

*Narcoossee
Community Development District*

Agenda

March 24, 2026

AGENDA

Narcoossee
Community Development District

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

March 17, 2026

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, March 24, 2026 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Discussion with Commissioner Keen
4. Organizational Matters
 - A. Appointment of Individual to Fill Vacant Seat No. 4
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2026-01 Electing Officers
5. Approval of Minutes of the January 27, 2026, Board of Supervisors Meeting
6. Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
7. Consideration of Resolution 2026-05 Relating to the General Election and Qualifying Period Procedures
8. Presentation of Series 2013A Arbitrage Rebate Report
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Report
 - i. Consideration of Proposals for Wall Repairs- Mirabella & Ziani
10. Other Business
11. Supervisors Requests
12. Next Meeting Date- May 26, 2026
13. Adjournment

SECTION IV

SECTION C

RESOLUTION 2026-01

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 _____ day of _____ 2026.

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 27, 2026** at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Steve Giercyk	Chairman
Ken Turner	Vice Chairman
Isabel Hanze <i>by phone</i>	Assistant Secretary
Eli Garrett	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Chace Arrington <i>by phone</i>	District Engineer
Patrick Collins	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by phone</i>	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 in person constituting a quorum and Ms. Hanze joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe stated for the record that there were no members of the public present for public comment and the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fill Vacant Seat No. 4**
- B. Administration of Oath of Office to Newly Appointed Supervisor**
- C. Consideration of Resolution 2026-01 Electing Officers**

Mr. Showe stated there is a vacancy in seat #4. He noted the District has not received any interested parties, but they can open it up for any nominations at this time or they can continue to keep it available. Board direction was to keep the seat available and this item will be placed on the next Board of Supervisor's meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2025 Board of Supervisors Meeting

Mr. Showe presented the minutes from the November 18, 2026 Board of Supervisors meetings and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the Minutes of the November 18, 2025 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

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

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

A. Consideration of Resolution 2026-03 Adopting Amended District Rules of Procedure

Mr. Collins noted that they are bringing forward changes to the District's Rules of Procedure to comply with the state's 2025 legislation session and highlighted the changes for the Board. A copy of the amended District rules was provided in the agenda package for review. Board discussion followed. After all questions were answered, there was a motion of approval.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Resolution 2026-03 Adopting Amended District Rules of Procedure, was approved.

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

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

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 O&M

Mr. Showe led the Board in discussion of the O&M assessments and the process the Board was requesting of looking into a different way to assess the homes. He highlighted the positives and negatives of each approach. Currently there is an assessment based on the debt service that has already been approved and vetted. If the Board chooses to change that, there will need to be a new methodology and the engineer will need to work on supporting what level of the infrastructure supports each of the product types throughout the community. Mr. Showe summarized the costs associated with going through that process. Board discussion followed. Mr. Showe stated that his recommendation would be to not go through with a reassessment only because he isn't sure the process would warrant the cost. Board direction was to take no action and table this for the time being.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing further for the Board and offered to answer any questions.

B. Engineer

Mr. Arrington had no report for the Board and offered to answer and questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe presented the check register which was provided in the agenda package for review totaling \$107,727.29. There were questions on landscaping and irrigation budget costs followed by a motion of approval.

On MOTION by Ms. Hanze, seconded by Mr. Giercyk, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe presented the balance sheet and income statement. No action was required from the Board and the next item followed.

D. Field Report

i. Discussion of Sign Proposals

Mr. Scheerer presented proposals from Kendal Signs which is included in the agenda package for review. The total for the Mirabella sign is \$12,980 and the Ziani sign \$9,682. Another proposal for the monument work is the replacement of the letters with ¼ inch aluminum totaling \$7,878. All three totals would be less the tax amount. Board discussion followed and Mr. Scheerer answered questions. The Board wants to be sure that Nona Preserve approves the design and it was suggested approving this proposal subject to Nona Preserve approval as well. Board direction is to review the signs in the other communities and look for lighting options that do not involve power.

On MOTION by Ms. Giercyk, seconded by Mr. Turner, with all in favor, the Sign Proposals from Kendal Signs, was approved subjected to Nona Preserve HOA approving proposal and District Counsel review.

Mr. Scheerer noted the upcoming cold weather and turning the water off as to not damage plant material. Mr. Scheerer updated the Board on the wall repair and it is still in progress.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

The Board asked that the new District Commissioner, Tom King, be invited to the next meeting to establish a relationship and ask about the current status of the road coming into Econ Trail.

TENTH ORDER OF BUSINESS

Next Meeting Date – March 24, 2026

Mr. Showe stated the next meeting is March 24, 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 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, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); 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 2027 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 15, 2026
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 24th DAY OF MARCH 2026.

ATTEST:

**NARCCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A
Proposed Budget for Fiscal Year 2027

[See following pages]

Narcoossee
Community Development District

Proposed Budget
FY 2027



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Narcoossee
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2026	Actual thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Maintenance Assessments	\$ 592,867	\$ 123,751	\$ 469,116	\$ 592,867	\$ 593,463
Interest	\$ 595	\$ 668	\$ 900	\$ 1,568	\$ 784
Beginning Fund Balance*	\$ 12,626	\$ 112,543	\$ -	\$ 112,543	\$ -
Total Revenues	\$ 606,089	\$ 236,962	\$ 470,016	\$ 706,978	\$ 594,247
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	\$ 523	\$ 7,278	\$ 7,800	\$ 7,800
Assessment Roll	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Attorney	\$ 18,000	\$ 6,356	\$ 11,644	\$ 18,000	\$ 18,000
Annual Audit	\$ 3,150	\$ -	\$ 2,850	\$ 2,850	\$ 3,000
Dissemination Agent	\$ 1,434	\$ 478	\$ 956	\$ 1,434	\$ 1,505
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Trustee Fees	\$ 3,259	\$ 1,235	\$ 1,728	\$ 2,963	\$ 3,259
Management Fees	\$ 57,886	\$ 19,295	\$ 38,591	\$ 57,886	\$ 60,780
Information Technology	\$ 1,720	\$ 573	\$ 1,147	\$ 1,720	\$ 1,806
Website Maintenance	\$ 1,376	\$ 459	\$ 917	\$ 1,376	\$ 1,445
Telephone	\$ 25	\$ -	\$ 17	\$ 17	\$ 25
Postage	\$ 450	\$ 50	\$ 300	\$ 350	\$ 450
Insurance	\$ 42,851	\$ 34,860	\$ -	\$ 34,860	\$ 40,089
Printing & Binding	\$ 200	\$ 1	\$ 133	\$ 134	\$ 200
Legal Advertising	\$ 1,900	\$ 743	\$ 1,157	\$ 1,900	\$ 1,900
Other Current Charges	\$ 2,000	\$ 43	\$ 1,120	\$ 1,163	\$ 2,000
Office Supplies	\$ 50	\$ 1	\$ 33	\$ 34	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 274	\$ -	\$ 274	\$ 274	\$ 274
Administrative Expenses	\$ 155,017	\$ 71,706	\$ 73,052	\$ 144,758	\$ 155,496
<i>Maintenance</i>					
Field Management	\$ 27,483	\$ 9,161	\$ 18,322	\$ 27,483	\$ 28,857
Landscape Maintenance	\$ 245,053	\$ 82,627	\$ 154,128	\$ 236,755	\$ 238,128
Irrigation Repairs	\$ 20,000	\$ 1,439	\$ 15,000	\$ 16,439	\$ 20,000
Lake Maintenance	\$ 18,096	\$ 6,216	\$ 12,432	\$ 18,648	\$ 19,764
Utilities	\$ 7,347	\$ 2,036	\$ 5,311	\$ 7,347	\$ 7,347
Wall Repairs/Cleaning	\$ 8,000	\$ 1,025	\$ 6,975	\$ 8,000	\$ 8,000
Feature Lighting	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,000
Solvino Streetlighting	\$ 3,485	\$ 711	\$ 1,893	\$ 2,604	\$ 3,485
Capri Streetlighting	\$ 4,433	\$ 445	\$ 1,600	\$ 2,045	\$ 4,433
Miscellaneous Common Area	\$ 12,500	\$ 3,729	\$ 11,667	\$ 15,395	\$ 12,500
Tree Trimming	\$ 69,000	\$ -	\$ 69,000	\$ 69,000	\$ 69,000
Total Maintenance Expenditures	\$ 419,397	\$ 107,388	\$ 300,328	\$ 407,715	\$ 415,513
<i>Other Sources/(Uses)</i>					
Transfer Out to Capital Reserves	\$ 31,675	\$ -	\$ 154,505	\$ 154,505	\$ 23,237
Total Other Sources/(Uses)	\$ 31,675	\$ -	\$ 154,505	\$ 154,505	\$ 23,237
Total Expenditures	\$ 606,089	\$ 179,094	\$ 527,884	\$ 706,978	\$ 594,247
Excess Revenues/(Expenditures)*	\$ -	\$ 57,868	\$ (57,868)	\$ -	\$ -

* Reduced for First Quarter Operating

Net Assessments	\$593,463
Add: Discounts & Collections 6%	\$37,881
Gross Assessments	<u>\$631,343</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 \$19,844 monthly
- **Total Costs**

Annual Costs

\$238,128
\$238,128

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 \$1,647 monthly	<u>\$19,764</u>
▪ Total Costs	\$19,764

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	\$7,347

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.

Narcoossee
Community Development District
Proposed Budget
Maintenance Assessment Calculation

Subdivision	Track		Units	Annual Gross Maintenance Per Unit FY26	Proposed Gross Maintenance Per Unit FY27	Increase (Decrease)	O&M	
NonaCrest	C	SF50	159	\$ 556.05	\$ 556.05	\$ -	\$ 88,413	
	D	SF70	110	\$ 556.05	\$ 556.05	\$ -	\$ 61,166	
			269					
LaVina	Mirabella	A	SF50	107	\$ 755.66	\$ 755.66	\$ -	\$ 80,855
	Ziani	B	SF75	66	\$ 755.66	\$ 755.66	\$ -	\$ 49,873
	Capri	E	SF50	48	\$ 853.90	\$ 853.90	\$ -	\$ 40,987
	Solvino	F	SF50	50	\$ 829.80	\$ 829.80	\$ -	\$ 41,490
			271					
Lake Nona Preserve	K	Multi	228	\$ 579.97	\$ 579.97	\$ -	\$ 132,234	
	G	Comm/Office	130704	\$ 0.22	\$ 0.22	\$ -	\$ 28,753	
	G	Multi Family	420	\$ 219.98	\$ 219.98	\$ -	\$ 92,394	
	H	Comm/Office	69000	\$ 0.22	\$ 0.22	\$ -	\$ 15,179	
Total Gross Assessments							\$ 631,343	

Narcoossee
Community Development District
Proposed Budget
Debt Service Fund

	Adopted Budget FY2026	Actual thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 317,584	\$ 66,224	\$ 251,360	\$ 317,584	\$ 317,584
Interest Income	\$ 10,451	\$ 5,947	\$ 9,000	\$ 14,947	\$ 7,473
Carry Forward Surplus	\$ 341,212	\$ 403,156	\$ -	\$ 403,156	\$ 426,564
Total Revenues	\$ 669,247	\$ 475,327	\$ 260,360	\$ 735,687	\$ 751,621
Expenditures					
Series 2013A-1					
Interest - 11/1	\$ 28,921	\$ 28,921	\$ -	\$ 28,921	\$ 25,921
Principal - 5/1	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 160,000
Interest - 5/1	\$ 28,921	\$ -	\$ 28,921	\$ 28,921	\$ 25,921
Series 2013A-2					
Interest - 11/1	\$ 18,141	\$ 18,141	\$ -	\$ 18,141	\$ 16,313
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
Interest - 5/1	\$ 18,141	\$ -	\$ 18,141	\$ 18,141	\$ 16,313
Total Expenditures	\$ 309,124	\$ 47,062	\$ 262,062	\$ 309,124	\$ 314,468
Excess Revenues/(Expenditures)*	\$ 360,123	\$ 428,265	\$ (1,702)	\$ 426,564	\$ 437,153

Series 2013A-1	Nov 1, 2027	\$ 22,721
Series 2013A-2	Nov 1, 2027	\$ 14,344
		\$37,065

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
11/01/26	\$ 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
		\$ 1,255,000.00	\$ 216,182.50	\$ 1,650,103.75

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

Date	Balance	Prinicipal	Interest	Total
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
		\$ 580,000.00	\$ 136,687.50	\$ 799,828.13

Narcoossee
Community Development District
Proposed Budget
Debt Assessment Calculation

Subdivision	Track		Units	Proposed FY2027 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
Proposed Budget
Combined Capital Reserve Fund

	Adopted Budget FY2026	Actual thru 1/31/26	Projected Next 8 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues					
Transfer In	\$ 31,675	\$ -	\$ 154,505	\$ 154,505	\$ 23,237
Interest	\$ 12	\$ 275	\$ 551	\$ 826	\$ 413
Carry Forward Surplus	\$ 225,520	\$ 244,992	\$ -	\$ 244,992	\$ 366,838
Total Revenues	\$ 257,207	\$ 245,268	\$ 155,055	\$ 400,323	\$ 390,488
Expenditures					
Contingency	\$ 2,000	\$ 152	\$ 1,333	\$ 1,485	\$ 2,000
Mirabella Sign Refurbishment	\$ 15,000	\$ -	\$ 13,000	\$ 13,000	\$ -
Mirabella Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Ziani Sign Refurbishment	\$ 15,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Ziani Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Nona Preserve Sign Refurbishment	\$ 23,000	\$ -	\$ 9,000	\$ 9,000	\$ -
Total Expenditures	\$ 55,000	\$ 152	\$ 33,333	\$ 33,485	\$ 52,000
Excess Revenues/(Expenditures)	\$ 202,207	\$ 245,116	\$ 121,722	\$ 366,838	\$ 338,488

SECTION VII

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Isabel Hanze and Seat 5, currently held by Kenneth Turner are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 24th day of March 2026.

ATTEST:

**NARCOOSSEE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Narcoossee Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W Kaley St, Orlando, FL 32806, Phone: 407-836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Narcoossee Community Development District has two (2) seats up for election, specifically seats 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Notice of Intent Special District Candidate
 - Qualifying fee of \$25.00 or
 - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).
2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.
3. File required campaign treasurer's reports
4. Present qualifying documents during the qualifying period.
 - Form 1 – Statement of Financial Interest
 - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
 - Notice of Intent Special District Candidate
 - Qualifying fee of \$25.00 or
 - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026**)

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of \$25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION VIII

**NARCOOSSEE
COMMUNITY DEVELOPMENT DISTRICT
\$4,180,000
SPECIAL ASSESSMENT REFUNDING BONDS
SERIES 2013A
ARBITRAGE REBATE REQUIREMENT
FEBRUARY 28, 2026**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

March 17, 2026

Narcoossee Community Development District
City of Orlando, Florida

Re: \$4,180,000 Narcoossee Community Development District
(City of Orlando, Florida),
Special Assessment Refunding Bonds, Series 2013A (the "Bonds")

Narcoossee Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended February 28, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$84,922) for February 28, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (February 28, 2026).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Narcoossee Community Development District

Special Assessment Refunding Bonds, Series 2013A

Summary of Rebate Calculations

\$ 4,180,000

Dated: 3/15/2013*Delivered:* 3/15/2013

<i>Anniversary Date</i>	.....	05/01/13
<i>Future-Value Date</i>	.....	02/28/26
<i>Arbitrage Yield Limit</i>	.....	4.3887635%
<i>Internal Rate of Return</i>	.....	1.3782981%
<i>90% of rebate liability</i>	.....	(76,429.74)
<i>Full rebate liability</i>	.....	(84,921.93)

Narcoossee Community Development District

Special Assessment Refunding Bonds, Series 2013A

Purpose Expenditures Future Value Report

\$ 4,180,000

Dated: 3/15/2013

Delivered: 3/15/2013

Future Valued To: 2/28/2026

Arbitrage Yield Limit (AYL): 4.3887635%

Internal Rate of Return (IRR): 1.3782981%

Full Rebate Liability: (84,921.93)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
3/15/2013	-1	COI	Beg. Arbitrage Gross Proceeds	25.9055556	(4,173,005.65)	100.00	1.7547377	(7,322,530.33)
3/15/2013	2014	COI		25.9055556	96,023.00	100.00	1.7547377	168,495.18
3/15/2013	2014		Underwriter's discount	25.9055556	62,700.00	100.00	1.7547377	110,022.05
3/15/2013	2014		Payment to escrow	25.9055556	4,468,440.00	100.00	1.7547377	7,840,940.13
3/15/2013	2014		Transferred funds	25.9055556	(629,217.00)	100.00	1.7547377	(1,104,110.79)
3/18/2013	2014	COI		25.8888889	4,194.00	100.00	1.7541030	7,356.71
4/1/2013	2014	COI		25.8166667	7,900.00	100.00	1.7513553	13,835.71
4/2/2013	2014	Reserve A-1		25.8111111	1.00	100.00	1.7511441	1.75
6/4/2013	2014	COI		25.4666667	488.00	100.00	1.7381001	848.19
6/6/2013	2014	COI		25.4555556	3,301.00	100.00	1.7376810	5,736.08
12/9/2013	2014	Reserve A-2		24.4388889	5.00	100.00	1.6997534	8.50
12/9/2013	2014	Reserve A-1		24.4388889	9.00	100.00	1.6997534	15.30
2/17/2015	2016	Reserve A-2		22.0611111	4.00	100.00	1.6142491	6.46
3/17/2015	2016	Reserve A-1		21.8944444	8.00	100.00	1.6084197	12.87
4/2/2015	2016	Reserve A-1		21.8111111	1.00	100.00	1.6055129	1.61
5/1/2015	2016	Reserve A-2		21.6500000	2,888.00	100.00	1.5999080	4,620.53
5/4/2015	2016	Reserve A-1		21.6333333	1.00	100.00	1.5993292	1.60
6/2/2015	2016	Reserve A-1		21.4777778	1.00	100.00	1.5939381	1.59
7/2/2015	2016	Reserve A-1		21.3111111	1.00	100.00	1.5881821	1.59
8/4/2015	2016	Reserve A-1		21.1333333	1.00	100.00	1.5820652	1.58
9/2/2015	2016	Reserve A-1		20.9777778	1.00	100.00	1.5767322	1.58
10/2/2015	2016	Reserve A-1		20.8111111	1.00	100.00	1.5710383	1.57
11/3/2015	2016	Reserve A-1		20.6388889	1.00	100.00	1.5651762	1.57
12/2/2015	2016	Reserve A-1		20.4777778	1.00	100.00	1.5597121	1.56
1/5/2016	2016	Reserve A-1		20.2944444	1.00	100.00	1.5535175	1.55
2/2/2016	2016	Reserve A-1		20.1444444	1.00	100.00	1.5484675	1.55
3/2/2016	2017	Reserve A-1		19.9777778	1.00	100.00	1.5428756	1.54
4/4/2016	2017	Reserve A-1		19.8000000	1.00	100.00	1.5369333	1.54
5/3/2016	2017	Reserve A-1		19.6388889	1.00	100.00	1.5315677	1.53
6/2/2016	2017	Reserve A-1		19.4777778	1.00	100.00	1.5262210	1.53
7/5/2016	2017	Reserve A-1		19.2944444	1.00	100.00	1.5201594	1.52
8/2/2016	2017	Reserve A-1		19.1444444	1.00	100.00	1.5152178	1.52
9/2/2016	2017	Reserve A-1		18.9777778	1.00	100.00	1.5097461	1.51
10/4/2016	2017	Reserve A-1		18.8000000	1.00	100.00	1.5039313	1.50
11/1/2016	2017	Reserve A-2		18.6500000	281.00	100.00	1.4990425	421.23
11/2/2016	2017	Reserve A-1		18.6444444	1.00	100.00	1.4988617	1.50
12/2/2016	2017	Reserve A-1		18.4777778	1.00	100.00	1.4934490	1.49
1/4/2017	2017	Reserve A-2		18.3000000	4.00	100.00	1.4876970	5.95
1/4/2017	2017	Reserve A-1		18.3000000	7.00	100.00	1.4876970	10.41
2/2/2017	2017	Reserve A-2		18.1444444	8.00	100.00	1.4826821	11.86
2/2/2017	2017	Reserve A-1		18.1444444	16.00	100.00	1.4826821	23.72
3/1/2017	2018	Reserve A-2		17.9833333	7.00	100.00	1.4775060	10.34
3/1/2017	2018	Reserve A-1		17.9833333	15.00	100.00	1.4775060	22.16
4/1/2017	2018	Reserve A-2		17.8166667	11.00	100.00	1.4721704	16.19
4/1/2017	2018	Reserve A-1		17.8166667	23.00	100.00	1.4721704	33.86
5/1/2017	2018	Reserve A-1		17.6500000	31.00	100.00	1.4668541	45.47
5/1/2017	2018	Reserve A-2		17.6500000	15.00	100.00	1.4668541	22.00
6/1/2017	2018	Reserve A-2		17.4833333	16.00	100.00	1.4615570	23.38
6/1/2017	2018	Reserve A-1		17.4833333	33.00	100.00	1.4615570	48.23
7/1/2017	2018	Reserve A-2		17.3166667	21.00	100.00	1.4562790	30.58
7/1/2017	2018	Reserve A-1		17.3166667	42.00	100.00	1.4562790	61.16
8/1/2017	2018	Reserve A-2		17.1500000	26.00	100.00	1.4510200	37.73
8/1/2017	2018	Reserve A-1		17.1500000	52.00	100.00	1.4510200	75.45
9/1/2017	2018	Reserve A-2		16.9833333	26.00	100.00	1.4457801	37.59
9/1/2017	2018	Reserve A-1		16.9833333	54.00	100.00	1.4457801	78.07
10/1/2017	2018	Reserve A-2		16.8166667	26.00	100.00	1.4405590	37.45
10/1/2017	2018	Reserve A-1		16.8166667	53.00	100.00	1.4405590	76.35
11/1/2017	2018	Reserve A-1		16.6500000	55.00	100.00	1.4353569	78.94
11/1/2017	2018	Reserve A-2		16.6500000	27.00	100.00	1.4353569	38.75
12/1/2017	2018	Reserve A-2		16.4833333	28.00	100.00	1.4301735	40.04
12/1/2017	2018	Reserve A-1		16.4833333	57.00	100.00	1.4301735	81.52
1/1/2018	2018	Reserve A-2		16.3166667	35.00	100.00	1.4250088	49.88

Narcoossee Community Development District

Special Assessment Refunding Bonds, Series 2013A

Purpose Expenditures Future Value Report

\$ 4,180,000

Dated: 3/15/2013

Delivered: 3/15/2013

Future Valued To: 2/28/2026

Arbitrage Yield Limit (AYL): 4.3887635%

Internal Rate of Return (IRR): 1.3782981%

Full Rebate Liability: (84,921.93)

Transaction Date	Group ID	Fund ID	Description	Future Value	Calculation Amt	Pool %	FV	FV
				Periods	(Int. Earnings)		Factor	Amount
1/1/2018	2018		Reserve A-1	16.3166667	70.00	100.00	1.4250088	99.75
2/1/2018	2018		Reserve A-2	16.1500000	40.00	100.00	1.4198628	56.79
2/1/2018	2018		Reserve A-1	16.1500000	81.00	100.00	1.4198628	115.01
3/1/2018	2019		Reserve A-2	15.9833333	37.00	100.00	1.4147354	52.35
3/1/2018	2019		Reserve A-1	15.9833333	76.00	100.00	1.4147354	107.52
4/1/2018	2019		Reserve A-2	15.8166667	48.00	100.00	1.4096265	67.66
4/1/2018	2019		Reserve A-1	15.8166667	97.00	100.00	1.4096265	136.73
5/1/2018	2019		Reserve A-2	15.6500000	53.00	100.00	1.4045360	74.44
5/1/2018	2019		Reserve A-1	15.6500000	109.00	100.00	1.4045360	153.09
6/1/2018	2019		Reserve A-2	15.4833333	57.00	100.00	1.3994639	79.77
6/1/2018	2019		Reserve A-1	15.4833333	116.00	100.00	1.3994639	162.34
7/1/2018	2019		Reserve A-2	15.3166667	60.00	100.00	1.3944101	83.66
7/1/2018	2019		Reserve A-1	15.3166667	122.00	100.00	1.3944101	170.12
8/1/2018	2019		Reserve A-2	15.1500000	66.00	100.00	1.3893746	91.70
8/1/2018	2019		Reserve A-1	15.1500000	134.00	100.00	1.3893746	186.18
9/1/2018	2019		Reserve A-2	14.9833333	66.00	100.00	1.3843573	91.37
9/1/2018	2019		Reserve A-1	14.9833333	135.00	100.00	1.3843573	186.89
10/1/2018	2019		Reserve A-2	14.8166667	66.00	100.00	1.3793581	91.04
10/1/2018	2019		Reserve A-1	14.8166667	135.00	100.00	1.3793581	186.21
11/1/2018	2019		Reserve A-2	14.6500000	77.00	100.00	1.3743769	105.83
11/1/2018	2019		Reserve A-1	14.6500000	156.00	100.00	1.3743769	214.40
12/1/2018	2019		Reserve A-2	14.4833333	76.00	100.00	1.3694137	104.08
12/1/2018	2019		Reserve A-1	14.4833333	155.00	100.00	1.3694137	212.26
1/1/2019	2019		Reserve A-2	14.3166667	83.00	100.00	1.3644685	113.25
1/1/2019	2019		Reserve A-1	14.3166667	168.00	100.00	1.3644685	229.23
2/1/2019	2019		Reserve A-2	14.1500000	88.00	100.00	1.3595411	119.64
2/1/2019	2019		Reserve A-1	14.1500000	180.00	100.00	1.3595411	244.72
3/1/2019	2020		Reserve A-2	13.9833333	79.00	100.00	1.3546315	107.02
3/1/2019	2020		Reserve A-1	13.9833333	162.00	100.00	1.3546315	219.45
4/1/2019	2020		Reserve A-1	13.8166667	180.00	100.00	1.3497396	242.95
4/1/2019	2020		Reserve A-2	13.8166667	88.00	100.00	1.3497396	118.78
5/1/2019	2020		Reserve A-2	13.6500000	86.00	100.00	1.3448654	115.66
5/1/2019	2020		Reserve A-1	13.6500000	175.00	100.00	1.3448654	235.35
6/1/2019	2020		Reserve A-2	13.4833333	88.00	100.00	1.3400088	117.92
6/1/2019	2020		Reserve A-1	13.4833333	179.00	100.00	1.3400088	239.86
7/1/2019	2020		Reserve A-2	13.3166667	84.00	100.00	1.3351698	112.15
7/1/2019	2020		Reserve A-1	13.3166667	171.00	100.00	1.3351698	228.31
8/1/2019	2020		Reserve A-2	13.1500000	86.00	100.00	1.3303482	114.41
8/1/2019	2020		Reserve A-1	13.1500000	175.00	100.00	1.3303482	232.81
9/1/2019	2020		Reserve A-2	12.9833333	76.00	100.00	1.3255440	100.74
9/1/2019	2020		Reserve A-1	12.9833333	155.00	100.00	1.3255440	205.46
10/1/2019	2020		Reserve A-1	12.8166667	147.00	100.00	1.3207572	194.15
10/1/2019	2020		Reserve A-2	12.8166667	72.00	100.00	1.3207572	95.09
11/1/2019	2020		Reserve A-2	12.6500000	65.00	100.00	1.3159876	85.54
11/1/2019	2020		Reserve A-1	12.6500000	132.00	100.00	1.3159876	173.71
12/1/2019	2020		Reserve A-2	12.4833333	54.00	100.00	1.3112353	70.81
12/1/2019	2020		Reserve A-1	12.4833333	110.00	100.00	1.3112353	144.24
1/1/2020	2020		Reserve A-2	12.3166667	53.00	100.00	1.3065002	69.24
1/1/2020	2020		Reserve A-1	12.3166667	109.00	100.00	1.3065002	142.41
2/1/2020	2020		Reserve A-2	12.1500000	52.00	100.00	1.3017821	67.69
2/1/2020	2020		Reserve A-1	12.1500000	106.00	100.00	1.3017821	137.99
3/1/2020	2021		Reserve A-2	11.9833333	49.00	100.00	1.2970811	63.56
3/1/2020	2021		Reserve A-1	11.9833333	99.00	100.00	1.2970811	128.41
4/1/2020	2021		Reserve A-2	11.8166667	26.00	100.00	1.2923971	33.60
4/1/2020	2021		Reserve A-1	11.8166667	52.00	100.00	1.2923971	67.20
5/1/2020	2021		Reserve A-2	11.6500000	1.00	100.00	1.2877299	1.29
5/1/2020	2021		Reserve A-1	11.6500000	1.00	100.00	1.2877299	1.29
6/1/2020	2021		Reserve A-2	11.4833333	1.00	100.00	1.2830797	1.28
6/1/2020	2021		Reserve A-1	11.4833333	1.00	100.00	1.2830797	1.28
7/1/2020	2021		Reserve A-2	11.3166667	1.00	100.00	1.2784462	1.28
7/1/2020	2021		Reserve A-1	11.3166667	1.00	100.00	1.2784462	1.28
8/1/2020	2021		Reserve A-2	11.1500000	1.00	100.00	1.2738294	1.27

Narcoossee Community Development District

Special Assessment Refunding Bonds, Series 2013A

Purpose Expenditures Future Value Report

\$ 4,180,000

Dated: 3/15/2013

Delivered: 3/15/2013

Future Valued To: 2/28/2026

Arbitrage Yield Limit (AYL): 4.3887635%

Internal Rate of Return (IRR): 1.3782981%

Full Rebate Liability: (84,921.93)

Transaction Date	Group ID	Fund ID	Description	Future Value	Calculation Amt			FV	FV
				Periods	(Int. Earnings)	Pool %	Factor	Amount	
8/1/2020	2021		Reserve A-1	11.1500000	1.00	100.00	1.2738294	1.27	
9/1/2020	2021		Reserve A-1	10.9833333	1.00	100.00	1.2692294	1.27	
3/1/2021	2022		Reserve A-1	9.9833333	1.00	100.00	1.2419757	1.24	
3/1/2021	2022		Reserve A-1	9.9833333	1.00	100.00	1.2419757	1.24	
5/1/2021	2022		Reserve A-2	9.6500000	1.00	100.00	1.2330218	1.23	
5/1/2021	2022		Reserve A-1	9.6500000	1.00	100.00	1.2330218	1.23	
7/1/2021	2022		Reserve A-2	9.3166667	1.00	100.00	1.2241324	1.22	
7/1/2021	2022		Reserve A-1	9.3166667	1.00	100.00	1.2241324	1.22	
9/1/2021	2022		Reserve A-1	8.9833333	1.00	100.00	1.2153072	1.22	
11/1/2021	2022		Reserve A-2	8.6500000	105.00	100.00	1.2065456	126.69	
11/1/2021	2022		Reserve A-1	8.6500000	1.00	100.00	1.2065456	1.21	
11/1/2021	2022		Reserve A-1	8.6500000	294.75	100.00	1.2065456	355.63	
1/1/2022	2022		Reserve A-1	8.3166667	1.00	100.00	1.1978471	1.20	
4/1/2022	2023		Reserve A-1	7.8166667	1.00	100.00	1.1849169	1.18	
5/1/2022	2023		Reserve A-1	7.6500000	1.00	100.00	1.1806379	1.18	
6/1/2022	2023		Reserve A-2	7.4833333	13.00	100.00	1.1763743	15.29	
6/1/2022	2023		Reserve A-1	7.4833333	26.00	100.00	1.1763743	30.59	
7/1/2022	2023		Reserve A-2	7.3166667	28.00	100.00	1.1721262	32.82	
7/1/2022	2023		Reserve A-1	7.3166667	57.00	100.00	1.1721262	66.81	
8/1/2022	2023		Reserve A-2	7.1500000	48.00	100.00	1.1678934	56.06	
8/1/2022	2023		Reserve A-1	7.1500000	98.00	100.00	1.1678934	114.45	
9/1/2022	2023		Reserve A-2	6.9833333	74.00	100.00	1.1636759	86.11	
9/1/2022	2023		Reserve A-1	6.9833333	150.00	100.00	1.1636759	174.55	
10/1/2022	2023		Reserve A-2	6.8166667	84.00	100.00	1.1594736	97.40	
10/1/2022	2023		Reserve A-1	6.8166667	170.00	100.00	1.1594736	197.11	
11/1/2022	2023		Reserve A-2	6.6500000	111.00	100.00	1.1552865	128.24	
11/1/2022	2023		Reserve A-1	6.6500000	227.00	100.00	1.1552865	262.25	
12/1/2022	2023		Reserve A-2	6.4833333	137.00	100.00	1.1511145	157.70	
12/1/2022	2023		Reserve A-1	6.4833333	279.00	100.00	1.1511145	321.16	
1/1/2023	2023		Reserve A-2	6.3166667	156.00	100.00	1.1469576	178.93	
1/1/2023	2023		Reserve A-1	6.3166667	318.00	100.00	1.1469576	364.73	
2/1/2023	2023		Reserve A-2	6.1500000	166.00	100.00	1.1428156	189.71	
2/1/2023	2023		Reserve A-1	6.1500000	337.00	100.00	1.1428156	385.13	
3/1/2023	2024		Reserve A-2	5.9833333	159.00	100.00	1.1386887	181.05	
3/1/2023	2024		Reserve A-1	5.9833333	323.00	100.00	1.1386887	367.80	
4/1/2023	2024		Reserve A-2	5.8166667	181.00	100.00	1.1345766	205.36	
4/1/2023	2024		Reserve A-1	5.8166667	368.00	100.00	1.1345766	417.52	
5/1/2023	2024		Reserve A-2	5.6500000	185.00	100.00	1.1304794	209.14	
5/1/2023	2024		Reserve A-1	5.6500000	376.00	100.00	1.1304794	425.06	
6/1/2023	2024		Reserve A-2	5.4833333	201.00	100.00	1.1263970	226.41	
6/1/2023	2024		Reserve A-1	5.4833333	409.00	100.00	1.1263970	460.70	
7/1/2023	2024		Reserve A-2	5.3166667	197.00	100.00	1.1223294	221.10	
7/1/2023	2024		Reserve A-1	5.3166667	401.00	100.00	1.1223294	450.05	
8/1/2023	2024		Reserve A-2	5.1500000	207.00	100.00	1.1182764	231.48	
8/1/2023	2024		Reserve A-1	5.1500000	420.00	100.00	1.1182764	469.68	
9/1/2023	2024		Reserve A-2	4.9833333	215.00	100.00	1.1142381	239.56	
9/1/2023	2024		Reserve A-1	4.9833333	437.00	100.00	1.1142381	486.92	
10/1/2023	2024		Reserve A-2	4.8166667	208.00	100.00	1.1102143	230.92	
10/1/2023	2024		Reserve A-1	4.8166667	423.00	100.00	1.1102143	469.62	
11/1/2023	2024		Reserve A-2	4.6500000	216.00	100.00	1.1062051	238.94	
11/1/2023	2024		Reserve A-1	4.6500000	439.00	100.00	1.1062051	485.62	
12/1/2023	2024		Reserve A-2	4.4833333	210.00	100.00	1.1022103	231.46	
12/1/2023	2024		Reserve A-1	4.4833333	426.00	100.00	1.1022103	469.54	
1/1/2024	2024		Reserve A-2	4.3166667	217.00	100.00	1.0982300	238.32	
1/1/2024	2024		Reserve A-1	4.3166667	440.00	100.00	1.0982300	483.22	
2/1/2024	2024		Reserve A-1	4.1500000	439.00	100.00	1.0942641	480.38	
2/1/2024	2024		Reserve A-2	4.1500000	216.00	100.00	1.0942641	236.36	
3/1/2024	2025		Reserve A-1	3.9833333	407.65	100.00	1.0903124	444.47	
4/1/2024	2025		Reserve A-1	3.8166667	435.82	100.00	1.0863751	473.46	
5/1/2024	2025		Reserve A-1	3.6500000	421.22	100.00	1.0824519	455.95	
6/1/2024	2025		Reserve A-1	3.4833333	435.73	100.00	1.0785430	469.95	
7/1/2024	2025		Reserve A-1	3.3166667	421.90	100.00	1.0746481	453.39	

Narcoossee Community Development District

Special Assessment Refunding Bonds, Series 2013A

Purpose Expenditures Future Value Report

\$ 4,180,000

Dated: 3/15/2013

Delivered: 3/15/2013

Future Valued To: 2/28/2026

Arbitrage Yield Limit (AYL): 4.3887635%

Internal Rate of Return (IRR): 1.3782981%

Full Rebate Liability: (84,921.93)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
8/1/2024	2025		Reserve A-1	3.1500000	435.69	100.00	1.0707673	466.52
9/1/2024	2025		Reserve A-1	2.9833333	434.69	100.00	1.0669006	463.77
10/1/2024	2025		Reserve A-1	2.8166667	406.57	100.00	1.0630478	432.20
11/1/2024	2025		Reserve A-1	2.6500000	396.89	100.00	1.0592089	420.39
12/1/2024	2025		Reserve A-1	2.4833333	369.22	100.00	1.0553838	389.67
1/1/2025	2025		Reserve A-1	2.3166667	369.81	100.00	1.0515726	388.88
2/1/2025	2025		Reserve A-1	2.1500000	355.40	100.00	1.0477752	372.38
3/1/2024	2025		Reserve A-2	3.9833333	200.42	100.00	1.0903124	218.52
4/1/2024	2025		Reserve A-2	3.8166667	214.27	100.00	1.0863751	232.78
5/1/2024	2025		Reserve A-2	3.6500000	207.09	100.00	1.0824519	224.16
6/1/2024	2025		Reserve A-2	3.4833333	214.23	100.00	1.0785430	231.06
7/1/2024	2025		Reserve A-2	3.3166667	207.43	100.00	1.0746481	222.91
8/1/2024	2025		Reserve A-2	3.1500000	214.20	100.00	1.0707673	229.36
9/1/2024	2025		Reserve A-2	2.9833333	213.72	100.00	1.0669006	228.02
10/1/2024	2025		Reserve A-2	2.8166667	199.89	100.00	1.0630478	212.49
11/1/2024	2025		Reserve A-2	2.6500000	195.13	100.00	1.0592089	206.68
12/1/2024	2025		Reserve A-2	2.4833333	181.52	100.00	1.0553838	191.57
1/1/2025	2025		Reserve A-2	2.3166667	181.81	100.00	1.0515726	191.19
2/1/2025	2025		Reserve A-2	2.1500000	174.73	100.00	1.0477752	183.08
3/1/2025	2026		Reserve A-1	1.9833333	318.99	100.00	1.0439914	333.02
4/1/2025	2026		Reserve A-1	1.8166667	350.66	100.00	1.0402213	364.76
5/1/2025	2026		Reserve A-1	1.6500000	338.72	100.00	1.0364649	351.07
6/1/2025	2026		Reserve A-1	1.4833333	347.05	100.00	1.0327220	358.41
7/1/2025	2026		Reserve A-1	1.3166667	335.23	100.00	1.0289926	344.95
8/1/2025	2026		Reserve A-1	1.1500000	346.78	100.00	1.0252767	355.55
9/1/2025	2026		Reserve A-1	0.9833333	346.74	100.00	1.0215742	354.22
10/1/2025	2026		Reserve A-1	0.8166667	329.77	100.00	1.0178850	335.67
11/1/2025	2026		Reserve A-1	0.6500000	331.64	100.00	1.0142092	336.35
12/1/2025	2026		Reserve A-1	0.4833333	307.63	100.00	1.0105467	310.87
1/1/2026	2026		Reserve A-1	0.3166667	302.45	100.00	1.0068974	304.54
2/1/2026	2026		Reserve A-1	0.1500000	294.13	100.00	1.0032613	295.09
3/1/2025	2026		Reserve A-2	1.9833333	156.83	100.00	1.0439914	163.73
4/1/2025	2026		Reserve A-2	1.8166667	172.40	100.00	1.0402213	179.33
5/1/2025	2026		Reserve A-2	1.6500000	166.53	100.00	1.0364649	172.60
6/1/2025	2026		Reserve A-2	1.4833333	170.62	100.00	1.0327220	176.20
7/1/2025	2026		Reserve A-2	1.3166667	164.82	100.00	1.0289926	169.60
8/1/2025	2026		Reserve A-2	1.1500000	170.49	100.00	1.0252767	174.80
9/1/2025	2026		Reserve A-2	0.9833333	170.47	100.00	1.0215742	174.15
10/1/2025	2026		Reserve A-2	0.8166667	162.13	100.00	1.0178850	165.03
11/1/2025	2026		Reserve A-2	0.6500000	163.05	100.00	1.0142092	165.37
12/1/2025	2026		Reserve A-2	0.4833333	151.25	100.00	1.0105467	152.85
1/1/2026	2026		Reserve A-2	0.3166667	148.70	100.00	1.0068974	149.73
2/1/2026	2026		Reserve A-2	0.1500000	144.61	100.00	1.0032613	145.08
2/28/2026	-1		Unspent Proceeds as of 02/28/2026	-	155,610.00	100.00	1.0000000	155,610.00
Total					29,197.82			(84,921.93)

Narcoossee Community Development District
Special Assessment Refunding Bonds, Series 2013A

A.Y.L. Verification Report
4,180,000.00

Dated: 03/15/2013
Delivered: 03/15/2013
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2013			21,803.53	-	21,803.53	0.9944681	21,682.92
2	11/01/2013			85,318.12	-	85,318.12	0.9731143	83,024.28
3	05/01/2014	145,000.00	5.125	85,318.12	-	230,318.12	0.9522190	219,313.28
4	11/01/2014			83,761.24	-	83,761.24	0.9317723	78,046.41
5	05/01/2015	150,000.00	5.125	83,761.24	-	233,761.24	0.9117647	213,135.25
6	11/01/2015			81,856.24	-	81,856.24	0.8921868	73,031.05
7	05/01/2016	150,000.00	5.125	81,856.24	-	231,856.24	0.8730292	202,417.26
8	11/01/2016			79,813.74	-	79,813.74	0.8542829	68,183.52
9	05/01/2017	160,000.00	5.125	79,813.74	-	239,813.74	0.8359392	200,469.71
10	11/01/2017			77,424.37	-	77,424.37	0.8179894	63,332.32
11	05/01/2018	160,000.00	5.125	77,424.37	-	237,424.37	0.8004250	190,040.41
12	11/01/2018			74,833.75	-	74,833.75	0.7832378	58,612.62
13	05/01/2019	170,000.00	5.125	74,833.75	-	244,833.75	0.7664196	187,645.39
14	11/01/2019			71,902.50	-	71,902.50	0.7499626	53,924.19
15	05/01/2020	175,000.00	5.125	71,902.50	-	246,902.50	0.7338589	181,191.61
16	11/01/2020			68,746.25	-	68,746.25	0.7181011	49,366.75
17	05/01/2021	180,000.00	5.125	68,746.25	-	248,746.25	0.7026815	174,789.40
18	11/01/2021			65,305.62	-	65,305.62	0.6875931	44,903.70
19	05/01/2022	185,000.00	5.125	65,305.62	-	250,305.62	0.6728287	168,412.80
20	11/01/2022			61,621.24	-	61,621.24	0.6583813	40,570.27
21	05/01/2023	195,000.00	5.625	61,621.24	-	256,621.24	0.6442441	165,326.72
22	11/01/2023			57,436.24	-	57,436.24	0.6304105	36,208.41
23	05/01/2024	200,000.00	5.625	57,436.24	-	257,436.24	0.6168739	158,805.71
24	11/01/2024			53,123.74	-	53,123.74	0.6036280	32,066.98
25	05/01/2025	210,000.00	5.625	53,123.74	-	263,123.74	0.5906666	155,418.39
26	11/01/2025			48,468.12	-	48,468.12	0.5779834	28,013.77
27	05/01/2026	220,000.00	5.625	48,468.12	-	268,468.12	0.5655726	151,838.20
28	11/01/2026			43,499.37	-	43,499.37	0.5534282	24,073.78
29	05/01/2027	235,000.00	5.625	43,499.37	-	278,499.37	0.5415447	150,819.85
30	11/01/2027			38,189.99	-	38,189.99	0.5299163	20,237.50
31	05/01/2028	245,000.00	5.625	38,189.99	-	283,189.99	0.5185376	146,844.66
32	11/01/2028			32,516.24	-	32,516.24	0.5074032	16,498.85
33	05/01/2029	255,000.00	5.625	32,516.24	-	287,516.24	0.4965080	142,754.10
34	11/01/2029			26,598.12	-	26,598.12	0.4858466	12,922.61
35	05/01/2030	270,000.00	5.625	26,598.12	-	296,598.12	0.4754142	141,006.97
36	11/01/2030			20,331.87	-	20,331.87	0.4652058	9,458.50
37	05/01/2031	275,000.00	5.625	20,331.87	-	295,331.87	0.4552166	134,439.98
38	11/01/2031			13,961.87	-	13,961.87	0.4454419	6,219.20
39	05/01/2032	295,000.00	5.625	13,961.87	-	308,961.87	0.4358771	134,669.42
40	11/01/2032			7,103.12	-	7,103.12	0.4265177	3,029.61
41	05/01/2033	305,000.00	5.625	7,103.12	-	312,103.12	0.4173593	130,259.13

**Narcoossee Community Development District
Special Assessment Refunding Bonds, Series 2013A**

A.Y.L. Verification Report
4,180,000.00

Dated: 03/15/2013
Delivered: 03/15/2013
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		4,180,000.00		2,205,427.03	0.00	6,385,427.03		4,173,005.47

<i>True Interest Cost (TIC)</i>	4.5598531
<i>Net Interest Cost (NIC)</i>	4.5466862
<i>Arbitrage Yield Limit (AYL)</i>	4.3887635
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.4308211

<i>Face value of bond Issue</i>	\$4,180,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$6,994.35)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$4,173,005.65

Narcoossee Community Development District
 Special Assessment Refunding Bonds, Series 2013A
 T.I.C. Verification Report (Regular)

4,180,000.00

1

MSRB 30/360 SEMI 4/3

MBS Capital Markets, LLC

Dated: 3/15/2013

Delivered: 3/15/2013

Period	Coupon Date	Principal Payment	Coupon Rate	Interest Payment	Credit Enhancements	Periodic Debt Service	Present Value Factor	Discounted Debt Service
1	5/1/2013			21,803.53	-	21,803.53	0.9942555	21,678.28
2	11/1/2013			85,318.12	-	85,318.12	0.9720925	82,937.11
3	5/1/2014	145,000.00	5.125	85,318.12	-	230,318.12	0.9504236	218,899.77
4	11/1/2014			83,761.24	-	83,761.24	0.9292376	77,834.10
5	5/1/2015	150,000.00	5.125	83,761.24	-	233,761.24	0.9085239	212,377.68
6	11/1/2015			81,856.24	-	81,856.24	0.8882720	72,710.61
7	5/1/2016	150,000.00	5.125	81,856.24	-	231,856.24	0.8684715	201,360.53
8	11/1/2016			79,813.74	-	79,813.74	0.8491123	67,770.83
9	5/1/2017	160,000.00	5.125	79,813.74	-	239,813.74	0.8301847	199,089.71
10	11/1/2017			77,424.37	-	77,424.37	0.8116791	62,843.74
11	5/1/2018	160,000.00	5.125	77,424.37	-	237,424.37	0.7935859	188,416.63
12	11/1/2018			74,833.75	-	74,833.75	0.7758960	58,063.21
13	5/1/2019	170,000.00	5.125	74,833.75	-	244,833.75	0.7586005	185,731.00
14	11/1/2019			71,902.50	-	71,902.50	0.7416905	53,329.40
15	5/1/2020	175,000.00	5.125	71,902.50	-	246,902.50	0.7251574	179,043.18
16	11/1/2020			68,746.25	-	68,746.25	0.7089929	48,740.60
17	5/1/2021	180,000.00	5.125	68,746.25	-	248,746.25	0.6931887	172,428.09
18	11/1/2021			65,305.62	-	65,305.62	0.6777368	44,260.02
19	5/1/2022	185,000.00	5.125	65,305.62	-	250,305.62	0.6626294	165,859.85
20	11/1/2022			61,621.24	-	61,621.24	0.6478587	39,921.85
21	5/1/2023	195,000.00	5.625	61,621.24	-	256,621.24	0.6334172	162,548.31
22	11/1/2023			57,436.24	-	57,436.24	0.6192977	35,570.13
23	5/1/2024	200,000.00	5.625	57,436.24	-	257,436.24	0.6054929	155,875.81
24	11/1/2024			53,123.74	-	53,123.74	0.5919958	31,449.03
25	5/1/2025	210,000.00	5.625	53,123.74	-	263,123.74	0.5787996	152,295.92
26	11/1/2025			48,468.12	-	48,468.12	0.5658976	27,427.99
27	5/1/2026	220,000.00	5.625	48,468.12	-	268,468.12	0.5532831	148,538.88
28	11/1/2026			43,499.37	-	43,499.37	0.5409498	23,530.97
29	5/1/2027	235,000.00	5.625	43,499.37	-	278,499.37	0.5288915	147,295.95
30	11/1/2027			38,189.99	-	38,189.99	0.5171020	19,748.12
31	5/1/2028	245,000.00	5.625	38,189.99	-	283,189.99	0.5055752	143,173.84
32	11/1/2028			32,516.24	-	32,516.24	0.4943054	16,072.95
33	5/1/2029	255,000.00	5.625	32,516.24	-	287,516.24	0.4832868	138,952.81
34	11/1/2029			26,598.12	-	26,598.12	0.4725139	12,567.98
35	5/1/2030	270,000.00	5.625	26,598.12	-	296,598.12	0.4619810	137,022.71
36	11/1/2030			20,331.87	-	20,331.87	0.4516830	9,183.56
37	5/1/2031	275,000.00	5.625	20,331.87	-	295,331.87	0.4416145	130,422.84
38	11/1/2031			13,961.87	-	13,961.87	0.4317705	6,028.32
39	5/1/2032	295,000.00	5.625	13,961.87	-	308,961.87	0.4221458	130,426.97
40	11/1/2032			7,103.12	-	7,103.12	0.4127358	2,931.71
41	5/1/2033	305,000.00	5.625	7,103.12	-	312,103.12	0.4035355	125,944.68

Narcoossee Community Development District
Special Assessment Refunding Bonds, Series 2013A
T.I.C. Verification Report (Regular)

MSRB 30/360 SEMI 4/3

MBS Capital Markets, LLC

Dated: 3/15/2013

Delivered: 3/15/2013

4,180,000.00

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>
		4,180,000.00		2,205,427.03	0.00	6,385,427.03	4,110,305.69
<hr/>				<hr/>			
<i>True Interest Cost (TIC)</i>			4.5598531			<i>Face value of bond Issue</i>	\$4,180,000.00
<i>Net Interest Cost (NIC)</i>			4.5466862			<i>Accrued interest (+)</i>	
<i>Arbitrage Yield Limit (AYL)</i>			4.3887635			<i>Original issue premium/discount (+)</i>	(\$6,994.35)
<i>Arbitrage Net Interest Cost (ANIC)</i>			4.4308211			<i>Underwriter discount (+)</i>	(\$62,700.00)
<hr/>				<hr/>			
						<i>Lump-sum credit enhancements (-)</i>	\$0.00
						<i>Other TIC costs (-)</i>	
						<i>Bond surety fee (-)</i>	N/A
						<i>= TIC Target</i>	\$4,110,305.65
<hr/>				<hr/>			

SECTION IX

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

January 14, 2026 to March 10, 2026

Fund	Date	Check No.'s	Amount
General Fund	1/21/26	2394-2394	\$ 7,498.54
	1/27/26	2395-2397	\$ 25,291.13
	2/3/26	2398-2399	\$ 1,018.00
	2/18/26	2400-2401	\$ 26,770.93
	2/24/26	2402-2404	\$ 5,047.54
	3/3/26	2405-2405	\$ 2,454.68
	3/10/26	2406-2406	\$ 325.00
			\$ 68,405.82
General Fund - Autopay	2/9/26	80035-80041	\$ 725.31
	3/9/26	80042-80048	\$ 513.88
			\$ 1,239.19
Total Amount			\$ 69,645.01

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/21/26	00043	1/01/26	510	202601	320	53800	12000			*	430.20		
									FIELD MANAGEMENT - JAN 26				
1/01/26		1/01/26	510	202601	330	53800	12000			*	1,101.45		
									FIELD MANAGEMENT - JAN 26				
1/01/26		1/01/26	510	202601	340	53800	12000			*	474.94		
									FIELD MANAGEMENT - JAN 26				
1/01/26		1/01/26	510	202601	350	53800	12000			*	283.66		
									FIELD MANAGEMENT - JAN 26				
1/01/26		1/01/26	511	202601	310	51300	34000			*	4,823.83		
									MANAGEMENT FEES - JAN 26				
1/01/26		1/01/26	511	202601	310	51300	35200			*	114.67		
									WEBSITE ADMIN - JAN 26				
1/01/26		1/01/26	511	202601	310	51300	35100			*	143.33		
									INFORMATION TECH - JAN 26				
1/01/26		1/01/26	511	202601	310	51300	31300			*	119.50		
									DISSEMINATION - JAN 26				
1/01/26		1/01/26	511	202601	310	51300	51000			*	.27		
									OFFICE SUPPLIES				
1/01/26		1/01/26	511	202601	310	51300	42000			*	6.69		
									POSTAGE				
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,498.54	002394
1/27/26	00022	1/15/26	233828	202601	320	53800	46300			*	453.00		
									POND MAINT NC JAN26				
1/15/26		1/15/26	233829	202601	330	53800	46300			*	479.38		
									POND MAINT LV JAN 26				
1/15/26		1/15/26	233829	202601	350	53800	46300			*	170.62		
									POND MAINT GH JAN 26				
1/15/26		1/15/26	233830	202601	340	53800	46300			*	451.00		
									POND MAINT NP JAN26				
									APPLIED AQUATIC MANAGEMENT, INC.			1,554.00	002395
1/27/26	00003	12/31/25	13016210	202512	310	51300	48000			*	742.61		
									NOT OF PUBLIC HEARING				
									ORLANDO SENTINEL COMMUNICATIONS			742.61	002396
1/27/26	00090	1/15/26	192080	202601	320	53800	46200			*	4,681.31		
									LANDSCAPE MAINT NC JAN26				
1/15/26		1/15/26	192080	202601	330	53800	46200			*	7,053.07		
									LANDSCAPE MAINT LV JAN26				
1/15/26		1/15/26	192080	202601	340	53800	46200			*	5,021.21		
									LANDSCAPE MAINT NP JAN26				
1/15/26		1/15/26	192080	202601	350	53800	46200			*	2,510.41		
									LANDSCAPE MAINT GH JAN26				
1/21/26		1/21/26	1087383	202601	340	53800	46000			*	3,728.52		
									POND CUT BACK & HAUL AWAY				
									YELLOWSTONE LANDSCAPE			22,994.52	002397

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
2/03/26	00087	1/13/26	14043	202512	310	51300	31500		GENERAL COUNSEL - DEC 25	*	79.00			
												KILINSKI VAN WYK PLLC	79.00	002398
2/03/26	00090	1/27/26	1090021	202601	340	53800	46400		IRRIGATION REPAIRS	*	455.00			
		1/27/26	1090022	202601	330	53800	46400		IRRIGATION REPAIRS	*	484.00			
												YELLOWSTONE LANDSCAPE	939.00	002399
2/18/26	00043	2/01/26	512	202602	320	53800	12000		FIELD MANAGEMENT - FEB 26	*	430.20			
		2/01/26	512	202602	330	53800	12000		FIELD MANAGEMENT - FEB 26	*	1,101.45			
		2/01/26	512	202602	340	53800	12000		FIELD MANAGEMENT - FEB 26	*	474.94			
		2/01/26	512	202602	350	53800	12000		FIELD MANAGEMENT - FEB 26	*	283.66			
		2/01/26	513	202602	310	51300	34000		MANAGEMENT FEES - FEB 26	*	4,823.83			
		2/01/26	513	202602	310	51300	35200		WEBSITE ADMIN - FEB 26	*	114.67			
		2/01/26	513	202602	310	51300	35100		INFORMATION TECH - FEB 26	*	143.33			
		2/01/26	513	202602	310	51300	31300		DISSEMINATION - FEB 26	*	119.50			
		2/01/26	513	202602	310	51300	51000		OFFICE SUPPLIES	*	.48			
		2/01/26	513	202602	310	51300	42000		POSTAGE	*	11.52			
		2/01/26	513	202602	310	51300	42500		COPIES	*	1.35			
												GOVERNMENTAL MANAGEMENT SERVICES-CF	7,504.93	002400
2/18/26	00090	2/15/26	196031	202602	320	53800	46200		LANDSCAPE MAINT NC FEB26	*	4,681.31			
		2/15/26	196031	202602	330	53800	46200		LANDSCAPE MAINT LV FEB26	*	7,053.07			
		2/15/26	196031	202602	340	53800	46200		LANDSCAPE MAINT NP FEB26	*	5,021.21			
		2/15/26	196031	202602	350	53800	46200		LANDSCAPE MAINT GH FEB26	*	2,510.41			
												YELLOWSTONE LANDSCAPE	19,266.00	002401
2/24/26	00022	2/15/26	234508	202602	330	53800	46300		POND MAINT LV FEB26	*	479.38			

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/15/26		234508		202602	350	53800	46300		POND MAINT GH FEB26	*	170.62		
2/15/26		234509		202602	320	53800	46300		POND MAINT NC FEB26	*	453.00		
2/15/26		234510		202602	340	53800	46300		POND MAINT NP FEB26	*	451.00		
APPLIED AQUATIC MANAGEMENT, INC.											1,554.00	002402	
2/24/26	00072	2/20/26	22480624	202601	310	51300	31100		GENERAL ENGINEERING JAN26	*	187.50		
DEWBERRY ENGINEERS INC.											187.50	002403	
2/24/26	00087	2/18/26	14229	202601	310	51300	31500		GENERAL COUNSEL - JAN 26	*	3,306.04		
KILINSKI VAN WYK PLLC											3,306.04	002404	
3/03/26	00090	2/19/26	1112025	202602	320	53800	46000		PLANT WAX MYRTLES	*	2,454.68		
YELLOWSTONE LANDSCAPE											2,454.68	002405	
3/10/26	00080	3/07/26	6023	202603	330	53800	46000		REPAIR GATE HINGES	*	325.00		
BERRY CONSTRUCTION, INC											325.00	002406	
TOTAL FOR BANK A											68,405.82		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/26	00042	2/02/26	1125-01. 9343 DOWDEN RD	202601 01.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	27.90	27.90	080035
2/09/26	00042	2/02/26	1791-01. 9422 DOWDEN RD	202601 01.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	58.55	58.55	080036
2/09/26	00042	2/02/26	3058-01. 9417 DOWDEN RD	202601 01.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	23.69	23.69	080037
2/09/26	00042	2/02/26	7561-01. 9317 DOWDEN RD	202601 01.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	147.25	147.25	080038
2/09/26	00042	2/02/26	9688-01. 9348 DOWDEN RD	202601 01.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	116.32	116.32	080039
2/09/26	00042	2/05/26	0300-01. 9417 DOWDEN RD	202601 01.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	238.64	238.64	080040
2/09/26	00042	2/05/26	7597-01. 9422 DOWDEN RD	202601 01.26	330-53800-43200		ORLANDO UTILITIES COMMISSION	*	112.96	112.96	080041
3/09/26	00042	3/02/26	1125-02. 9343 DOWDEN RD	202602 02.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	27.76	27.76	080042
3/09/26	00042	3/02/26	3058-02. 9417 DOWDEN RD	202602 02.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	17.31	17.31	080043
3/09/26	00042	3/02/26	7561-02. 9317 DOWDEN RD	202602 02.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	104.74	104.74	080044
3/09/26	00042	3/02/26	9688-02. 9348 DOWDEN RD	202602 02.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	12.41	12.41	080045
3/09/26	00042	3/03/26	1791-02. 9422 DOWDEN RD	202602 02.26	330-53800-43000		ORLANDO UTILITIES COMMISSION	*	.06	.06	080046

NARC -NARCOOSSEE - ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/09/26	00042	3/05/26 0300-02. 9417 DOWDEN RD 02.26	202602 330-53800-43100	ORLANDO UTILITIES COMMISSION	*	238.64	238.64 080047
3/09/26	00042	3/05/26 7597-02. 9422 DOWDEN RD 02.26	202602 330-53800-43200	ORLANDO UTILITIES COMMISSION	*	112.96	112.96 080048
TOTAL FOR BANK Z						1,239.19	
TOTAL FOR REGISTER						69,645.01	

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
January 31, 2026



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1	<hr/>	<u>Balance Sheet</u>
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5	<hr/>	<u>Combined Capital Reserves Fund</u>
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8	<hr/>	<u>Long Term Debt</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

Narcoossee
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 203,801	\$ -	\$ -	\$ 203,801
Capital Reserve	\$ -	\$ -	\$ 245,116	\$ 245,116
Investments:				
Custody - Excess Funds	\$ 31,757	\$ -	\$ -	\$ 31,757
Series 2013 A-1/A-2				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 798	\$ -	\$ 798
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 347,450	\$ -	\$ 347,450
Due from General Fund	\$ -	\$ 28,728	\$ -	\$ 28,728
Total Assets	\$ 235,558	\$ 532,586	\$ 245,116	\$ 1,013,260
Liabilities:				
Accounts Payable	\$ 5,237	\$ -	\$ -	\$ 5,237
FICA Payable	\$ 122	\$ -	\$ -	\$ 122
Due to Debt Service	\$ 28,728	\$ -	\$ -	\$ 28,728
Total Liabilities	\$ 34,087	\$ -	\$ -	\$ 34,087
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 245,116	\$ 245,116
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 532,586	\$ -	\$ 532,586
Unassigned	\$ 201,472	\$ -	\$ -	\$ 201,472
Total Fund Balances	\$ 201,472	\$ 532,586	\$ 245,116	\$ 979,174
Total Liabilities & Fund Balance	\$ 235,558	\$ 532,586	\$ 245,116	\$ 1,013,260

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Maintenance Assessments	\$ 592,867	\$ 123,751	\$ 123,751	\$ -
Interest Income	\$ 595	\$ 595	\$ 668	\$ 72
Total Revenues	\$ 593,463	\$ 124,346	\$ 124,419	\$ 72
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	\$ 523	\$ 2,078
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Attorney	\$ 18,000	\$ 6,000	\$ 6,356	\$ (356)
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,434	\$ 478	\$ 478	\$ -
Arbitrage	\$ 600	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,259	\$ 1,235	\$ 1,235	\$ -
Management Fees	\$ 57,886	\$ 19,295	\$ 19,295	\$ -
Information Technology	\$ 1,720	\$ 573	\$ 573	\$ 0
Website Maintenance	\$ 1,376	\$ 459	\$ 459	\$ 0
Telephone	\$ 25	\$ 8	\$ -	\$ 8
Postage	\$ 450	\$ 150	\$ 50	\$ 100
Insurance	\$ 42,851	\$ 42,851	\$ 34,860	\$ 7,991
Printing & Binding	\$ 200	\$ 67	\$ 1	\$ 66
Legal Advertising	\$ 1,900	\$ 633	\$ 743	\$ (109)
Other Current Charges	\$ 2,000	\$ 667	\$ 43	\$ 623
Office Supplies	\$ 50	\$ 17	\$ 1	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 274	\$ -	\$ 274
Subtotal General & Administrative	\$ 155,017	\$ 83,043	\$ 71,706	\$ 11,337
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 5,163	\$ 1,721	\$ 1,721	\$ -
Landscape Maintenance	\$ 59,544	\$ 19,848	\$ 20,077	\$ (229)
Irrigation Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Lake Maintenance	\$ 5,280	\$ 1,760	\$ 1,812	\$ (52)
Wall Repairs/Cleaning	\$ 2,500	\$ 833	\$ -	\$ 833
Feature Lighting	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
Miscellaneous Common Area	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Tree Trimming	\$ 23,099	\$ 7,700	\$ -	\$ 7,700
Subtotal Nona Crest	\$ 109,586	\$ 36,529	\$ 23,610	\$ 12,919

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
La Vina				
Field Management	\$ 13,218	\$ 4,406	\$ 4,406	\$ -
Landscape Maintenance	\$ 89,711	\$ 29,904	\$ 30,249	\$ (345)
Irrigation Repairs	\$ 10,500	\$ 3,500	\$ 984	\$ 2,517
Lake Maintenance	\$ 5,576	\$ 1,859	\$ 1,918	\$ (59)
Utilities	\$ 7,347	\$ 2,449	\$ 2,036	\$ 413
Wall Repairs/Cleaning	\$ 3,000	\$ 1,000	\$ 1,025	\$ (25)
Solvino Streetlighting	\$ 3,485	\$ 1,162	\$ 711	\$ 450
Capri Streetlighting	\$ 4,433	\$ 1,478	\$ 445	\$ 1,032
Miscellaneous Common Area	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Tree Trimming	\$ 26,489	\$ 8,830	\$ -	
Subtotal La Vina	\$ 168,758	\$ 59,586	\$ 41,773	\$ 8,984
Nona Preserve				
Field Management	\$ 5,699	\$ 1,900	\$ 1,900	\$ -
Landscape Maintenance	\$ 63,867	\$ 21,289	\$ 21,535	\$ (246)
Irrigation Repairs	\$ 4,500	\$ 1,500	\$ 455	\$ 1,045
Lake Maintenance	\$ 5,256	\$ 1,752	\$ 1,804	\$ (52)
Wall Repairs/Cleaning	\$ 2,500	\$ 833	\$ -	\$ 833
Miscellaneous Common Area	\$ 2,500	\$ 833	\$ 3,729	\$ (2,895)
Tree Trimming	\$ 12,458	\$ 4,153	\$ -	\$ 4,153
Subtotal Nona Preserve	\$ 96,781	\$ 32,260	\$ 29,422	\$ 2,838
Parcels G & H				
Field Management	\$ 3,404	\$ 1,135	\$ 1,135	\$ -
Landscape Maintenance	\$ 31,931	\$ 10,644	\$ 10,766	\$ (123)
Lake Maintenance	\$ 1,984	\$ 661	\$ 682	\$ (21)
Tree Trimming	\$ 6,953	\$ 2,318	\$ -	\$ 2,318
Subtotal Parcels G & H	\$ 44,273	\$ 14,758	\$ 12,584	\$ 2,174
Total Expenditures	\$ 574,414	\$ 226,175	\$ 179,094	\$ 38,252
Excess (Deficiency) of Revenues over Expenditures	\$ 19,049		\$ (54,675)	
Other Financing Sources/(Uses):				
Transfer Out to Capital Reserves	\$ (31,675)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (31,675)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (12,626)		\$ (54,675)	
Fund Balance - Beginning	\$ 12,626		\$ 256,146	
Fund Balance - Ending	\$ -		\$ 201,472	

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,584	\$ 66,224	\$ 66,224	\$ -
Interest	\$ 10,451	\$ 5,947	\$ 5,947	\$ -
Total Revenues	\$ 328,034	\$ 72,171	\$ 72,171	\$ -
Expenditures:				
<i>Series 2013 A-1</i>				
Interest - 11/1	\$ 28,921	\$ 28,921	\$ 28,921	\$ -
Principal - 5/1	\$ 150,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 28,921	\$ -	\$ -	\$ -
<i>Series 2013 A-2</i>				
Interest - 11/1	\$ 18,141	\$ 18,141	\$ 18,141	\$ -
Principal - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 18,141	\$ -	\$ -	\$ -
Total Expenditures	\$ 309,124	\$ 47,062	\$ 47,062	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 18,911		\$ 25,109	
Fund Balance - Beginning	\$ 341,212		\$ 507,477	
Fund Balance - Ending	\$ 360,123		\$ 532,586	

Narcoossee
Community Development District
Combined Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ 12	\$ 12	\$ 275	\$ 263
Total Revenues	\$ 12	\$ 12	\$ 275	\$ 263
Expenditures:				
Contingency	\$ 2,000	\$ 667	\$ 152	\$ 515
Mirabella Sign Refurbishment	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Ziani Sign Refurbishment	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Nona Preserve Sign Refurbishment	\$ 23,000	\$ 7,667	\$ -	\$ 7,667
Total Expenditures	\$ 55,000	\$ 18,333	\$ 152	\$ 18,181
Excess (Deficiency) of Revenues over Expenditures	\$ (54,988)		\$ 123	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 31,675	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 31,675	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (23,313)		\$ 123	
Fund Balance - Beginning	\$ 225,520		\$ 244,992	
Fund Balance - Ending	\$ 202,207		\$ 245,116	

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 29,613	\$ 65,500	\$ 28,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,751
Interest Income	\$ 106	\$ 107	\$ 100	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 668
Total Revenues	\$ 106	\$ 29,720	\$ 65,600	\$ 28,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,419
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expense	\$ -	\$ -	\$ 46	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Engineering Fees	\$ -	\$ 335	\$ -	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 523
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Attorney	\$ 330	\$ 2,641	\$ 79	\$ 3,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,356
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,235
Management Fees	\$ 4,824	\$ 4,824	\$ 4,824	\$ 4,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,295
Information Technology	\$ 143	\$ 143	\$ 143	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 13	\$ 2	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Insurance	\$ 34,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,860
Printing & Binding	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ -	\$ -	\$ 743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743
Other Current Charges	\$ -	\$ -	\$ -	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General & Administrative	\$ 47,236	\$ 8,191	\$ 6,672	\$ 9,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,706
Operations & Maintenance													
Nona Crest													
Field Management	\$ 430	\$ 430	\$ 430	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,721
Landscape Maintenance	\$ 4,681	\$ 4,681	\$ 6,033	\$ 4,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,077
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 453	\$ 453	\$ 453	\$ 453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,812
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Crest	\$ 5,565	\$ 5,565	\$ 6,916	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,610

Narcoossee
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
La Vina													
Field Management	\$ 1,101	\$ 1,101	\$ 1,101	\$ 1,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,406
Landscape Maintenance	\$ 7,053	\$ 7,053	\$ 9,089	\$ 7,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,249
Irrigation Repairs	\$ -	\$ 500	\$ -	\$ 484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984
Lake Maintenance	\$ 479	\$ 479	\$ 479	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,918
Utilities	\$ 565	\$ 410	\$ 449	\$ 612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,036
Wall Repairs/Cleaning	\$ -	\$ -	\$ 1,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025
Solvino Streetlighting	\$ 236	\$ 236	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 711
Capri Streetlighting	\$ 110	\$ 110	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal La Vina	\$ 9,544	\$ 9,890	\$ 12,495	\$ 9,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,773
Nona Preserve													
Field Management	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900
Landscape Maintenance	\$ 5,021	\$ 5,021	\$ 6,471	\$ 5,021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,535
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,804
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ 3,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,729
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Preserve	\$ 5,947	\$ 5,947	\$ 7,397	\$ 10,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,422
Parcels G & H													
Field Management	\$ 284	\$ 284	\$ 284	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,135
Landscape Maintenance	\$ 2,510	\$ 2,510	\$ 3,235	\$ 2,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,766
Lake Maintenance	\$ 171	\$ 171	\$ 171	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Parcels G & H	\$ 2,965	\$ 2,965	\$ 3,690	\$ 2,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,584
Total Expenditures	\$ 71,257	\$ 32,557	\$ 37,170	\$ 38,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,094
Excess Revenues (Expenditures)	\$ (71,151)	\$ (2,837)	\$ 28,430	\$ (9,117)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (54,675)
Other Financing Sources/Uses:													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (71,151)	\$ (2,837)	\$ 28,430	\$ (9,117)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (54,675)

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)
LESS: PRINCIPAL PAYMENT 5/1/25	(\$145,000)
CURRENT BONDS OUTSTANDING	\$1,405,000

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)
LESS: PRINCIPAL PAYMENT 5/1/25	(\$60,000)
CURRENT BONDS OUTSTANDING	\$645,000

Narcoossee
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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
11/10/25	#1	\$ 4,569.91	\$ (220.66)	\$ -	\$ -	\$ 4,349.25	\$ 2,833.13	\$ 1,516.12	\$ 4,349.25
11/20/25	#2	\$ 9,593.85	\$ (383.74)	\$ (652.26)	\$ -	\$ 8,557.85	\$ 5,574.65	\$ 2,983.20	\$ 8,557.85
11/25/25	#3	\$ 33,908.99	\$ (1,356.38)	\$ -	\$ -	\$ 32,552.61	\$ 21,205.02	\$ 11,347.59	\$ 32,552.61
12/5/25	#4	\$ 64,692.77	\$ (2,587.73)	\$ -	\$ -	\$ 62,105.04	\$ 40,455.69	\$ 21,649.35	\$ 62,105.04
12/15/25	#5	\$ 12,142.45	\$ (485.71)	\$ -	\$ -	\$ 11,656.74	\$ 7,593.29	\$ 4,063.45	\$ 11,656.74
12/22/25	#6	\$ 27,466.42	\$ (1,098.64)	\$ -	\$ -	\$ 26,367.78	\$ 17,176.17	\$ 9,191.61	\$ 26,367.78
12/22/25	#7	\$ 421.54	\$ -	\$ -	\$ -	\$ 421.54	\$ 274.59	\$ 146.95	\$ 421.54
1/15/26	#8	\$ 45,796.00	\$ (1,831.90)	\$ -	\$ -	\$ 43,964.10	\$ 28,638.55	\$ 15,325.55	\$ 43,964.10
Total		\$ 198,591.93	\$ (7,964.76)	\$ (652.26)	\$ -	\$ 189,974.91	\$ 123,751.09	\$ 66,223.82	\$ 189,974.91

21%	Net Percent Collected
\$ 721,071.32	Balance Remaining to Collect

SECTION D

SECTION 1

ESTIMATE

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

Sales Representative
Kelsey Platt
kplatt@dehlinger.com



Mirabella
Job #26-8799 - Wall Repairs - Mirabella
9902 Shadow Creek Drive
Orlando, FL 32832

Estimate #	7325
Date	3/11/2026

Description	Amount
<p>Scope of Work:</p> <ul style="list-style-type: none"> - Demo and replace damaged bricks (12" sections where applicable). - Perform tuckpointing ("nick and tuck") on wall areas where needed. - Perform tuckpointing on both entrance columns where repairs are required. - Demo and replace damaged bricks (8" sections where applicable). - Remove and replace three (3) top caps with newly fabricated caps. - Repair both entrances, including brick replacement and tuckpointing as required. - Install a combination of new and salvaged bricks to achieve the closest possible match to existing materials. - Final site cleanup upon completion of work. <p>Excludes:</p> <ul style="list-style-type: none"> - Permits and fees - Engineering <p>Payment Schedule:</p> <ul style="list-style-type: none"> - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion 	\$21,500.00

Sub Total	\$21,500.00
Total	\$21,500.00

SPECIAL INSTRUCTIONS

TERMS & CONDITIONS

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

1. **Construction Schedule:**
 - a. **Commencement:** Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. **Completion:** Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. **Occupancy:** Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. **Standards of Performance / Patching & Matching:**
 - a. **Standard of Performance:** Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. **Nonmaterial Adjustments:** Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. **Textures & Finishes:** Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. **Patching & Matching:** Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. **Non-specified Materials:** Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. **Change Orders:** Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. **Owner's Obligations:**
 - a. **Access:** Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. **Requests for Information:** Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFIs as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. **Contractor's Obligations:**
 - a. **Insurance:** Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. **Waivers:** Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. **Safety / Owner's Access to Jobsite:**
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentiality, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. **Remedies:**
 - a. **Punch Items:** Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR**
 - b. **Owner's Default In Payment:** In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. **Jury Waiver:** Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. **Waiver of Incidental / Consequential Damages:** Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. **Warranty / Disclaimers:**
 - a. **Warranty:**
 - i. **Workmanship:** Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. **Materials & Equipment:** Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
 - b. **EXCLUSION OF IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**
 - c. **Owner's Maintenance:** Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
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10. **Miscellaneous:**
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 - b. **Amendment:** Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
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 - d. **Notices/Delivery:** Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

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

ESTIMATE

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

Sales Representative
Kelsey Platt
kplatt@dehlinger.com



Ziani
Job #26-8800 - Wall Repairs - Ziani
9424 Walnut Crest Drive
Orlando, FL 32832

Estimate #	7326
Date	3/11/2026

Description	Amount
<p>Scope of Work:</p> <ul style="list-style-type: none"> - Demo and replace damaged bricks (12" sections where applicable). - Demo and replace damaged bricks (8" sections where applicable). - Demo, repair, and tuckpoint brick at entrance areas. - Replace EIFS form located on the entrance wall. - Perform tuckpointing repairs on approximately ten (10) columns where needed. - Demo and rebuild approximately 10 feet of wall to realign the structure back into a straight line. - Install a combination of new and salvaged bricks to achieve the closest possible match to existing materials. - Final site cleanup upon completion of work. <p>Excludes:</p> <ul style="list-style-type: none"> - Permits and fees - Engineering <p>Payment Schedule:</p> <ul style="list-style-type: none"> - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion 	\$21,500.00

Sub Total	\$21,500.00
Total	\$21,500.00

SPECIAL INSTRUCTIONS

TERMS & CONDITIONS

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

1. **Construction Schedule:**
 - a. **Commencement:** Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. **Completion:** Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. **Occupancy:** Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. **Standards of Performance / Patching & Matching:**
 - a. **Standard of Performance:** Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. **Nonmaterial Adjustments:** Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. **Textures & Finishes:** Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. **Patching & Matching:** Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. **Non-specified Materials:** Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. **Change Orders:** Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. **Owner's Obligations:**
 - a. **Access:** Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. **Requests for Information:** Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFI's as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. **Contractor's Obligations:**
 - a. **Insurance:** Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. **Waivers:** Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. **Safety / Owner's Access to Jobsite:**
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentiality, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. **Remedies:**
 - a. **Punch Items:** Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR**
 - b. **Owner's Default In Payment:** In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. **Jury Waiver:** Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. **Waiver of Incidental / Consequential Damages:** Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. **Warranty / Disclaimers:**
 - a. **Warranty:**
 - i. **Workmanship:** Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. **Materials & Equipment:** Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
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