Narcoossee
Community Development District

Agenda

November 17, 2026

AGENDA

Narcoossee
Community Development District

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

November 13, 2026

Board of Supervisors
Narcoossee Community
Development District

The Board of Supervisors of the Narcoossee Community Development District will meet **Tuesday, November 17, 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. Organization Matters
    A. Consideration of Resolution 2027-01 Declaring a Vacancy in Seat #3 with a term ending November 2026
    B. Appointment of Individual to fulfill Vacant Seats #3 and #4
    C. Administration of Oaths of Office to Newly Elected and Appointed Supervisors
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the September 22, 2026, Board of Supervisors Meeting
5. Consideration of Resolution 2027-03 Amending Fiscal Year 2026 Adopted Budget
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Management Report
        I. Solar Lighting Proposal with TPG Lighting
        II. Discussion of Proposal for Annuals
7. Other Business
8. Supervisors Requests
9. Next Meeting Date – January 26, 2026
10. Adjournment

SECTION III

SECTION A

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEAT #3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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, on November 3, 2026, three (3) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period no Qualified Electors qualified to run for one (1) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such seats as vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat # 3 (currently held by Isabel Hanze)

SECTION 2. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST:

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

_____
Print Name:_____

_____
Chairperson

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER, 2026.

ATTEST:

NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

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, **September 22, 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	Assistant Secretary
Jack Moyer	

Also present were:

Jason Showe	District Manager, GMS
Alan Scheerer	Field Manager, GMS
Rey Malave *by phone*	District Engineer
Patrick Collins	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Showe opened up the public comment period. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individual to Fill Vacancies Seats No. 1 & 4

Mr. Showe discussed two vacancies in Seats 1 and 4, both with terms ending in November 2028. Jack Moyer, a Nona Crest resident of nearly seven years, expressed interest in serving and described his 35-year career as a Lockheed Martin mechanical engineer, including

work on defense and aerospace programs and experience participating in and leading frequent meetings. After confirming that Mr. Moyer was registered to vote at his Nona Crest address and therefore met the qualification for service, the Board made and seconded a motion to appoint him to Seat 1, and the appointment was approved without opposition. The District manager then explained that Mr. Moyer would receive onboarding paperwork, take the oath of office, provide contact information, and complete the required government forms.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, Appointment of Individual to Fill Vacancies Seats No. 1 & 4, was approved.

B. Administration of Oaths of Office to Newly Appointed Supervisors

Mr. Showe administered the oath of office to Mr. Moyer.

C. Consideration of Resolution 2026-06 Electing Officers

Mr. Showe reviewed Resolution 2026-06 and discussed retaining the current officers while adding Mr. Moyer. The proposed slate kept Mr. Giercyk as Chair and Mr. Turner as Vice Chair, with the District manager serving as Secretary and Treasurer; Mr. Flint, Ms. Hanze, and Mr. Moyer serving as Assistant Secretaries; and Ms. Costa and Mr. Mossing serving as Assistant Treasurers.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, with all in favor, the Resolution 2026-06 Electing Officers, were approved.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the August 25, 2026 Board of Supervisors Meeting**

Mr. Showe presented the minutes from the August 25, 2026 Board of Supervisors meetings and asked for any comments, corrections, or changes. During discussion of the August meeting minutes, a Board member questioned why the payroll records showed compensation below the statutory $200 per meeting. Mr. Showe explained that taxes are withheld from the $200 gross payment and remitted to the IRS, resulting in a lower net check. The Board confirmed that Florida law provides $200 per meeting, up to $4,800 annually, and noted that the amount has remained unchanged for at least 19 years without an inflation adjustment.

On MOTION by Ms. Hanze, seconded by Mr. Turner, with all in favor, the Minutes of the August 25, 2026 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Agreement**

Mr. Showe presented the audit agreement with DMHB, explaining that it was consistent with the proposal previously approved through the audit committee process and matched the current year's budget. He recommended completing the agreement so the audit could begin promptly after October 1 and comply with statutory deadlines.

On MOTION by Mr. Turner, seconded by Mr. Giercyk, with all in favor, the Fiscal Year 2026 Audit Engagement Agreement, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins stated that he had no additional report because the Sunshine Law and public-records guidance for the new supervisor had already been reviewed. He introduced himself to Mr. Moyer, offered his contact information, and advised that his office would provide a notebook summarizing the laws and responsibilities applicable to CDD supervisors. In response to a Board question about recent statutory updates, Mr. Collins explained that his office distributes an annual legislative summary and that, although there had been several public-records and Sunshine Law changes, none were materially applicable to CDD supervisors at this time.

B. Engineer

Mr. Malave reported that all current matters were in order and invited questions. In response to an inquiry about the Econlockhatchee crossing, he stated that he had received no new information and believed the costly project remained on the back burner while the related development continued expanding southward at a faster pace than anticipated.

Mr. Scheerer asked Mr. Malave whether a five-foot maintenance tract or easement existed along either side of the brick entrance wall serving Ziani and Mirabella. Mr. Scheerer

stated that he found no such tract on the plat or property appraiser's records, although similar tracts appeared farther east near Capri and Solvino. Mr. Malave indicated that if the tract was not shown on the plat, it likely did not exist. Mr. Scheerer explained that the issue would arise again later in the meeting because assistance from the HOA might be needed, and he thanked Ray for the guidance.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe reviewed the General Fund check register, including checks #2441 through #2445 and auto-draft payments, totaling $146,828.20. A summary of the invoices was provided for review. The Board was given an opportunity to ask questions or provide comments and consider a motion for approval.

On MOTION by Mr. Giercyk, seconded by Mr. Turner, 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

Mr. Scheerer reported that Yellowstone was working to level the hedges along Dowden Road. Following discussion of palm-tree maintenance, the Board directed that the Robellini palm remain but identified other unattractive or obstructive plantings for further review and possible removal. Alan then reported that the new exterior lettering at the Mirabella and Ziani entrances had been well received. After meeting with Terry's Electric at all four locations, he explained that the Mirabella installation would be straightforward, but the Ziani work would require access through the backyard of the residence at 10001 Black Walnut Drive because the meter and conduit were located behind a fence and dense landscaping. Since no CDD wall easement appeared on the plat, Alan would coordinate with the HOA to obtain access after receiving the electrician's estimates.

The Board discussed disconnecting or removing landscape lights directly in front of the new backlit lettering so the illumination would not be washed out, while retaining lights serving nearby trees and other areas. Alan agreed to coordinate the electrical work so the affected fixtures could be bypassed without disrupting the remaining circuit. The Board also directed removal of a tree obstructing the Mirabella lettering. Mr. Scheerer noted that Nona Crest might consider similar illuminated signage and that Nona Preserve had expressed interest, although providing power there could require a costly directional bore. He further reported that oak-tree lifting along Narcoossee and Dowden Roads had been completed after obtaining the required right-of-way and traffic-control approvals, work on the coontie palms remained underway with safety precautions, perimeter hedges were being leveled, and shrubs at Nona Crest had been lowered to reveal the white wall cap. Mulch replacement was scheduled for November to improve appearance before the holidays.

A Board member requested consideration of more frequent seasonal flower replacements because the current quarterly plantings often became overgrown before the next changeout. Mr. Scheerer advised that five annual rotations might be more practical than six and offered to obtain pricing. He also suggested replacing annuals with low-growing perennials to reduce recurring replacement costs and avoid obstructing the new lettering, identifying dwarf ixora and dwarf firebush as possible year-round options. He agreed to consult with the landscaper and return with pricing and additional information at the November meeting.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Mr. Showe asked for any Supervisor requests.

Mr. Moyer asked whether the easement between the homes near 9757 Portofino was maintained by the District. After reviewing the location, members confirmed that the easement and adjoining pond tract were owned and maintained by the CDD, including mowing from the property line to the water’s edge around the entire pond. A Board member clarified that the pond fountain was maintained by the HOA. Mr. Moyer also reported a malfunctioning sprinkler that had been spraying approximately 30 feet into the air.

Mr. Moyer asked whether the CDD-owned pond property was public and raised concerns about frequent fishing, children walking near the wooded shoreline and wildlife, and loss of privacy for nearby residents. Staff explained that CDD tracts are generally public property and residents may walk around the pond, but fishing may be restricted by posted rules. Mr. Collins noted that the CDD has no direct law-enforcement authority and, because the District has no amenities from which privileges could be suspended, violations must be addressed through law enforcement and trespass enforcement. Residents were advised to contact the City of Orlando's non-emergency police line when posted restrictions were violated.

The Board discussed whether existing signs prohibiting boating, swimming, trespassing, or fishing were missing or insufficient. The Board agreed to inspect the pond signage before incurring additional expense, place or relocate signs as needed, including near the shoreline point commonly used for fishing, and confirm that previously requested sign relocations were completed. The Board noted that clear posting would assist police with enforcement. The Board agreed to complete the inspection and installation follow-up during the week.

NINTH ORDER OF BUSINESS Next Meeting Date – November 17, 2026

Mr. Showe stated the next meeting is November 17, 2026.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Taylor, seconded by Ms. Hanze, with all in favor, the meeting adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR 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, and being situated entirely within Orange County, Florida; and

WHEREAS, the Board of Supervisors (the "**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager has prepared an amended budget to reflect changes in the actual appropriations of the Budget (the "**Amended Budget**"); and

WHEREAS, Chapters 189 and 190, Florida Statutes, and the resolution adopting the Budget (the "**Adoption Resolution**"), authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and approves certain amendments to the Amended Budget, as shown in Section 2 below.

b. The Amended Budget, attached as **Exhibit A** and incorporated by reference, as amended by the Board (the "**Adopted Annual Budget**"), is adopted in accordance with Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Adopted Annual Budget may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Narcoossee

Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 17, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during Fiscal Year 2026, to be divided and appropriated in the following fashion:

GENERAL FUND	$_____
DEBT SERVICE FUND – SERIES 2013 A-1	$_____
DEBT SERVICE FUND – SERIES 2013 A-2	$_____
CAPITAL RESERVE FUND	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 17th day of November 2026.

ATTEST:	**NARCOOSSEE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A:
Amended Fiscal Year 2026 Budget

[*Attached Beginning on Following Page*]

Narcoossee

Community Development District

Amended Budget

FY 2026













Table of Contents

1 General Fund

2 Combined Capital Reserve Fund

Narcoossee

Community Development District

Amended Budget

General Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Projected Thru 9/30/26
Revenues				
Maintenance Assessments	$ 592,867	$ 22,744	$ 615,611	$ 615,611
Interest	$ 595	$ 6,601	$ 7,197	$ 7,197
Beginning Fund Balance	$ 12,626	$ 121,837	$ 134,463	$ 256,146
Total Revenues	**$ 606,089**	**$ 151,182**	**$ 757,270**	**$ 878,954**
Expenditures				
Administrative				
Supervisor Fees	$ 6,000	$ (2,000)	$ 4,000	$ 4,000
FICA Expense	$ 459	$ (153)	$ 306	$ 306
Engineering Fees	$ 7,800	$ 700	$ 8,500	$ 7,700
Assessment Roll	$ 5,408	$ -	$ 5,408	$ 5,408
Attorney	$ 18,000	$ 3,000	$ 21,000	$ 19,160
Annual Audit	$ 3,150	$ (300)	$ 2,850	$ 2,850
Dissemination Agent	$ 1,434	$ -	$ 1,434	$ 1,434
Arbitrage	$ 600	$ -	$ 600	$ 600
Trustee Fees	$ 3,259	$ (123)	$ 3,136	$ 3,136
Management Fees	$ 57,886	$ -	$ 57,886	$ 57,886
Information Technology	$ 1,720	$ -	$ 1,720	$ 1,720
Website Maintenance	$ 1,376	$ -	$ 1,376	$ 1,376
Telephone	$ 25	$ -	$ 25	$ -
Postage	$ 450	$ (150)	$ 300	$ 248
Insurance	$ 42,851	$ (7,991)	$ 34,860	$ 34,860
Printing & Binding	$ 200	$ (150)	$ 50	$ 21
Legal Advertising	$ 1,900	$ 1,100	$ 3,000	$ 2,505
Other Current Charges	$ 2,000	$ (1,000)	$ 1,000	$ 443
Office Supplies	$ 50	$ -	$ 50	$ 3
Dues, Licenses & Subscriptions	$ 175	$ -	$ 175	$ 175
Contingency	$ 274	$ -	$ 274	$ -
Administrative Expenses	**$ 155,017**	**$ (7,068)**	**$ 147,949**	**$ 143,830**
Maintenance				
Field Management	$ 27,483	$ -	$ 27,483	$ 27,483
Landscape Maintenance	$ 245,053	$ (5,053)	$ 240,000	$ 236,755
Irrigation Repairs	$ 20,000	$ (14,500)	$ 5,500	$ 4,646
Lake Maintenance	$ 18,096	$ 904	$ 19,000	$ 18,648
Utilities	$ 7,347	$ (3,347)	$ 4,000	$ 3,545
Wall Repairs/Cleaning	$ 8,000	$ (6,000)	$ 2,000	$ 1,310
Feature Lighting	$ 4,000	$ (4,000)	$ -	$ -
Solvino Streetlighting	$ 3,485	$ 15	$ 3,500	$ 2,859
Capri Streetlighting	$ 4,433	$ (2,433)	$ 2,000	$ 1,349
Miscellaneous Common Area	$ 12,500	$ 500	$ 13,000	$ 11,887
Tree Trimming	$ 69,000	$ 3,838	$ 72,838	$ 72,838
Total Maintenance Expenditures	**$ 419,397**	**$ (30,076)**	**$ 389,321**	**$ 381,319**
Other Sources/(Uses)				
Transfer Out to Capital Reserves	$ 31,675	$ 188,325	$ 220,000	$ 220,000
Total Other Sources/(Uses)	**$ 31,675**	**$ 188,325**	**$ 220,000**	**$ 220,000**
Total Expenditures	**$ 606,089**	**$ 151,182**	**$ 757,270**	**$ 745,149**
Excess Revenues/(Expenditures)	$ -	$ -	$ -	$ 133,804

Narcoossee

Community Development District

Amended Budget

Combined Capital Reserve Fund

	Adopted Budget FY2026	Increase/ (Decrease)	Amended Budget FY2026	Projected Thru 9/30/26
Revenues				
Transfer In	$ 31,675	$ 188,325	$ 220,000	$ 220,000
Interest	$ 12	$ 3,289	$ 3,301	$ 3,301
Carry Forward Surplus	$ 198,991	$ 46,002	$ 244,992	$ 244,992
Total Revenues	**$ 230,678**	**$ 237,616**	**$ 468,294**	**$ 468,294**
Expenditures				
Contingency	$ 2,000	$ 356	$ 2,356	$ 2,356
Mirabella Wall Repair	$ -	$ 21,500	$ 21,500	$ 21,500
Ziani Wall Repair	$ -	$ 21,500	$ 21,500	$ 21,500
Mirabella Sign Refurbishment	$ 15,000	$ -	$ 15,000	$ 6,490
Ziani Sign Refurbishment	$ 15,000	$ -	$ 15,000	$ 4,841
Nona Preserve Sign Refurbishment	$ 23,000	$ -	$ 23,000	$ 3,939
Total Expenditures	**$ 55,000**	**$ 43,356**	**$ 98,356**	**$ 60,626**
Excess Revenues/(Expenditures)	**$ 175,678**	**$ 194,259**	**$ 369,937**	**$ 407,667**

SECTION VI

SECTION C

SECTION 1

Narcoossee
Community Development District

Summary of Check Register

September 15, 2026 to November 10, 2026

Fund	Date	Check No.'s		Amount
General Fund	9/16/26	2456	$	1,297.50
	9/23/26	2457-2461	$	43,629.25
	9/30/26	2462-2463	$	20,820.00
	10/7/26	2464	$	627.50
	10/14/26	2465-2468	$	35,423.90
	10/21/26	2469-2471	$	6,545.43
	11/4/26	2472	$	1,647.00
		Autodrafts	$	646.60
			$	110,637.18
Supervisor Fees	September-26			
	Kenneth Turner	50472	$	184.70
	Isabel Hanze	50473	$	184.70
	Stephen Giercyk	50474	$	184.70
			$	554.10
		Total Amount	**$**	**111,191.28**

*** CHECK DATES 09/15/2026 - 11/10/2026 *** NARCOOSSEE-GENERAL FUND
BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00072	9/09/26	22502629	202608	310-51300-31100				*	335.00		
			GENERAL ENGINEERING AUG26									
		9/09/26	22502630	202608	310-51300-31100				*	962.50		
			ANNUAL INSPECTION REPORT									
								DEWBERRY ENGINEERS INC.			1,297.50	002456
9/23/26	00064	9/17/26	34180	202609	300-15500-10000				*	31,493.00		
			INSURANCE POLICY FY27									
								EGIS INSURANCE ADVISORS, LLC			31,493.00	002457
9/23/26	00043	9/01/26	526	202609	320-53800-12000				*	2,290.25		
			FIELD MANAGMENT SEP26									
		9/01/26	527	202609	310-51300-34000				*	4,823.83		
			MANAGEMENT FEES SEP26									
		9/01/26	527	202609	310-51300-35200				*	114.67		
			WEBSITE ADMIN SEP26									
		9/01/26	527	202609	310-51300-35100				*	143.33		
			INFORMATION TECH SEP26									
		9/01/26	527	202609	310-51300-31300				*	119.50		
			DISSEM AGENT SVCS SEP26									
		9/01/26	527	202609	310-51300-51000				*	.18		
			OFFICE SUPPLIES SEP26									
		9/01/26	527	202609	310-51300-42000				*	4.70		
			POSTAGE SEP26									
								GOVERNMENTAL MANAGEMENT SERVICES-CF			7,496.46	002458
9/23/26	00087	9/14/26	15976	202608	310-51300-31500				*	1,842.00		
			GENERAL COUNSEL AUG26									
								KILINSKI VAN WYK PLLC			1,842.00	002459
9/23/26	00034	9/23/26	09232026	202609	300-20700-10500				*	2,159.17		
			ASSESSMENT TRANSFER S2013									
								NARCOOSSEE CDD C/O US BANK			2,159.17	002460
9/23/26	00003	8/31/26	OSA11079	202608	310-51300-48000				*	320.31		
			FY27 PUBLIC HEARING									
		8/31/26	OSA11413	202608	310-51300-48000				*	318.31		
			FY27 PUBLIC HEARING									
								ORLANDO SENTINEL COMMUNICATIONS			638.62	002461
9/30/26	00022	9/30/26	239574	202609	330-53800-46300				*	479.38		
			POND MAINT LV SEP26									
		9/30/26	239574	202609	350-53800-46300				*	170.62		
			POND MAINT GH SEP26									
		9/30/26	239575	202609	320-53800-46300				*	453.00		
			POND MAINT NC SEP26									

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/30/26	239576	202609	340	53800-46300				*	451.00		
			POND MAINT LV SEP26										
									APPLIED AQUATIC MANAGEMENT, INC.			1,554.00	002462
9/30/26	00090	9/30/26	228697	202609	320	53800-46200				*	4,681.00		
			LANDSCAPE MAINT NC SEP26										
		9/30/26	228697	202609	340	53800-46200				*	5,022.00		
			LANDSCAPE MAINT NP SEP26										
		9/30/26	228697	202609	330	53800-46200				*	7,053.00		
			LANDSCAPE MAINT LV SEP26										
		9/30/26	228697	202609	350	53800-46200				*	2,510.00		
			LANDSCAPE MAINT LV SEP26										
									YELLOWSTONE LANDSCAPE			19,266.00	002463
10/07/26	00072	10/06/26	22505305	202609	310	51300-31100				*	627.50		
			ENGINEER SVCS SEP26										
									DEWBERRY ENGINEERS INC.			627.50	002464
10/14/26	00067	10/01/26	94837	202610	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE FY27										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	002465
10/14/26	00043	10/01/26	528	202610	310	51300-34000				*	5,065.00		
			MANAGEMENT FEES OCT26										
		10/01/26	528	202610	310	51300-35200				*	120.42		
			WEBSITE ADMIN OCT26										
		10/01/26	528	202610	310	51300-35100				*	150.50		
			INFORMATION TECH OCT26										
		10/01/26	528	202610	310	51300-31300				*	125.42		
			DISSEM AGENT SVCS OCT26										
		10/01/26	528	202610	310	51300-51000				*	.42		
			OFFICE SUPPLIES OCT26										
		10/01/26	528	202610	310	51300-42000				*	10.96		
			POSTAGE OCT26										
		10/01/26	528	202610	310	51300-42500				*	1.35		
			COPIES OCT26										
		10/01/26	529	202610	320	53800-12000				*	2,404.75		
			FIELD MANAGEMENT OCT26										
		10/08/26	530	202610	310	51300-31400				*	5,678.00		
			ASSESS ROLL CERT FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			13,556.82	002466
10/14/26	00087	10/08/26	16216	202609	310	51300-31500				*	2,426.08		
			GENERAL COUNSEL SEP26										
									KILINSKI VAN WYK PLLC			2,426.08	002467

*** CHECK DATES 09/15/2026 - 11/10/2026 *** NARCOOSSEE-GENERAL FUND
BANK A NARCOOSSEE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/26	00090	10/15/26	231821	202610	320-53800-46200			*	4,681.00		
			LANDSCAPE MAINT NC OCT26								
		10/15/26	231821	202610	320-53800-46200			*	5,022.00		
			LANDSCAPE MAINT NP OCT26								
		10/15/26	231821	202610	320-53800-46200			*	7,053.00		
			LANDSCAPE MAINT LV OCT26								
		10/15/26	231821	202610	320-53800-46200			*	2,510.00		
			LANDSCAPE MAINT LV OCT26								
							YELLOWSTONE LANDSCAPE			19,266.00	002468
10/21/26	00003	9/30/26	OSA13301	202609	310-51300-48000			*	297.31		
			FY27 BOS MEETINGS								
							ORLANDO SENTINEL COMMUNICATIONS			297.31	002469
10/21/26	00046	10/09/26	87005	202610	320-53800-46600			*	2,185.00		
			ENTRY/EXIT INSTL CIRCUITS								
		10/09/26	87039	202610	320-53800-46600			*	2,820.00		
			ENTRY/EXIT INSTL CIRCUITS								
							TERRY'S ELECTRICAL INC.			5,005.00	002470
10/21/26	00090	9/30/26	1286321	202609	320-53800-46000			*	1,243.12		
			CUT/CLEAN OUTFALL NC POND								
							YELLOWSTONE LANDSCAPE			1,243.12	002471
11/04/26	00022	10/15/26	239944	202610	350-53800-46300			*	181.00		
			POND MAINT GH OCT26								
		10/15/26	239944	202610	330-53800-46300			*	508.00		
			POND MAINT LV OCT26								
		10/15/26	239945	202610	320-53800-46300			*	480.00		
			POND MAINT NC OCT26								
		10/15/26	239946	202610	340-53800-46300			*	478.00		
			POND MAINT LV OCT26								
							APPLIED AQUATIC MANAGEMENT, INC.			1,647.00	002472

TOTAL FOR BANK A 109,990.58

*** CHECK DATES 09/15/2026 - 11/10/2026 *** NARCOOSSEE-GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/26/26	00042	10/02/26	1791-09. 9422 DOWDEN RD SEP26	202609	330	53800	43000			*	37.25		
									ORLANDO UTILITIES COMMISSION			37.25	080087
10/26/26	00042	10/02/26	3058-09. 9417 DOWDEN RD SEP26	202609	330	53800	43000			*	33.06		
									ORLANDO UTILITIES COMMISSION			33.06	080088
10/26/26	00042	10/02/26	7561-09. 9317 DOWDEN RD SEP26	202609	330	53800	43000			*	23.33		
									ORLANDO UTILITIES COMMISSION			23.33	080089
10/26/26	00042	10/02/26	9688-09. 9348 DOWDEN RD SEP26	202609	330	53800	43000			*	179.29		
									ORLANDO UTILITIES COMMISSION			179.29	080090
10/31/26	00042	10/04/26	1125-09. 9343 DOWDEN RD SEP26	202609	330	53800	43000			*	22.07		
									ORLANDO UTILITIES COMMISSION			22.07	080091
10/31/26	00042	10/07/26	0300-09. 9417 DOWDEN RD SEP26	202609	330	53800	43100			*	238.64		
									ORLANDO UTILITIES COMMISSION			238.64	080092
10/31/26	00042	10/07/26	7597-09. 9422 DOWDEN RD SEP26	202609	330	53800	43200			*	112.96		
									ORLANDO UTILITIES COMMISSION			112.96	080093

TOTAL FOR BANK Z 646.60

TOTAL FOR REGISTER 110,637.18

SECTION 2

Narcoossee

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2013 A-1 & A-2
5	Combined Capital Reserves Fund
6-7	Month to Month
8	Long Term Debt
9	Assessment Receipt Schedule

Narcoossee

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Funds	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 73,681	$ -	$ -	$ 73,681
Capital Reserves	$ -	$ -	$ 407,667	$ 407,667
Investments:				
Custody - Excess Funds	$ 32,513	$ -	$ -	$ 32,513
Series 2013 A-1/A-2				
Reserve A-1	$ -	$ 104,321	$ -	$ 104,321
Prepayment A-1	$ -	$ 816	$ -	$ 816
Reserve A-2	$ -	$ 51,289	$ -	$ 51,289
Revenue	$ -	$ 388,791	$ -	$ 388,791
Prepaid Expenses	$ 32,851	$ -	$ -	$ 32,851
Total Assets	**$ 139,045**	**$ 545,217**	**$ 407,667**	**$ 1,091,930**
Liabilities:				
Accounts Payable	$ 5,241	$ -	$ -	$ 5,241
Total Liabilities:	**$ 5,241**	**$ -**	**$ -**	**$ 5,241**
Fund Balance:				
Assigned for:				
Capital Reserves	$ -	$ -	$ 407,667	$ 407,667
Nonspendable:				
Deposits and Prepaid Items	$ 32,851	$ -	$ -	$ 32,851
Restricted for:				
Debt Service Series 2013 A-1 & A-2	$ -	$ 545,217	$ -	$ 545,217
Unassigned	$ 100,953	$ -	$ -	$ 100,953
Total Fund Balances	**$ 133,804**	**$ 545,217**	**$ 407,667**	**$ 1,086,689**
Total Liabilities & Fund Balance	$ 139,045	$ 545,217	$ 407,667	$ 1,091,930

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Maintenance Assessments	$ 592,867	$ 592,867	$ 615,611	$ 22,744
Interest Income	$ 595	$ 595	$ 7,197	$ 6,601
Total Revenues	**$ 593,463**	**$ 593,463**	**$ 622,807**	**$ 29,345**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 6,000	$ 4,000	$ 2,000
FICA Expense	$ 459	$ 459	$ 306	$ 153
Engineering Fees	$ 7,800	$ 7,800	$ 7,700	$ 100
Assessment Roll	$ 5,408	$ 5,408	$ 5,408	$ (1)
Attorney	$ 18,000	$ 18,000	$ 19,160	$ (1,160)
Annual Audit	$ 3,150	$ 3,150	$ 2,850	$ 300
Dissemination Agent	$ 1,434	$ 1,434	$ 1,434	$ -
Arbitrage	$ 600	$ 600	$ 600	$ -
Trustee Fees	$ 3,259	$ 3,259	$ 3,136	$ 123
Management Fees	$ 57,886	$ 57,886	$ 57,886	$ -
Information Technology	$ 1,720	$ 1,720	$ 1,720	$ 0
Website Maintenance	$ 1,376	$ 1,376	$ 1,376	$ 0
Telephone	$ 25	$ 25	$ -	$ 25
Postage	$ 450	$ 450	$ 248	$ 202
Insurance	$ 42,851	$ 42,851	$ 34,860	$ 7,991
Printing & Binding	$ 200	$ 200	$ 21	$ 179
Legal Advertising	$ 1,900	$ 1,900	$ 2,505	$ (605)
Other Current Charges	$ 2,000	$ 2,000	$ 443	$ 1,557
Office Supplies	$ 50	$ 50	$ 3	$ 47
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Contingency	$ 274	$ 274	$ -	$ 274
Subtotal General & Administrative	**$ 155,017**	**$ 155,017**	**$ 143,830**	**$ 11,187**
Operations & Maintenance:				
Nona Crest				
Field Management	$ 5,163	$ 5,163	$ 5,162	$ -
Landscape Maintenance	$ 59,544	$ 59,544	$ 57,527	$ 2,017
Irrigation Repairs	$ 5,000	$ 5,000	$ 1,126	$ 3,874
Lake Maintenance	$ 5,280	$ 5,280	$ 5,436	$ (156)
Wall Repairs/Cleaning	$ 2,500	$ 2,500	$ -	$ 2,500
Feature Lighting	$ 4,000	$ 4,000	$ -	$ 4,000
Miscellaneous Common Area	$ 5,000	$ 5,000	$ 7,834	$ (2,834)
Tree Trimming	$ 23,099	$ 23,099	$ 24,384	$ (1,285)
Subtotal Nona Crest	**$ 109,586**	**$ 109,586**	**$ 101,469**	**$ 8,116**

Narcoossee

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
La Vina				
Field Management	$ 13,218	$ 13,218	$ 13,217	$ -
Landscape Maintenance	$ 89,711	$ 89,711	$ 86,673	$ 3,038
Irrigation Repairs	$ 10,500	$ 10,500	$ 984	$ 9,517
Lake Maintenance	$ 5,576	$ 5,576	$ 5,753	$ (177)
Utilities	$ 7,347	$ 7,347	$ 3,545	$ 3,802
Wall Repairs/Cleaning	$ 3,000	$ 3,000	$ 1,310	$ 1,690
Solvino Streetlighting	$ 3,485	$ 3,485	$ 2,859	$ 626
Capri Streetlighting	$ 4,433	$ 4,433	$ 1,349	$ 3,084
Miscellaneous Common Area	$ 5,000	$ 5,000	$ 325	$ 4,675
Tree Trimming	$ 26,489	$ 26,489	$ 27,962	$ (1,473)
Subtotal La Vina	**$ 168,758**	**$ 168,758**	**$ 143,977**	**$ 24,781**
Nona Preserve				
Field Management	$ 5,699	$ 5,699	$ 5,699	$ -
Landscape Maintenance	$ 63,867	$ 63,867	$ 61,706	$ 2,161
Irrigation Repairs	$ 4,500	$ 4,500	$ 2,536	$ 1,964
Lake Maintenance	$ 5,256	$ 5,256	$ 5,412	$ (156)
Wall Repairs/Cleaning	$ 2,500	$ 2,500	$ -	$ 2,500
Miscellaneous Common Area	$ 2,500	$ 2,500	$ 3,729	$ (1,229)
Tree Trimming	$ 12,458	$ 12,458	$ 13,151	$ (693)
Subtotal Nona Preserve	**$ 96,781**	**$ 96,781**	**$ 92,233**	**$ 4,548**
Parcels G & H				
Field Management	$ 3,404	$ 3,404	$ 3,404	$ -
Landscape Maintenance	$ 31,931	$ 31,931	$ 30,849	$ 1,082
Lake Maintenance	$ 1,984	$ 1,984	$ 2,047	$ (63)
Tree Trimming	$ 6,953	$ 6,953	$ 7,340	$ (387)
Subtotal Parcels G & H	**$ 44,273**	**$ 44,273**	**$ 43,640**	**$ 632**
Total Expenditures	**$ 574,414**	**$ 574,414**	**$ 525,149**	**$ 49,264**
Excess (Deficiency) of Revenues over Expenditures	$ 19,049		$ 97,658	
Other Financing Sources/(Uses):				
Transfer Out to Capital Reserves	$ (31,675)	$ (31,675)	$ (220,000)	$ (188,325)
Total Other Financing Sources/(Uses)	**$ (31,675)**	**$ (31,675)**	**$ (220,000)**	**$ (188,325)**
Net Change in Fund Balance	**$ (12,626)**		**$ (122,342)**	
Fund Balance - Beginning	$ 12,626		$ 256,146	
Fund Balance - Ending	$ -		$ 133,804	

Narcoossee

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 317,584	$ 317,584	$ 329,436	$ 11,852
Interest	$ 10,451	$ 10,451	$ 17,427	$ 6,977
Total Revenues	**$ 328,034**	**$ 328,034**	**$ 346,864**	**$ 18,829**
Expenditures:				
Series 2013 A-1				
Interest - 11/1	$ 28,921	$ 28,921	$ 28,921	$ -
Principal - 5/1	$ 150,000	$ 150,000	$ 150,000	$ -
Interest - 5/1	$ 28,921	$ 28,921	$ 28,921	$ -
Series 2013 A-2				
Interest - 11/1	$ 18,141	$ 18,141	$ 18,141	$ -
Principal - 5/1	$ 65,000	$ 65,000	$ 65,000	$ -
Interest - 5/1	$ 18,141	$ 18,141	$ 18,141	$ -
Total Expenditures	**$ 309,124**	**$ 309,124**	**$ 309,124**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 18,911		$ 37,740	
Fund Balance - Beginning	$ 341,212		$ 507,477	
Fund Balance - Ending	$ 360,123		$ 545,217	

Narcoossee

Community Development District

Combined Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 12	$ 12	$ 3,301	$ 3,289
Total Revenues	**$ 12**	**$ 12**	**$ 3,301**	**$ 3,289**
Expenditures:				
Contingency	$ 2,000	$ 2,000	$ 2,356	$ (356)
Mirabella Wall Repair	$ -	$ -	$ 21,500	$ (21,500)
Ziani Wall Repair	$ -	$ -	$ 21,500	$ (21,500)
Mirabella Sign Refurbishment	$ 15,000	$ 15,000	$ 6,490	$ 8,510
Ziani Sign Refurbishment	$ 15,000	$ 15,000	$ 4,841	$ 10,159
Nona Preserve Sign Refurbishment	$ 23,000	$ 23,000	$ 3,939	$ 19,061
Total Expenditures	**$ 55,000**	**$ 55,000**	**$ 60,626**	**$ (5,626)**
Excess (Deficiency) of Revenues over Expenditures	**$ (54,988)**		**$ (57,325)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 31,675	$ 31,675	$ 220,000	$ 188,325
Total Other Financing Sources (Uses)	**$ 31,675**	**$ 31,675**	**$ 220,000**	**$ 188,325**
Net Change in Fund Balance	**$ (23,313)**		**$ 162,675**	
Fund Balance - Beginning	**$ 225,520**		**$ 244,992**	
Fund Balance - Ending	**$ 202,207**		**$ 407,667**	

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	$ 28,762	$ 15,626	$ 24,263	$ 37,232	$ 4,035	$ 615,611
Interest Income	$ 106	$ 107	$ 100	$ 354	$ 748	$ 932	$ 869	$ 978	$ 839	$ 851	$ 809	$ 503	$ 7,197
Total Revenues	**$ 106**	**$ 29,720**	**$ 65,600**	**$ 28,993**	**$ 253,322**	**$ 16,432**	**$ 114,738**	**$ 29,739**	**$ 16,466**	**$ 25,113**	**$ 38,042**	**$ 4,537**	**$ 622,807**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 600	$ 800	$ -	$ 600	$ -	$ -	$ 800	$ -	$ -	$ 1,200	$ 4,000
FICA Expense	$ -	$ -	$ 46	$ 61	$ -	$ 46	$ -	$ -	$ 61	$ -	$ -	$ 92	$ 306
Engineering Fees	$ -	$ 335	$ -	$ 188	$ -	$ 63	$ -	$ 1,210	$ 3,095	$ 885	$ 1,298	$ 628	$ 7,700
Assessment Roll	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Attorney	$ 330	$ 2,641	$ 79	$ 3,306	$ 406	$ 4,766	$ 279	$ 2,066	$ 248	$ 773	$ 1,842	$ 2,426	$ 19,160
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,850	$ -	$ -	$ -	$ -	$ 2,850
Dissemination Agent	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 120	$ 1,434
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	$ 4,824	$ 4,824	$ 4,824	$ 4,824	$ 4,824	$ 57,886
Information Technology	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 143	$ 1,720
Website Maintenance	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 1,376
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 28	$ 13	$ 2	$ 7	$ 12	$ 2	$ 10	$ 72	$ 41	$ 8	$ 48	$ 5	$ 248
Insurance	$ 34,860	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,860
Printing & Binding	$ -	$ -	$ 1	$ -	$ 1	$ -	$ 17	$ -	$ 1	$ -	$ -	$ -	$ 21
Legal Advertising	$ -	$ -	$ 743	$ -	$ -	$ -	$ -	$ 179	$ -	$ 647	$ 639	$ 297	$ 2,505
Other Current Charges	$ -	$ -	$ -	$ 43	$ 41	$ 77	$ 41	$ 41	$ 41	$ 42	$ 41	$ 76	$ 443
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal General & Administrative	**$ 47,236**	**$ 8,191**	**$ 6,672**	**$ 9,606**	**$ 6,261**	**$ 12,656**	**$ 5,549**	**$ 11,620**	**$ 9,489**	**$ 7,556**	**$ 9,069**	**$ 9,924**	**$ 143,830**
Operations & Maintenance													
Nona Crest													
Field Management	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 430	$ 5,162
Landscape Maintenance	$ 4,681	$ 4,681	$ 6,033	$ 4,681	$ 4,681	$ 4,681	$ 4,681	$ 4,681	$ 4,681	$ 4,681	$ 4,681	$ 4,681	$ 57,527
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,126	$ -	$ -	$ 1,126
Lake Maintenance	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 453	$ 5,436
Wall Repairs/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Feature Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Common Area	$ -	$ -	$ -	$ -	$ 2,455	$ -	$ 2,127	$ -	$ 1,624	$ 385	$ -	$ 1,243	$ 7,834
Tree Trimming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 24,384	$ -	$ -	$ 24,384
Subtotal Nona Crest	**$ 5,565**	**$ 5,565**	**$ 6,916**	**$ 5,565**	**$ 8,019**	**$ 5,565**	**$ 7,692**	**$ 5,565**	**$ 7,188**	**$ 31,460**	**$ 5,564**	**$ 6,807**	**$ 101,469**

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	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 1,101	$ 13,217
Landscape Maintenance	$ 7,053	$ 7,053	$ 9,089	$ 7,053	$ 7,053	$ 7,053	$ 7,053	$ 7,053	$ 7,053	$ 7,053	$ 7,053	$ 7,053	$ 86,673
Irrigation Repairs	$ -	$ 500	$ -	$ 484	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 984
Lake Maintenance	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 479	$ 5,753
Utilities	$ 565	$ 410	$ 449	$ 374	$ 162	$ 140	$ 82	$ 72	$ 361	$ 328	$ 308	$ 295	$ 3,545
Wall Repairs/Cleaning	$ -	$ -	$ 1,025	$ -	$ -	$ 285	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,310
Solvino Streetlighting	$ 236	$ 236	$ 239	$ 239	$ 239	$ 239	$ 239	$ 239	$ 239	$ 239	$ 239	$ 239	$ 2,859
Capri Streetlighting	$ 110	$ 110	$ 113	$ 113	$ 113	$ 113	$ 113	$ 113	$ 113	$ 113	$ 113	$ 113	$ 1,349
Miscellaneous Common Area	$ -	$ -	$ -	$ -	$ -	$ 325	$ -	$ -	$ -	$ -	$ -	$ -	$ 325
Tree Trimming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,962	$ -	$ -	$ 27,962
Subtotal La Vina	**$ 9,544**	**$ 9,890**	**$ 12,495**	**$ 9,843**	**$ 9,148**	**$ 9,736**	**$ 9,067**	**$ 9,057**	**$ 9,347**	**$ 37,276**	**$ 9,294**	**$ 9,280**	**$ 143,977**
Nona Preserve													
Field Management	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 5,699
Landscape Maintenance	$ 5,021	$ 5,021	$ 6,471	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,021	$ 5,022	$ 5,022	$ 61,706
Irrigation Repairs	$ -	$ -	$ -	$ 455	$ -	$ 478	$ 1,603	$ -	$ -	$ -	$ -	$ -	$ 2,536
Lake Maintenance	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 5,412
Wall Repairs/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Miscellaneous Common Area	$ -	$ -	$ -	$ 3,729	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,729
Tree Trimming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,151	$ -	$ -	$ 13,151
Subtotal Nona Preserve	**$ 5,947**	**$ 5,947**	**$ 7,397**	**$ 10,131**	**$ 5,947**	**$ 6,425**	**$ 7,550**	**$ 5,947**	**$ 5,947**	**$ 19,098**	**$ 5,948**	**$ 5,948**	**$ 92,233**
Parcels G & H													
Field Management	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 284	$ 3,404
Landscape Maintenance	$ 2,510	$ 2,510	$ 3,235	$ 2,510	$ 2,510	$ 2,510	$ 2,510	$ 2,510	$ 2,510	$ 2,510	$ 2,510	$ 2,510	$ 30,849
Lake Maintenance	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 171	$ 2,047
Tree Trimming	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,340	$ -	$ -	$ 7,340
Subtotal Parcels G & H	**$ 2,965**	**$ 2,965**	**$ 3,690**	**$ 2,965**	**$ 2,965**	**$ 2,965**	**$ 2,965**	**$ 2,965**	**$ 2,965**	**$ 10,305**	**$ 2,964**	**$ 2,964**	**$ 43,640**
Total Expenditures	**$ 71,257**	**$ 32,557**	**$ 37,170**	**$ 38,109**	**$ 32,340**	**$ 37,346**	**$ 32,823**	**$ 35,154**	**$ 34,936**	**$ 105,695**	**$ 32,839**	**$ 34,924**	**$ 525,149**
Excess Revenues (Expenditures)	$ (71,151)	$ (2,837)	$ 28,430	$ (9,117)	$ 220,982	$ (20,914)	$ 81,915	$ (5,415)	$ (18,470)	$ (80,582)	$ 5,203	$ (30,387)	$ 97,658
Other Financing Sources/Uses:													
Capital Reserve Transfer Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (220,000)	$ (220,000)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (220,000)**	**$ (220,000)**
Net Change in Fund Balance	**$ (71,151)**	**$ (2,837)**	**$ 28,430**	**$ (9,117)**	**$ 220,982**	**$ (20,914)**	**$ 81,915**	**$ (5,415)**	**$ (18,470)**	**$ (80,582)**	**$ 5,203**	**$ (250,387)**	**$ (122,342)**

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)
LESS: PRINCIPAL PAYMENT 5/1/26		($150,000)
CURRENT BONDS OUTSTANDING		**$1,255,000**

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)
LESS: PRINCIPAL PAYMENT 5/1/26		($65,000)
CURRENT BONDS OUTSTANDING		**$580,000**

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

							65%	35%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*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
5/15/26	#13	$ 45,743.25	$ (1,590.28)	$ -	$ -	$ 44,152.97	$ 28,761.58	$ 15,391.39	$ 44,152.97
6/15/26	#14	$ 20,674.48	$ (361.54)	$ -	$ -	$ 20,312.94	$ 13,232.00	$ 7,080.94	$ 20,312.94
6/16/26	#15	$ -	$ -	$ -	$ 3,675.78	$ 3,675.78	$ 2,394.43	$ 1,281.35	$ 3,675.78
7/15/26	#16	$ 36,161.57	$ -	$ -	$ 1,084.85	$ 37,246.42	$ 24,262.60	$ 12,983.82	$ 37,246.42
8/14/26	#17	$ 57,607.63	$ (461.50)	$ -	$ 10.20	$ 57,156.33	$ 37,232.07	$ 19,924.26	$ 57,156.33
9/16/26	#18	$ 5,178.56	$ -	$ -	$ 155.37	$ 5,333.93	$ 3,474.56	$ 1,859.37	$ 5,333.93
9/16/26	#19	$ -	$ -	$ -	$ 860.02	$ 860.02	$ 560.22	$ 299.80	$ 860.02
	Total	$ 969,619.65	$ (34,492.51)	$ (652.26)	$ 10,572.34	$ 945,047.22	$ 615,610.90	$329,436.32	$945,047.22

	104%	Net Percent Collected
0		Balance Remaining to Collect

SECTION D

SECTION 1

Solar Lighting Proposal

TPG Lighting

Licensed and Insured

(407) 413-0442
TPGLighting@gmail.com
www.TPGLighting.com

Client:

Capri Lavina
9308 Monterey Bay Dr,
Orlando, FL 32832

Manufacturer Information

TPG Lighting sources all of their solar lighting products from Solera because of their high quality product line, economic pricing of products and unmatched customer support.

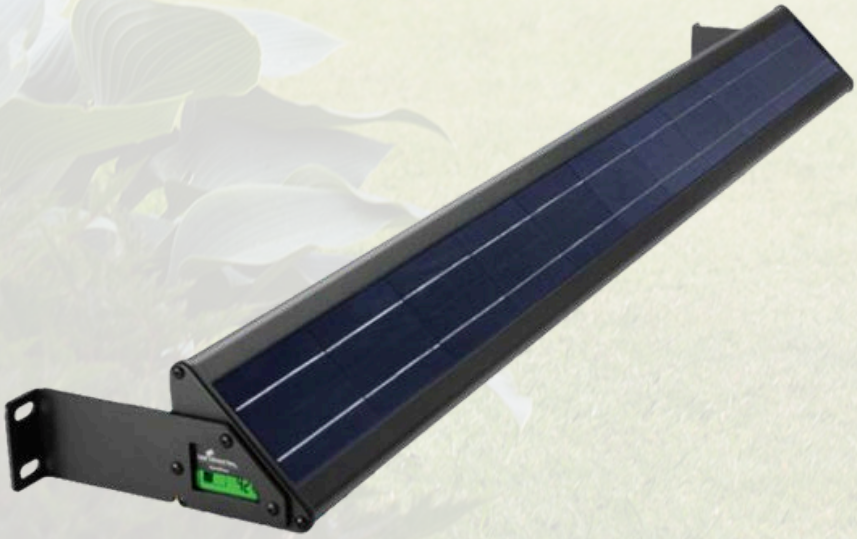
Solera Solar Lighting, a Light Efficient Design company, was created to be the new standard for solar light performance. Its unique all-in-one design is easy-to-install, adjustable and produces bright lighting where you want it. Solera Solar Lighting offers Hybrid 365 for lighting 24/7 and Off-Grid for lighting where line voltage is not available or cost prohibitive. Solera Lighting has revolutionized the solar lighting industry by developing highly reliable and efficient solar lighting fixtures that incorporate smart cell technology, allowing for remote system monitoring and diagnostic services.

Rendering:



Proposed Fixture:

Solar Display Light



Solera
SOLAR LIGHTING

SOLAR DISPLAY LIGHT | OFF-GRID



ALL-IN-ONE DESIGN WITH SOLAR PANEL, LIGHT ENGINE, AND BATTERY BUILT INTO THE FIXTURE. No need for a power source, which eliminates the need for trenching and wiring. The perfect luminaire for signage, billboards, advertisements, and more.

- Comparable to 70W or 150W HID
- 4 hours of 100% brightness, then 25% for the remainder of the night with one charge
- Standard bracket included, optional clamp mounting bracket available
- Replaceable Li-Ion battery lasts at minimum 1500 charge cycles



BATTERY INDICATOR

RP-SDL-BK-LB →



3 YEAR WARRANTY | 8-9 HRS BATTERY CHARGE TIME | 32°F TO 113°F BATTERY CHARGING TEMP | REPLACEABLE BATTERY | UP TO 24 HRS BATTERY LIFE | 120° BEAM ANGLE | -4°F TO 140°F OPERATING TEMP | L70 50,000hrs RATED LIFE

PART #	UPC	COMPARES TO	LUMENS	CCT	LISTINGS
SL-SDL-2FT-40K-BK-G2	844006085193	70W HID	750	4000K	CE FC
SL-SDL-4FT-40K-BK-G2	844006085926	150W HID	2000	4000K	

ACCESSORIES

PART #	DESCRIPTION
RP-SDL-BK-LB	7" CLAMP MOUNTING BRACKET (2 PACK)

Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com

Solera
SOLAR LIGHTING

SOLAR DISPLAY LIGHT | OFF-GRID

PART NUMBER BUILDER

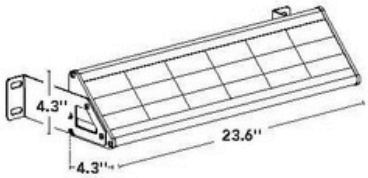
MFR	PRODUCT	LENGTH (FT)	WATTAGE	COMPARES TO	CCT	FIXTURE COLOR	GENERATION
SL	SDL		20W		40K	BK	G2
		2F		70W HID		BK = BLACK	G2 = GENERATION 2
		4F	20W	150W HID			

EXAMPLE PART NUMBER

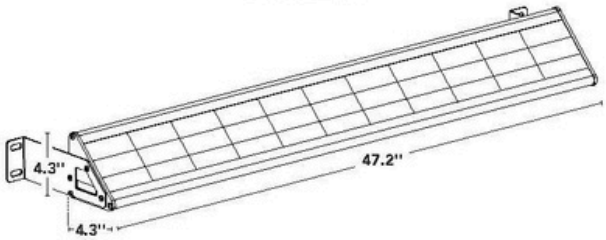
SL-SDL-2FT-40K-BK-G2

DIMENSIONS

2FT (SL-SDL-2FT)



RP-SDL-20W



Light Efficient Design

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Solera
SOLAR LIGHTING

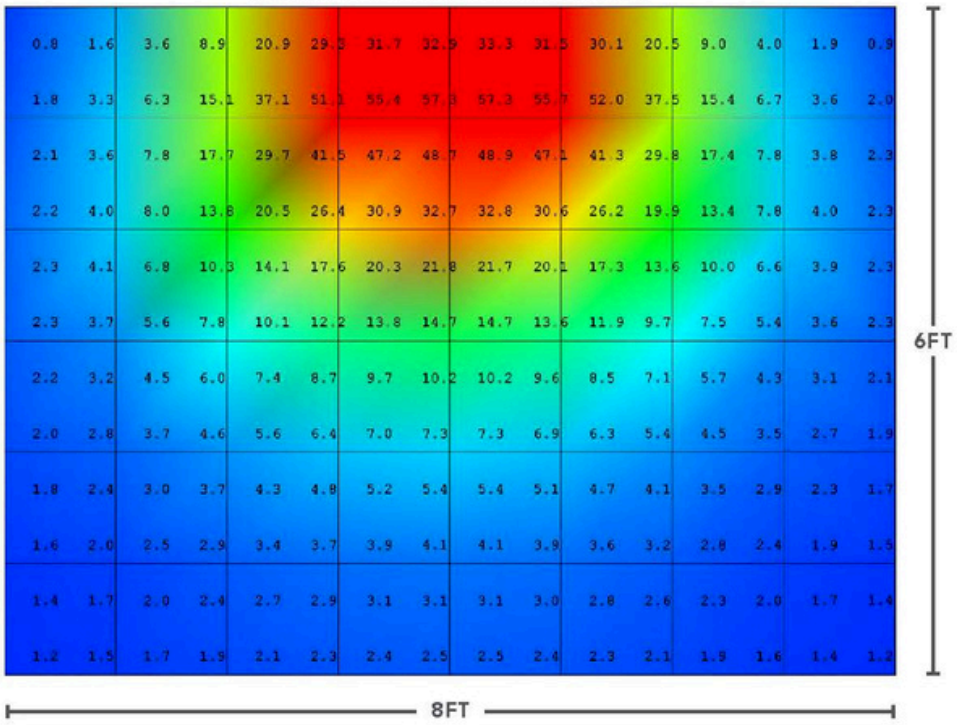
SOLAR DISPLAY LIGHT | OFF-GRID

PHOTOMETRICS

ILLUMINANCE (FC)

32
28
24
20
16
12
8
4
0

MOUNTED ON 8FT X 6FT BILLBOARD



Light Efficient Design

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TPG Lighting

TPG Lighting, LLC

ESTIMATE	#2248
ESTIMATE DATE	Apr 17, 2026
TOTAL	$2,109.44

Capri Lavina
9308 Monterey Bay Dr
Orlando, FL 32832

(407) 494-1099
jmuriel@mybeaconmanagement.com

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Installation of Solar Display Light Mounted directly above text for down-lighting effect. Drilling, anchoring into stone/stucco, and silicone sealing. Solar panel orientation check and programming of lighting modes. 3-year manufacturer warranty. Permitting fees included.	1.0	$0.00

Services subtotal: $0.00

Materials	qty	unit price	amount
Solera - SL-SDL-4FT-40K-BK-G2 Solera Solar Display Light 4ft 4000K	2.0	$985.72	$1,971.44

Materials subtotal: $1,971.44

Subtotal	$1,971.44
Tax (FL Sales Tax 7%)	$138.00
Total	**$2,109.44**

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:

https://pro.housecallpro.com/TPGLightingLLC/435919/terms

SECTION 2

Narcoossee CDD
Nona Preserve
Additonal Flower Rotation

Annual Flowers	$741.00
Install (314) Flowers in Annual Flower Beds (1) Time Per Year	

Grand Total Annual	$741.00
Monthly	$61.75

Narcoossee CDD
La Vina
Additonal Flower Rotation

Annual Flowers	$2,316.00
Install (966) Flowers in Annual Flower Beds (1) Time Per Year	

Grand Total Annual	$2,316.00
Monthly	$193.00