$ | 7,128.00 |
| _ FCO LETTERS TO READ: NONA PRESERVE _ ON CAPS TO BE: 1' 7" +/- (TAWNEY BERRY ST) & 1' 5" +/- (STRONG BARK LANE) _ LETTER SETS TO BE INSTALLED ONTO (4) SINGLE SIDED ENTRY WALLS _ LETTER SETS TO BE PAINTED BLACK | | | | | |
| PROVIDE SIGNED AND SEALED ENGINEERING | 1 | \$ | 300.00 | \$ | 300.00 |
| PERMIT ACQUISITION FOR PREPARING AND SECURING REQUIRED | 1 | \$ | 450.00 | \$ | 450.00 |
| PERMITS TO BE INVOICED AT COST AND REFLECTED ON FINAL INVOICE | 1 | \$ | - | \$ | - |

- * Estimate is based on above scope of work. If the scope of work changes pricing subject to change.
- * Client to provide the following when applicable for permitting processes: LOA, NOC and Site Map.
- * All colors, copy and specs to be approved with signed production rendering.
- * Production Lead Time: 3 - 4 Weeks from permit / Client approval.

| | | | | | | | |
|-------------------|--------------------|-------------------|------------------|---------------|--------------------|-----------------|--------------------|
| Sub-Total: | \$ 7,878.00 | Sales Tax: | \$ 498.96 | Total: | \$ 8,376.96 | Deposit: | \$ 4,188.48 |
|-------------------|--------------------|-------------------|------------------|---------------|--------------------|-----------------|--------------------|

Terms and Conditions: A deposit of 50% of the total is due upon acceptance of job. Any job that includes an electronic message center requires a 60% deposit. Balance is due upon installation. Any payments not received in a timely manner by Kendal Signs, shall bear interest from the due date at the rate of 18% per annum, with a \$50 late fee assessed per month for the past due accounts until paid in full. All signage to remain property of Kendal Signs until paid in full. Customer's failure to submit prompt final payment following installation as per plan shall constitute default. The client / buyer agrees to pay all cost in the event of default of payment by the client / buyer, including reasonable attorney's fees. The client / buyer hereby grants Kendal Signs the right of entry into and on the property of the client / buyer for the purpose of retaking possession of the signage in the event of default, regardless of partial payment received for signage.

RESPECTFULLY SUBMITTED BY: **Rob Worrels** E-MAIL: ROB@KENDALSIGNS.COM

Electrical / Soils / Trip Charges: Kendal Signs will complete all work as per plan. Customer shall be assessed a lost trip charge if site is not ready upon crew's arrival. Pricing based upon 120 volt primary power to sign location by others. Substandard soil conditions (ex: coquina, rock, large roots, water, pipes, etc.) or fascias (ex: steel beams) are additional. All additions, changes or errors that require additional time, labor or materials will be charged at Kendal Signs standard pricing. Kendal Signs reserves the right to apply minor final adjustments and revisions to any sign designs that is deemed in our sole discretions to benefit the sign's operation and / or overall appearance.

Product Warranty: Kendal Signs' standard warranty is as follows: One (1) year on materials, finishes, general workmanship; includes parts and labor. One (1) year on ballasts and transformers; includes parts only; labor to be billed as extra. Ninety (90) days on neon; includes parts and labor. Thirty (30) days on fluorescent lamps; included parts and labor. Warranties for specialty products such as electronic message centers (LED displays) issued separately.

ACCEPTANCE OF PROPOSAL: The above price(s), specifications and conditions are satisfactory and are hereby accepted. I authorize Kendal Signs to perform the work as specified. I agree to make payments as outlined above.

| | | |
|---|----------------|---------------------|
| DATE OF ACCEPTANCE: | PRINTED NAME: | SIGNATURE: |
| 580 Gus Hipp Blvd., Rockledge, FL 32955 | (321) 636-5116 | www.kendalsigns.com |

NON-ILLUMINATED CH LETTERS

JOB SPECIFICATIONS:

Manufacture & install Four (4) sets of 2" DEEP non-illuminated FLUSH MOUNTED channel letters.

Letters: 2" deep channel letters painted acrylic enamel.

.125" thick alum. face with welded .063" thick alum. returns.

Install flush mounted on four (4) separate entry walls (2 PER ENTRANCE)



TAWNEY BERRY STREET ENTRY



SCALE = 3/32" = 1'

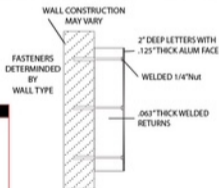


STRONG BARK LANE ENTRY



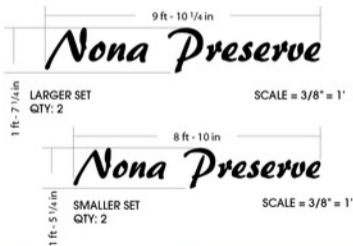
SCALE = 3/32" = 1'

REVERSE NON-ILLUMINATED CHANNEL LETTER FLUSH MOUNT NO-BACK



COLOR SCHEDULE

-  PAINT
BLACK
-  RETURNS
BLACK
-  1" JEWELITE TRIM CAP
BLACK



580 GUS HIPP BLVD, ROCKLEDGE, FL 32955 TEL: 321-636-9116 FAX: 321-636-0402

Customer: Nona Preserve

Address: 9410 Silver Buttonwood St., Orlando, FL 32832

Designer: RILAGAN Sales: Rob Date: 3-3-25

File Name: Nona Preserve_Entry Walls

SIGNATURE FOR APPROVAL:

DATE:

CUSTOMER NOTICE

Kendal Signs will endeavor to match color specified. We cannot guarantee exact matches due to varying compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing will be provided upon your request.

REVISED:

3-4-25

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION



REVERSE HALO LIT CH LETTERS

JOB SPECIFICATIONS:

Manufacture and install four (4) sets of LED illuminated reverse-lit channel letters.

Letters: 2" deep reverse channel letters painted acrylic enamel.

.125" thick alum. face with welded .063" thick alum. returns.

3/16" thick clear lexan backs.

Internal LED "halo" illumination.

Letters to be mounted to entry walls with 1" deep PVC stand offs.

Install on four (4) separate entry walls (2 PER ENTRANCE)



TAWNEY BERRY STREET ENTRY



SCALE = 3/32" = 1'

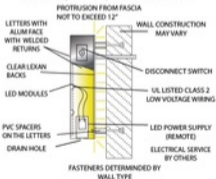


STRONG BARK LANE ENTRY



SCALE = 3/32" = 1'

REVERSE (BACKLIT) CHANNEL LETTER



COLOR SCHEDULE



LARGER SET
QTY: 2

SCALE = 3/8" = 1'



SMALLER SET
QTY: 2

SCALE = 3/8" = 1'

580 GUS HIPP BLVD. ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

Customer: Nona Preserve

Address: 9410 Silver Buttonwood St., Orlando, FL 32832

Designer: REAGAN Sales: Rob Date: 3-3-25

File Name: Nona Preserve_Entry Walls

SIGNATURE FOR APPROVAL:

DATE:

CUSTOMER NOTICE

Kendal Signs will endeavor to match colors specified. We cannot guarantee exact matches due to varying compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing will be provided upon your request.

REVISED:

3-4-25

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION



Copyright © 2014

A *Nona Preserve*

B *Nona Preserve*

C *Nona Preserve*

D *Nona Preserve*

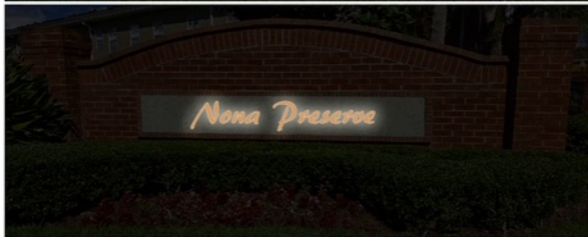
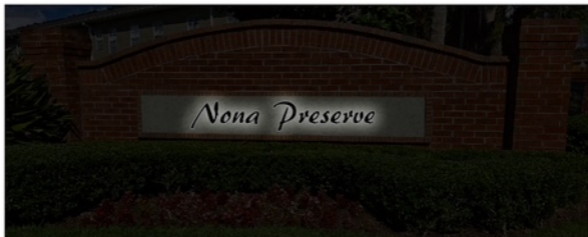
E *Nona Preserve*

F *Nona Preserve*

G *Nona Preserve*

H *Nona Preserve*





ALUMINUM FCOs

JOB SPECIFICATIONS:

Manufacture & install Four (4) sets of 1/4" thick FLUSH MOUNTED aluminum FCOs.

1/4" aluminum letters painted acrylic enamel.

Install stud mounted FLUSH on four (4) separate entry walls (2 PER ENTRANCE)

COLOR SCHEDULE



PAINT
BLACK



TAWNEY BERRY STREET ENTRY



SCALE = 3/32" = 1'



STRONG BARK LANE ENTRY



SCALE = 3/32" = 1'



QTY: 4 SETS

SCALE = 3/4" = 1'

580 GUS HIPP BLVD, ROCKLEDGE, FL 32955 TEL: 321-636-5116 FAX: 321-636-0402

kendalSIGNS
DESIGN • FABRICATION • INSTALLATION

Customer: Nona Preserve

Address: 9410 Silver Buttonwood St., Orlando, FL 32832

Designer: RILEGAN Sales: Rob Date: 3-3-25

File Name: Nona Preserve_Entry Walls

SIGNATURE FOR APPROVAL:

DATE:



CUSTOMER NOTICE

Kendal Signs will endeavor to match color specified. We cannot guarantee exact matches due to varying compatibility of materials used. Final dimensions may vary from within this drawing. An exact scaled drawing will be provided upon your request.

DATE:

3-4-25

3-14-25

AUDIT COMMITTEE MEETING

**NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025
Orange County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than Tuesday, July 1, 2025 at the offices of:

Governmental Management Services – Central Florida, LLC, Attn: Jason Showe/ Brittany Brookes, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Narcoossee Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Years 2025, 2026, 2027, 2028, and 2029. The District intends to enter into five (5) separate one-year agreements
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION EVALUATION CRITERIA**

1. *Ability of Personnel.* (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. *Price.* (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL (100 Points)

SECTION B

**NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR
PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Narcoossee Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing and maintaining public infrastructure. The District is located in Orange County, Florida. The District currently has an operating budget of approximately \$593,463. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal package, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jason Showe, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Narcoossee Community Development District.**"

Proposals must be received by **5:00 PM on Tuesday, July 1, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

District Manager
Governmental Management Services – Central Florida, LLC