

*Narcoossee
Community Development District*

Agenda

May 26, 2026

AGENDA

Narcoossee
Community Development District

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

May 19, 2026

Board of Supervisors
Narcoossee Community
Development District

Dear Board Members:

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, May 26, 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. 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
4. Approval of Minutes of the March 24, 2026, Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 1,965
 - D. Field Report
6. Other Business
7. Supervisors Requests
8. Next Meeting Date- July 28, 2026
9. Adjournment

SECTION III

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, **March 24, 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
Eli Garrett	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Karly Chambers	Field Manager, GMS
Chace Arrington <i>by phone</i>	District Engineer
Patrick Collins	District Counsel, Kilinski Van Wyk
Tom Keen	City of Orlando Commissioner, District 1

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.

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

Discussion with Commissioner Keen

Mr. Showe introduced the City of Orlando Commissioner, Tom Keen. Commissioner Keen stated that one of his purposes today is to start to learn the differences of each community and how they can better serve this CDD. He discussed the electric bike, scooter, and dirt bike

situation. Also discussed was the increase of people fishing in ponds, trespassing into lake areas, speeding, request for more police presence in this community, the decrease in crime across the city, the new substation for police opening later this fall, the library, and the fire station. Commissioner Keen concluded his discussion. The Board thanked Commissioner Keen for his time.

A resident presented a proposal to add a monument wall on Solvino for the Board's consideration. Property ownership for this area was discussed. District staff is going to confirm property ownership and will follow up with an update on this matter. The resident thanked the Board for their time and consideration. The Board discussed signage. The Board noted that they still want to move forward and complete the projects they already started. Mr. Showe explained that the monument wall proposal just discussed is a different situation than the ones the Board approved at the last meeting. The budget and how it relates to the possible new monument wall project was discussed. Mr. Showe explained that if the project comes out of the capital reserve, it shouldn't increase their assessment. It was noted that there could be a small increase for maintenance of the project.

FOURTH 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 still a vacancy in Seat #4. He explained that the District has not received any expressions of interest, so they will continue to keep it available, and it will be placed on the next Board of Supervisor's meeting agenda.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the January 27, 2026 Board of Supervisors Meeting

Mr. Showe presented the minutes from the January 27, 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. Turner, seconded by Mr. Giercyk, with all in favor, the Minutes of the January 27, 2026 Board of Supervisors Meetings, were approved.
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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Approving the Fiscal Year 2027 Proposed
Budget and Setting a Public Hearing to
Adopt**

Mr. Showe presented Resolution 2026-04. He explained that this resolution does several things. First, it sets the proposed budget, which is attached for review. Second, it sets a public hearing, which they have set for the regular July 15, 2026 meeting. He added that this resolution also directs staff to post it on the website as well as transmit it to Orange County, which is a requirement. He noted that on the budget, they made no changes to the assessment and they are using the same O&M assessments. He explained that they were able to balance a budget this year, so they felt comfortable with that after looking at all the numbers. He pointed out that the tree trimming is still in there, so whenever they need to do that, that funding is contained. He continued to briefly review and explain the budget. He stated that they believe the budget is in good shape with no assessment increase. He offered to take any questions or comments from the Board.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05 Relating
to the General Election and Qualifying
Period Procedures**

Mr. Showe presented Resolution 2026-05. He explained that this resolution is announcing the general election seats that are coming up for election. He noted they currently have Seat #3, which is Ms. Hanze's, as well as Seat #5, which is Mr. Turner's. He further explained that this resolution really lays out the qualification process, which is set by Florida statutes for both of those seats. He noted the qualifying period runs from noon on June 8 through noon on June 12. He pointed out that typically if they go down there now, they could probably go ahead and qualify. He stated this is more of a housekeeping item that they have to do. He noted they also place an ad in the newspaper. There was a noted correction to the resolution where it says, 'Osceola County,' and it should say, 'Orange County.'

On MOTION by Mr. Giercyk, seconded by Mr. Garrett, with all in favor, Resolution 2026-05 Relating to the General Election and Qualifying Period Procedures, was approved as amended.

EIGHTH ORDER OF BUSINESS

Presentation of Series 2013A Arbitrage Rebate Report

Mr. Showe presented the Series 2013A Arbitrage Rebate Report. He explained that they are required to complete this annually to make sure that they are not collecting more interest than they are legally allowed to on their bonds. He stated there is no rebate and they are all in compliance.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins introduced their new associate, Megan, who joined the meeting by phone today. He stated they will do a more formal introduction at the next meeting.

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. He stated they have checks #2394 and #2406, as well as autopay, for a total of \$69,645.01.

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

ii. Balance Sheet and Income Statement

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

D. Field Report

i. Consideration of Proposals for Wall Repairs – Mirabella & Ziani

Mr. Scheerer presented the field report. He also presented proposals for Mirabella and Ziani from Dehlinger Construction, LLC, with both proposals totaling \$21,500 for the Board’s consideration. The Board agreed to both proposals.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, the Proposals for Wall Repairs – Mirabella & Ziani, was approved.

Mr. Scheerer stated he met with Ken and a gentleman from the HOA and there were some suggestions made and they are implementing those. Mr. Showe asked the Board if there was any opposition if they move forward with the other two signs. The Board agreed to keep those moving. Mr. Showe stated they will have the attorney draft or revise that contract so that it’s only the first two. Mr. Scheerer introduced Karly Chambers who is a new associate with GMS training as a field manager. Mr. Scheerer concluded his field manager report.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Meeting Date – May 26, 2026

Mr. Showe stated the next meeting is May 26, 2026.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Narcoossee Community Development District

Summary of Check Register

March 11, 2026 to May 18, 2026

Fund	Date	Check No.'s	Amount
General Fund	3/17/26	2407-2408	\$ 171,383.28
	3/24/26	2409-2413	\$ 22,628.50
	4/8/26	2414	\$ 2,127.12
	4/14/26	2415-2418	\$ 27,576.31
	4/20/26	2419-2421	\$ 9,184.38
	4/30/26	2422	\$ 1,554.00
	5/12/26	2423-2424	\$ 26,829.82
		Autodrafts	\$ 924.78
		<hr/>	\$ 262,208.19
Supervisor Fees	<u>March-26</u>		
	Kenneth Turner	50462	\$ 184.70
	Eli Garrett	50463	\$ 184.70
	Stephen Giercyk	50464	\$ 184.70
		<hr/>	\$ 554.10
Total Amount			\$ 262,762.29

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00043	3/01/26	514	202603	320	53800	12000		FIELD MANAGEMENT - MAR 26	*	430.20		
		3/01/26	514	202603	330	53800	12000		FIELD MANAGEMENT - MAR 26	*	1,101.45		
		3/01/26	514	202603	340	53800	12000		FIELD MANAGEMENT - MAR 26	*	474.94		
		3/01/26	514	202603	350	53800	12000		FIELD MANAGEMENT - MAR 26	*	283.66		
		3/01/26	515	202603	310	51300	34000		MANAGEMENT FEES - MAR 26	*	4,823.83		
		3/01/26	515	202603	310	51300	35200		WEBSITE ADMIN - MAR 26	*	114.67		
		3/01/26	515	202603	310	51300	35100		INFORMATION TECH - MAR 26	*	143.33		
		3/01/26	515	202603	310	51300	31300		DISSEMINATION - MAR 26	*	119.50		
		3/01/26	515	202603	310	51300	51000		OFFICE SUPPLIES	*	.09		
		3/01/26	515	202603	310	51300	42000		POSTAGE	*	2.23		
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,493.90	002407	
3/17/26	00034	3/17/26	31726	202603	300	20700	10500		TSFR TAX RECEIPTS S2013	*	163,889.38		
NARCOOSSEE CDD C/O US BANK											163,889.38	002408	
3/24/26	00022	3/15/26	235087	202603	330	53800	46300		POND MAINT LV MAR26	*	479.38		
		3/15/26	235087	202603	350	53800	46300		POND MAINT GH MAR26	*	170.62		
		3/15/26	235088	202603	320	53800	46300		POND MAINT NC MAR26	*	453.00		
		3/15/26	235089	202603	340	53800	46300		POND MAINT NP MAR26	*	451.00		
APPLIED AQUATIC MANAGEMENT, INC.											1,554.00	002409	
3/24/26	00080	3/07/26	6023	202603	330	53800	46000		REPAIR GATE HINGES	*	325.00		
BERRY CONSTRUCTION, INC											325.00	002410	
3/24/26	00045	3/19/26	28943	202602	310	51300	31700		ARBITRAGE S2013 2/28/26	*	600.00		
GRAU & ASSOCIATES											600.00	002411	
3/24/26	00087	3/19/26	14515	202602	310	51300	31500		GENERAL COUNSEL - FEB26	*	405.50		
KILINSKI VAN WYK PLLC											405.50	002412	
NARC -NARCOOSSEE - BOH													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/24/26	00090	3/15/26	200002	202603	320	53800	46200		LANDSCAPE MAINT NC MAR26	*	4,681.31		
		3/15/26	200002	202603	330	53800	46200		LANDSCAPE MAINT LV MAR26	*	7,053.07		
		3/15/26	200002	202603	340	53800	46200		LANDSCAPE MAINT NP MAR26	*	5,021.21		
		3/15/26	200002	202603	350	53800	46200		LANDSCAPE MAINT GH MAR26	*	2,510.41		
		3/18/26	1132082	202603	340	53800	46400		IRRIGATION REPAIRS	*	478.00		
YELLOWSTONE LANDSCAPE												19,744.00	002413
4/08/26	00090	4/02/26	1144523	202604	320	53800	46000		PRUNE PLANTS FROM SIDEWLK	*	1,192.84		
		4/02/26	1144524	202604	320	53800	46000		REMOVE INDIAN HAWTHORN	*	934.28		
YELLOWSTONE LANDSCAPE												2,127.12	002414
4/14/26	00080	4/10/26	6053	202603	330	53800	46600		REPLACE LETTERS	*	285.00		
BERRY CONSTRUCTION, INC												285.00	002415
4/14/26	00087	4/11/26	14760	202603	310	51300	31500		GENERAL COUNSEL - MAR 26	*	4,765.87		
KILINSKI VAN WYK PLLC												4,765.87	002416
4/14/26	00053	3/25/26	8119854	202603	310	51300	32300		TRUSTEE FEE S13 FY26	*	1,901.34		
		3/25/26	8119854	202603	300	15500	10000		TRUSTEE FEE S13 FY27	*	1,358.10		
US BANK												3,259.44	002417
4/14/26	00090	4/15/26	203650	202604	320	53800	46200		LANDSCAPE MAINT NC APR25	*	4,681.31		
		4/15/26	203650	202604	330	53800	46200		LANDSCAPE MAINT LV APR25	*	7,053.07		
		4/15/26	203650	202604	340	53800	46200		LANDSCAPE MAINT NP APR25	*	5,021.21		
		4/15/26	203650	202604	350	53800	46200		LANDSCAPE MAINT GH APR25	*	2,510.41		
YELLOWSTONE LANDSCAPE												19,266.00	002418
4/20/26	00072	4/10/26	22485615	202603	310	51300	31100		GENERAL ENGINEERING MAR26	*	62.50		
DEWBERRY ENGINEERS INC.												62.50	002419

NARC -NARCOOSSEE - BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/20/26	00043	4/01/26	516	202604	320	53800	12000		FIELD MANAGEMENT - APR 26	*	430.20		
		4/01/26	516	202604	330	53800	12000		FIELD MANAGEMENT - APR 26	*	1,101.45		
		4/01/26	516	202604	340	53800	12000		FIELD MANAGEMENT - APR 26	*	474.94		
		4/01/26	516	202604	350	53800	12000		FIELD MANAGEMENT - APR 26	*	283.66		
		4/01/26	517	202604	310	51300	34000		MANAGEMENT FEES - APR 26	*	4,823.83		
		4/01/26	517	202604	310	51300	35200		WEBSITE ADMIN - APR 26	*	114.67		
		4/01/26	517	202604	310	51300	35100		INFORMATION TECH - APR 26	*	143.33		
		4/01/26	517	202604	310	51300	31300		DISSEMINATION - APR 26	*	119.50		
		4/01/26	517	202604	310	51300	51000		OFFICE SUPPLIES	*	.39		
		4/01/26	517	202604	310	51300	42000		POSTAGE	*	9.66		
		4/01/26	517	202604	310	51300	42500		COPIES	*	17.25		
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,518.88	002420	
4/20/26	00090	4/17/26	1153040	202604	340	53800	46400		IRRIGATION REPAIRS	*	1,603.00		
YELLOWSTONE LANDSCAPE											1,603.00	002421	
4/30/26	00022	4/15/26	235794	202604	330	53800	46300		POND MAINT LV APR26	*	479.38		
		4/15/26	235794	202604	350	53800	46300		POND MAINT GH APR26	*	170.62		
		4/15/26	235795	202604	320	53800	46300		POND MAINT NC APR26	*	453.00		
		4/15/26	235796	202604	340	53800	46300		POND MAINT NP APR26	*	451.00		
APPLIED AQUATIC MANAGEMENT, INC.											1,554.00	002422	
5/12/26	00043	5/01/26	518	202605	320	53800	12000		FIELD MANAGEMENT - MAY 26	*	430.20		
		5/01/26	518	202605	330	53800	12000		FIELD MANAGEMENT - MAY 26	*	1,101.45		
		5/01/26	518	202605	340	53800	12000		FIELD MANAGEMENT - MAY 26	*	474.94		
		5/01/26	518	202605	350	53800	12000		FIELD MANAGEMENT - MAY 26	*	283.66		

NARC -NARCOOSSEE - BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26	519		202605 310-51300-34000						MANAGEMENT FEES - MAY 26	*	4,823.83		
5/01/26	519		202605 310-51300-35200						WEBSITE ADMIN - MAY 26	*	114.67		
5/01/26	519		202605 310-51300-35100						INFORMATION TECH - MAY 26	*	143.33		
5/01/26	519		202605 310-51300-31300						DISSEMINATION - MAY 26	*	119.50		
5/01/26	519		202605 310-51300-51000						OFFICE SUPPLIES	*	.30		
5/01/26	519		202605 310-51300-42000						POSTAGE	*	71.94		
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,563.82	002423	
5/12/26	00090	5/01/26	206933 320-53800-46200						LANDSCAPE MAINT NC MAY26	*	4,681.31		
		5/01/26	206933 330-53800-46200						LANDSCAPE MAINT LV MAY26	*	7,053.07		
		5/01/26	206933 340-53800-46200						LANDSCAPE MAINT NP MAY26	*	5,021.21		
		5/01/26	206933 350-53800-46200						LANDSCAPE MAINT GH MAY26	*	2,510.41		
YELLOWSTONE LANDSCAPE											19,266.00	002424	
TOTAL FOR BANK A											261,283.41		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26	00042	4/02/26	1125-03. 9343 DOWDEN RD	202603	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	39.72	39.72	080049
4/08/26	00042	4/02/26	1791-03. 9422 DOWDEN RD	202603	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	.17	.17	080050
4/08/26	00042	4/02/26	3058-03. 9417 DOWDEN RD	202603	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	20.39	20.39	080051
4/08/26	00042	4/02/26	7561-03. 9317 DOWDEN RD	202603	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	79.75	79.75	080052
4/08/26	00042	4/03/26	9688-03. 9348 DOWDEN RD	202603	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	.02	.02	080053
4/08/26	00042	4/06/26	0300-03. 9417 DOWDEN RD	202603	330	53800	43100		ORLANDO UTILITIES COMMISSION	*	238.64	238.64	080054
4/08/26	00042	4/06/26	7597-03. 9422 DOWDEN RD	202603	330	53800	43200		ORLANDO UTILITIES COMMISSION	*	112.96	112.96	080055
5/11/26	00042	5/01/26	1125-04. 9343 DOWDEN RD	202604	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	26.05	26.05	080056
5/11/26	00042	5/01/26	3058-04. 9417 DOWDEN RD	202604	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	22.32	22.32	080057
5/11/26	00042	5/05/26	7561-04. 9317 DOWDEN RD	202604	330	53800	43000		ORLANDO UTILITIES COMMISSION	*	33.16	33.16	080058
5/11/26	00042	5/06/26	0300-04. 9417 DOWDEN RD	202604	330	53800	43100		ORLANDO UTILITIES COMMISSION	*	238.64	238.64	080059
5/11/26	00042	5/06/26	7597-04. 9422 DOWDEN RD	202604	330	53800	43200		ORLANDO UTILITIES COMMISSION	*	112.96	112.96	080060
TOTAL FOR BANK Z											924.78		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						262,208.19	

NARC -NARCOOSSEE - BOH

SECTION 2

Narcoossee
Community Development District

Unaudited Financial Reporting
April 30, 2026



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9	<hr/>	<u>Assessment Receipt Schedule</u>

Narcoossee
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 520,002	\$ -	\$ -	\$ 520,002
Capital Reserve	\$ -	\$ -	\$ 207,511	\$ 207,511
Investments:				
Custody - Excess Funds	\$ 32,037	\$ -	\$ -	\$ 32,037
Series 2013 A-1/A-2				
Reserve A-1	\$ -	\$ 104,321	\$ -	\$ 104,321
Prepayment A-1	\$ -	\$ 805	\$ -	\$ 805
Reserve A-2	\$ -	\$ 51,289	\$ -	\$ 51,289
Revenue	\$ -	\$ 515,633	\$ -	\$ 515,633
Due from General Fund	\$ -	\$ 69,230	\$ -	\$ 69,230
Prepaid Expenses	\$ 1,358	\$ -	\$ -	\$ 1,358
Total Assets	\$ 553,397	\$ 741,278	\$ 207,511	\$ 1,502,186
Liabilities:				
Accounts Payable	\$ 433	\$ -	\$ -	\$ 433
Due to Debt Service	\$ 69,230	\$ -	\$ -	\$ 69,230
Total Liabilities	\$ 69,663	\$ -	\$ -	\$ 69,663
Fund Balance:				
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 207,511	\$ 207,511
Designated	\$ 1,358	\$ -	\$ -	\$ 1,358
Nonspendable:				
Deposits and Prepaid Items	\$ 1,358	\$ -	\$ -	\$ 1,358
Restricted for:				
Debt Service Series 2013 A-1 & A-2	\$ -	\$ 741,278	\$ -	\$ 741,278
Unassigned	\$ 481,018	\$ -	\$ -	\$ 481,018
Total Fund Balances	\$ 483,734	\$ 741,278	\$ 207,511	\$ 1,432,523
Total Liabilities & Fund Balance	\$ 553,397	\$ 741,278	\$ 207,511	\$ 1,502,186

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Maintenance Assessments	\$ 592,867	\$ 592,867	\$ 505,693	\$ (87,174)
Interest Income	\$ 595	\$ 595	\$ 3,217	\$ 2,621
Total Revenues	\$ 593,463	\$ 593,463	\$ 508,910	\$ (84,552)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 3,500	\$ 2,000	\$ 1,500
FICA Expense	\$ 459	\$ 268	\$ 153	\$ 115
Engineering Fees	\$ 7,800	\$ 4,550	\$ 585	\$ 3,965
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Attorney	\$ 18,000	\$ 10,500	\$ 11,527	\$ (1,027)
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Dissemination Agent	\$ 1,434	\$ 836	\$ 837	\$ -
Arbitrage	\$ 600	\$ 600	\$ 600	\$ -
Trustee Fees	\$ 3,259	\$ 3,136	\$ 3,136	\$ -
Management Fees	\$ 57,886	\$ 33,767	\$ 33,767	\$ -
Information Technology	\$ 1,720	\$ 1,003	\$ 1,003	\$ 0
Website Maintenance	\$ 1,376	\$ 803	\$ 803	\$ 0
Telephone	\$ 25	\$ 15	\$ -	\$ 15
Postage	\$ 450	\$ 263	\$ 73	\$ 189
Insurance	\$ 42,851	\$ 42,851	\$ 34,860	\$ 7,991
Printing & Binding	\$ 200	\$ 117	\$ 20	\$ 97
Legal Advertising	\$ 1,900	\$ 1,108	\$ 743	\$ 366
Other Current Charges	\$ 2,000	\$ 1,167	\$ 202	\$ 965
Office Supplies	\$ 50	\$ 29	\$ 2	\$ 27
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 274	\$ 274	\$ -	\$ 274
Subtotal General & Administrative	\$ 155,017	\$ 110,369	\$ 95,893	\$ 14,477
<u>Operations & Maintenance:</u>				
Nona Crest				
Field Management	\$ 5,163	\$ 3,011	\$ 3,011	\$ -
Landscape Maintenance	\$ 59,544	\$ 34,734	\$ 34,121	\$ 613
Irrigation Repairs	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Lake Maintenance	\$ 5,280	\$ 3,080	\$ 3,171	\$ (91)
Wall Repairs/Cleaning	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Feature Lighting	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Miscellaneous Common Area	\$ 5,000	\$ 2,917	\$ 4,582	\$ (1,665)
Tree Trimming	\$ 23,099	\$ 13,475	\$ -	\$ 13,475
Subtotal Nona Crest	\$ 109,586	\$ 63,925	\$ 44,885	\$ 19,040

Narcoossee
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
La Vina				
Field Management	\$ 13,218	\$ 7,710	\$ 7,710	\$ -
Landscape Maintenance	\$ 89,711	\$ 52,332	\$ 51,408	\$ 924
Irrigation Repairs	\$ 10,500	\$ 6,125	\$ 984	\$ 5,142
Lake Maintenance	\$ 5,576	\$ 3,252	\$ 3,356	\$ (103)
Utilities	\$ 7,347	\$ 4,286	\$ 2,420	\$ 1,866
Wall Repairs/Cleaning	\$ 3,000	\$ 1,750	\$ 1,310	\$ 440
Solvino Streetlighting	\$ 3,485	\$ 2,033	\$ 1,427	\$ 606
Capri Streetlighting	\$ 4,433	\$ 2,586	\$ 784	\$ 1,802
Miscellaneous Common Area	\$ 5,000	\$ 5,000	\$ 325	\$ 4,675
Tree Trimming	\$ 26,489	\$ 15,452	\$ -	
Subtotal La Vina	\$ 168,758	\$ 100,525	\$ 69,723	\$ 15,350
Nona Preserve				
Field Management	\$ 5,699	\$ 3,325	\$ 3,325	\$ -
Landscape Maintenance	\$ 63,867	\$ 37,256	\$ 36,598	\$ 658
Irrigation Repairs	\$ 4,500	\$ 2,625	\$ 2,536	\$ 89
Lake Maintenance	\$ 5,256	\$ 3,066	\$ 3,157	\$ (91)
Wall Repairs/Cleaning	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Miscellaneous Common Area	\$ 2,500	\$ 2,500	\$ 3,729	\$ (1,229)
Tree Trimming	\$ 12,458	\$ 7,267	\$ -	\$ 7,267
Subtotal Nona Preserve	\$ 96,781	\$ 57,497	\$ 49,344	\$ 8,153
Parcels G & H				
Field Management	\$ 3,404	\$ 1,986	\$ 1,986	\$ -
Landscape Maintenance	\$ 31,931	\$ 18,626	\$ 18,298	\$ 329
Lake Maintenance	\$ 1,984	\$ 1,158	\$ 1,194	\$ (37)
Tree Trimming	\$ 6,953	\$ 4,056	\$ -	\$ 4,056
Subtotal Parcels G & H	\$ 44,273	\$ 25,826	\$ 21,478	\$ 4,348
Total Expenditures	\$ 574,414	\$ 358,142	\$ 281,323	\$ 61,368
Excess (Deficiency) of Revenues over Expenditures	\$ 19,049		\$ 227,588	
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)		\$ 227,588	
Fund Balance - Beginning	\$ 12,626		\$ 256,146	
Fund Balance - Ending	\$ -		\$ 483,734	

Narcoossee
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 317,584	\$ 317,584	\$ 270,615	\$ (46,968)
Interest	\$ 10,451	\$ 10,247	\$ 10,247	\$ -
Total Revenues	\$ 328,034	\$ 327,831	\$ 280,862	\$ (46,968)
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		\$ 233,801	
Fund Balance - Beginning	\$ 341,212		\$ 507,477	
Fund Balance - Ending	\$ 360,123		\$ 741,278	

Narcoossee
Community Development District
Combined Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ 12	\$ 12	\$ 1,454	\$ 1,442
Total Revenues	\$ 12	\$ 12	\$ 1,454	\$ 1,442
Expenditures:				
Contingency	\$ 2,000	\$ 2,000	\$ 2,166	\$ (166)
Mirabella Wall Repair	\$ -	\$ -	\$ 10,750	\$ (10,750)
Ziani Wall Repair	\$ -	\$ -	\$ 10,750	\$ (10,750)
Mirabella Sign Refurbishment	\$ 15,000	\$ 8,750	\$ 6,490	\$ 2,260
Ziani Sign Refurbishment	\$ 15,000	\$ 8,750	\$ 4,841	\$ 3,909
Nona Preserve Sign Refurbishment	\$ 23,000	\$ 13,417	\$ 3,939	\$ 9,478
Total Expenditures	\$ 55,000	\$ 32,917	\$ 38,936	\$ (6,019)
Excess (Deficiency) of Revenues over Expenditures	\$ (54,988)		\$ (37,482)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 31,675	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 31,675	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (23,313)		\$ (37,482)	
Fund Balance - Beginning	\$ 225,520		\$ 244,992	
Fund Balance - Ending	\$ 202,207		\$ 207,511	

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	\$ 252,574	\$ 15,499	\$ 113,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,693
Interest Income	\$ 106	\$ 107	\$ 100	\$ 354	\$ 748	\$ 932	\$ 869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,217
Total Revenues	\$ 106	\$ 29,720	\$ 65,600	\$ 28,993	\$ 253,322	\$ 16,432	\$ 114,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,910
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ -	\$ -	\$ 46	\$ 61	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering Fees	\$ -	\$ 335	\$ -	\$ 188	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Attorney	\$ 330	\$ 2,641	\$ 79	\$ 3,306	\$ 406	\$ 4,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,527
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 837
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Trustee Fees	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ 1,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,136
Management Fees	\$ 4,824	\$ 4,824	\$ 4,824	\$ 4,824	\$ 4,824	\$ 4,824	\$ 4,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,767
Information Technology	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,003
Website Maintenance	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 803
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 28	\$ 13	\$ 2	\$ 7	\$ 12	\$ 2	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
Insurance	\$ 34,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,860
Printing & Binding	\$ -	\$ -	\$ 1	\$ -	\$ 1	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Legal Advertising	\$ -	\$ -	\$ 743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743
Other Current Charges	\$ -	\$ -	\$ -	\$ 43	\$ 41	\$ 77	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal General & Administrative	\$ 47,236	\$ 8,191	\$ 6,672	\$ 9,606	\$ 6,261	\$ 12,656	\$ 5,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,893
Operations & Maintenance													
Nona Crest													
Field Management	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,011
Landscape Maintenance	\$ 4,681	\$ 4,681	\$ 6,033	\$ 4,681	\$ 4,681	\$ 4,681	\$ 4,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,121
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,171
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Feature Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ 2,455	\$ -	\$ 2,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,582
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Nona Crest	\$ 5,565	\$ 5,565	\$ 6,916	\$ 5,565	\$ 8,019	\$ 5,565	\$ 7,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,885

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	\$ 1,101	\$ 1,101	\$ 1,101	\$ -	\$ -	\$ -	\$ -	\$ -	7,710
Landscape Maintenance	\$ 7,053	\$ 7,053	\$ 9,089	\$ 7,053	\$ 7,053	\$ 7,053	\$ 7,053	\$ -	\$ -	\$ -	\$ -	\$ -	51,408
Irrigation Repairs	\$ -	\$ 500	\$ -	\$ 484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	984
Lake Maintenance	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	3,356
Utilities	\$ 565	\$ 410	\$ 449	\$ 612	\$ 162	\$ 140	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ -	2,420
Wall Repairs/Cleaning	\$ -	\$ -	\$ 1,025	\$ -	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,310
Solvino Streetlighting	\$ 236	\$ 236	\$ 239	\$ -	\$ 239	\$ 239	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	1,427
Capri Streetlighting	\$ 110	\$ 110	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	784
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal La Vina	\$ 9,544	\$ 9,890	\$ 12,495	\$ 9,843	\$ 9,148	\$ 9,736	\$ 9,067	\$ -	\$ -	\$ -	\$ -	\$ -	69,723
Nona Preserve													
Field Management	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	3,325
Landscape Maintenance	\$ 5,021	\$ 5,021	\$ 6,471	\$ 5,021	\$ 5,021	\$ 5,021	\$ 5,021	\$ -	\$ -	\$ -	\$ -	\$ -	36,598
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 455	\$ -	\$ 478	\$ 1,603	\$ -	\$ -	\$ -	\$ -	\$ -	2,536
Wall Repairs/Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	3,157
Miscellaneous Common Area	\$ -	\$ -	\$ -	\$ 3,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,729
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Nona Preserve	\$ 5,947	\$ 5,947	\$ 7,397	\$ 10,131	\$ 5,947	\$ 6,425	\$ 7,550	\$ -	\$ -	\$ -	\$ -	\$ -	49,344
Parcels G & H													
Field Management	\$ 284	\$ 284	\$ 284	\$ 284	\$ 284	\$ 284	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ -	1,986
Landscape Maintenance	\$ 2,510	\$ 2,510	\$ 3,235	\$ 2,510	\$ 2,510	\$ 2,510	\$ 2,510	\$ -	\$ -	\$ -	\$ -	\$ -	18,298
Lake Maintenance	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	1,194
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Parcels G & H	\$ 2,965	\$ 2,965	\$ 3,690	\$ 2,965	\$ 2,965	\$ 2,965	\$ 2,965	\$ -	\$ -	\$ -	\$ -	\$ -	21,478
Total Expenditures	\$ 71,257	\$ 32,557	\$ 37,170	\$ 38,109	\$ 32,340	\$ 37,346	\$ 32,544	\$ -	\$ -	\$ -	\$ -	\$ -	281,323
Excess Revenues (Expenditures)	\$ (71,151)	\$ (2,837)	\$ 28,430	\$ (9,117)	\$ 220,982	\$ (20,914)	\$ 82,194	\$ -	\$ -	\$ -	\$ -	\$ -	227,588
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)	\$ 220,982	\$ (20,914)	\$ 82,194	\$ -	\$ -	\$ -	\$ -	\$ -	227,588

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

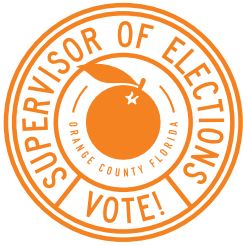
Gross Assessment \$ 631,342.99 \$ 337,855.13 \$ 969,198.12
Net Assessments \$ 593,462.41 \$ 317,583.82 \$ 911,046.23

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
2/13/26	#9	\$ 403,891.59	\$ (16,155.63)	\$ -	\$ -	\$ 387,735.96	\$ 252,574.14	\$ 135,161.82	\$ 387,735.96
3/13/26	#10	\$ -	\$ -	\$ -	\$ 4,786.12	\$ 4,786.12	\$ 3,117.71	\$ 1,668.41	\$ 4,786.12
3/13/26	#11	\$ 19,799.40	\$ (791.98)	\$ -	\$ -	\$ 19,007.42	\$ 12,381.58	\$ 6,625.84	\$ 19,007.42
4/15/26	#12	\$ 181,971.24	\$ (7,166.82)	\$ -	\$ -	\$ 174,804.42	\$ 113,868.92	\$ 60,935.50	\$ 174,804.42
Total		\$ 804,254.16	\$ (32,079.19)	\$ (652.26)	\$ 4,786.12	\$ 776,308.83	\$ 505,693.44	\$ 270,615.39	\$ 776,308.83

85%	Net Percent Collected
\$ 134,737.40	Balance Remaining to Collect

SECTION 3



Karen Castor Dentel Supervisor of Elections Orange County—Florida

Mapping Department

soemapping@ocfelections.gov

April 15, 2026

Brittany Brookes, Recording Secretary
Narcoossee CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **1,965 registered voter(s)** in the **Narcoossee CDD**.

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

Sincerely,

Mapping Department
Orange County Supervisor of Elections
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