

***Approved Budget
Fiscal Year 2017***

***Capital Region Community
Development District***

August 11, 2016



Capital Region Community Development District

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Capital Region

Community Development District

Description					General Fund			General Fund
	Adopted Budget FY 2016	Actual Thru 6/30/2016	Projected Next 3 Months	Total Projected 9/30/2016	Approved Budget FY 2017	Changes at 8/11/2016	Approved Budget FY 2017	
Revenues								
Special Assessment - On Roll	\$1,175,703	\$1,175,080	\$623	\$1,175,703	\$1,175,703	(\$58,279)	\$1,117,424	
Special Assessment - Direct - St Joe	\$462,084	\$346,563	\$115,521	\$462,084	\$462,084	(\$13,204)	\$448,880	
Special Assessment - On Roll - Rec. Facility	\$0	\$0	\$0	\$0	\$181,373	\$0	\$181,373	
Special Assessment - Direct - St Joe - Rec. Facility	\$0	\$0	\$0	\$0	\$111,227	\$0	\$111,227	
Interest Income/Misc. Revenue	\$1,000	\$3,333	\$500	\$3,833	\$1,500	(\$36)	\$1,464	
Carry Forward Surplus	\$45,444	\$73,797	\$0	\$73,797	\$44,943	\$5,057	\$50,000	
TOTAL REVENUES	\$1,684,231	\$1,598,773	\$116,644	\$1,715,417	\$1,976,830	(\$66,462)	\$1,910,368	
Expenditures								
Administrative								
Supervisor Fees	\$12,000	\$9,400	\$3,000	\$12,400	\$12,000	\$0	\$12,000	
FICA	\$918	\$719	\$230	\$949	\$918	\$0	\$918	
Engineering	\$30,000	\$40,534	\$7,500	\$48,034	\$30,000	\$0	\$30,000	
Arbitrage	\$3,750	\$0	\$3,600	\$3,600	\$3,750	\$0	\$3,750	
Dissemination	\$7,300	\$7,400	\$0	\$7,400	\$7,300	\$0	\$7,300	
Attorney	\$40,000	\$58,480	\$19,240	\$77,720	\$40,000	\$0	\$40,000	
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000	
Annual Report	\$500	\$0	\$500	\$500	\$500	\$0	\$500	
Trustee Fees	\$14,000	\$13,828	\$0	\$13,828	\$14,000	\$0	\$14,000	
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500	\$0	\$11,500	
Management Fees	\$48,620	\$36,465	\$12,155	\$48,620	\$48,620	\$0	\$48,620	
Information Technology	\$2,800	\$2,100	\$700	\$2,800	\$2,800	\$0	\$2,800	
Record Storage	\$150	\$0	\$150	\$150	\$150	\$0	\$150	
Travel & Per Diem	\$3,500	\$1,311	\$2,189	\$3,500	\$3,500	\$0	\$3,500	
Telephone	\$300	\$574	\$191	\$766	\$300	\$0	\$300	
Postage	\$1,500	\$1,043	\$457	\$1,500	\$1,500	\$0	\$1,500	
Printing & Binding	\$2,500	\$1,388	\$812	\$2,200	\$2,500	\$0	\$2,500	
Insurance	\$16,627	\$15,121	\$0	\$15,121	\$16,627	\$0	\$16,627	
Legal Advertising	\$4,000	\$1,484	\$1,822	\$3,306	\$4,000	\$0	\$4,000	
Other Current Charges	\$1,600	\$1,218	\$182	\$1,400	\$1,600	\$0	\$1,600	
Office Supplies	\$200	\$207	\$82	\$289	\$200	\$0	\$200	
Dues, Licenses & Subscriptions	\$3,175	\$175	\$3,000	\$3,175	\$3,175	\$0	\$3,175	
Capital Outlay	\$250	\$0	\$250	\$250	\$250	\$0	\$250	
TOTAL ADMINISTRATIVE EXPENDITURES	\$209,190	\$206,948	\$56,060	\$263,008	\$209,189	\$0	\$209,189	
Field								
Management Fees	\$126,000	\$94,500	\$31,500	\$126,000	\$126,000	\$0	\$126,000	
Security	\$60,000	\$34,036	\$11,520	\$45,556	\$60,000	\$0	\$60,000	
Communications	\$20,000	\$12,580	\$4,193	\$16,773	\$20,000	(\$8,000)	\$12,000	
Landscape Maintenance - Contract	\$896,485	\$672,364	\$224,121	\$896,485	\$896,485	\$2,257	\$898,742	
Landscape Maintenance - New Units/Street Trees	\$10,000	\$4,728	\$5,272	\$10,000	\$10,000	(\$2,500)	\$7,500	
Pond Maintenance - Contract	\$23,892	\$17,919	\$5,973	\$23,892	\$23,892	(\$18,892)	\$5,000	
Pond Maintenance - New Units	\$1,000	\$0	\$0	\$0	\$1,000	(\$1,000)	\$0	
Pond Repairs - Current Units	\$30,000	\$7,959	\$22,041	\$30,000	\$30,000	(\$15,000)	\$15,000	
Pond Repairs - New Units	\$1,000	\$0	\$0	\$0	\$1,000	(\$1,000)	\$0	
SWMF Operating Permit Fees	\$2,837	\$1,958	\$879	\$2,837	\$2,837	\$2,671	\$5,508	
Irrigation Maintenance - Contract	\$96,327	\$72,245	\$24,082	\$96,327	\$96,327	\$502	\$96,829	
Irrigation Maintenance - New Units	\$1,000	\$251	\$125	\$376	\$1,000	(\$500)	\$500	
Irrigation Repairs - Current Units	\$44,500	\$20,916	\$6,972	\$27,888	\$44,500	(\$4,500)	\$40,000	
Irrigation System Upgrades	\$2,500	\$0	\$2,500	\$2,500	\$2,500	(\$2,500)	\$0	
Preserve Maintenance	\$40,000	\$27,923	\$9,308	\$37,231	\$40,000	\$0	\$40,000	
Tot Lot Inspection/Maintenance	\$5,000	\$565	\$1,500	\$2,065	\$5,000	(\$2,500)	\$2,500	
Tree Removal/Trimming/Cleanup	\$10,000	\$9,580	\$420	\$10,000	\$10,000	\$5,000	\$15,000	
Alleyway Maintenance	\$15,000	\$2,630	\$877	\$3,507	\$15,000	(\$10,000)	\$5,000	
Miscellaneous Maintenance	\$5,000	\$4,114	\$886	\$5,000	\$5,000	(\$1,000)	\$4,000	
Utilities	\$45,000	\$25,403	\$8,468	\$33,870	\$45,000	(\$5,000)	\$40,000	
Other - Contingency	\$9,500	\$1,575	\$525	\$2,100	\$9,500	(\$4,500)	\$5,000	
Capital Expenditures	\$15,000	\$15,000	\$0	\$15,000	\$15,000	\$0	\$15,000	
Reserve for Capital - F&R	\$15,000	\$15,000	\$0	\$15,000	\$15,000	\$0	\$15,000	
TOTAL FIELD EXPENDITURES	\$1,475,041	\$1,041,247	\$361,161	\$1,402,408	\$1,475,041	(\$66,462)	\$1,408,579	

Capital Region

Community Development District

Description					General Fund		General Fund
	Adopted Budget FY 2016	Actual Thru 6/30/2016	Projected Next 3 Months	Total Projected 9/30/2016	Approved Budget FY 2017	Changes at 8/11/2016	Approved Budget FY 2017
Recreation Facility							
Construction Project/Planning and Management:							
Construction Planning - Legal	\$0	\$0	\$0	\$0	\$45,000	\$0	\$45,000
Construction Planning - Engineering Consultant	\$0	\$0	\$0	\$0	\$49,000	\$0	\$49,000
Construction Planning - District Engineer	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Construction Management	\$0	\$0	\$0	\$0	\$38,500	\$0	\$38,500
Recreational Facilities Start Up:							
Amenity Facility Start Up Costs	\$0	\$0	\$0	\$0	\$60,100	\$0	\$60,100
TOTAL RECREATION FACILITY EXPENDITURES	\$0	\$0	\$0	\$0	\$292,600	\$0	\$292,600
TOTAL EXPENDITURES	\$1,684,231	\$1,248,195	\$417,221	\$1,665,417	\$1,976,830	(\$66,462)	\$1,910,368
EXCESS REVENUES OVER EXPENDITURES	\$0	\$350,577	(\$300,577)	\$50,000	\$0	\$0	\$0

Capital Region
Community Development District
Assessment Allocation

		<u>FY 2016</u>	<u>FY 2017</u>
Net Assessment		\$1,175,703	\$1,117,424
Plus Collection Fees (7%)		\$88,494	\$84,107
Gross Assessments		<u>\$1,264,197</u>	<u>\$1,201,531</u>
No. of Units		2,760	2,760
Lot Size	# of Units	Gross Per Unit Amount FY 16	Gross Per Unit Amount FY 17
Apartments	977	\$226.23	\$215.02
ACLF	0	\$108.59	\$108.59
Duplex	0	\$0.00	\$217.70
Towns	252	\$217.70	\$206.91
30s	53	\$238.44	\$226.62
40s	237	\$253.99	\$241.40
55s	243	\$308.41	\$293.12
65s	261	\$380.99	\$362.10
75s	140	\$435.40	\$413.82
85s	91	\$473.86	\$450.37
90s	0	\$509.07	\$509.07
100s	165	\$544.27	\$517.29
1/2 Ac	138	\$653.12	\$620.75
1Ac	40	\$852.69	\$810.42
Blended Commercial	161	\$2,540.52	\$2,414.59
Golf Club	1	\$13,951.06	\$13,259.51
Catholic School	1	\$0.00	\$0.00
Total	<u>2760</u>		

Assessment Allocation - Recreation

		<u>FY 2017</u>
Net Assessment/Combined w/Direct		\$292,600
Plus Collection Fees (7%)		\$22,024
Gross Assessments		<u>\$314,624</u>
No. of Units		4,262
Lot Size	# of Units	Gross Per Unit Amount FY 17
Apartments	1327	\$17.61
ACLF	130	\$59.00
Duplex	198	\$59.00
Towns	464	\$59.00
30s	53	\$98.34
40s	391	\$98.34
55s	616	\$98.34
65s	434	\$118.01
75s	192	\$118.01
85s	91	\$118.01
90s	0	\$0.00
100s	187	\$137.67
1/2 Ac	139	\$167.18
1Ac	40	\$167.18
Blended Commercial	0	\$0.00
Golf Club	0	\$0.00
Catholic School	0	\$0.00
Total	<u>4262</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2017

REVENUES:

Maintenance Assessments

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

Interest Income

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

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

Engineering Fees

The District's engineer (Atkins) will be providing limited engineering services to the District including attendance as needed and preparation for board meetings, etc. Additionally The District utilizes Dantin Engineering on an assigned project basis.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A Capital Improvement Revenue Bonds, Series 2011A-1 and 2011A-2 Capital Improvement Revenue Refunding Bonds, and the Series 2013 Capital Improvement Revenue Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager & Company to provide this service.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET

FISCAL YEAR 2017

Trustee Fees

The District issued Series 2008A Capital Improvement Revenue Bonds, Series 2011A1-A2 Capital Improvement Revenue Refunding Bonds and Series 2013 Capital Improvement Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessments with the county tax collector.

Information Technology

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Telephone

Telephone for agenda calls or monthly meetings.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Travel & Per Diem

Travel expenses to attend meetings, conferences, etc.

Printing & Binding

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

Records Storage

The District's Records will be stored off site at Iron Mountain.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. Membership with the Florida Association of Special Districts is provided to Supervisors and Staff.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2017

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Maintenance:

Field Management Fees

The District has contracted with GMS, LLC for the supervision and on-site management of Capital Region Community Development District. Their responsibilities include reviewing contracts and other maintenance related items.

Security

The District has contracted with Barkley Security Agency for security services.

Communications

The District has contracted Bulldog Strategy Group for information distribution services.

Landscape/Irrigation Maintenance

The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping and irrigation maintenance services to all the common areas within the District.

Contract Amounts	Monthly	Annual
Landscape Maintenance - Contract	\$74,707	\$896,485
Landscape Maintenance - New Units/Street Trees	\$833	\$10,000
Pond Maintenance - New Units	\$83	\$1,000
Pond Repairs - Current Units	\$2,500	\$30,000
Pond Repairs - New Units	\$83	\$1,000
Irrigation Maintenance - Contract	\$8,027	\$96,327
Irrigation Maintenance - New Units	\$83	\$1,000
Irrigation Repairs - Current Units	\$3,708	\$44,500
Irrigation System Upgrades	\$208	\$2,500
Total	\$90,234	\$1,082,812

Pond Maintenance

The District has a contract with The Lake Doctors who provide monthly water management services to (14) fourteen retention ponds throughout the District.

SWMF Operating Permit Fees

The District pays the City of Tallahassee, Growth Management Department for inspection of and the administration needed to issue operating permits for District owned and maintained Storm Water facilities.

Preserve Maintenance

The District has contracted with All Pro Land Care of Tallahassee, Inc. to maintain the various preserved areas within the District (listed as Park Maintenance), but also contacts out work in other preserve areas to various contractors.

Tot-Lot Inspection Maintenance

The District owns a recreational area that requires monthly inspection and repairs/replacements as well as mulch twice a year.

Storm Cleanup/Repair/Cleaning

Funding to cleanup and repair storm damage.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2017

Alleyway Maintenance

The District conducts repairs and maintenance of the owned alleyways.

Miscellaneous Maintenance

Unscheduled repairs and maintenance to the Districts facilities not allocated to a particular area

Other – Contingencies

Unscheduled repairs and maintenance to the District’s Facilities throughout the community.

Utilities

The cost of electricity and Irrigation Water for Capital Region CDD for the following accounts:

Account #	Services Address	Amount
1680485610	3766 Greyfield Dr - Pump 1	\$ 29.09
1780485610	2150 Merchants Row Blvd - Pump	\$ 10.87
1894063223	2380 E Orange Ave Irr	\$ 604.17
2429471295	3564 S Blair Stone Rd Reclaim	\$ 9.89
2780485610	2588 Merchants Row Blvd - Pump	\$ 10.78
3077919780	3136 Dickinson Dr.	\$ 11.28
3183002658	3001 School House Rd Reclaimed	\$ -
3541485610	2301 E Orange Ave, Irr/3591 Strolling Way	\$ 21.66
3543485610	3701 Mossy Creek Ln - Unit 1	\$ 201.39
3680485610	3765 Grove Park Dr	\$ 10.61
4263972522	3029 Dickinson Dr. Area Lights	\$ 33.54
4360485610	1900 Merchants Row-ENTRANCE	\$ 22.61
4680485610	3992 Four Oaks Blvd	\$ 10.33
5399698926	3252 Updike Ave IRR	\$ 10.25
6243485610	3700 Mossy Creek Ln- Pump	\$ 10.78
6948377092	1901 Merchants Row Blvd	\$ 11.49
7042865610	4580 Grove Park Dr - IRR	\$ 10.61
7580485610	3705 Four Oaks Blvd	\$ 70.33
7670485610	3766 Greyfield Dr	\$ 37.85
8001821240	Various Locations- Area Lights	\$ 852.62
8270485610	3603 Capital Cir SE Irr.	\$ 94.59
8503683950	3751 Biltmore Ave - HYD	\$ -
8965428817	3559 Four Oaks Blvd	\$ 10.25
9143451140	3700 Spider Lily Way	\$ 10.78
9413485610	3000 School House Road	\$ 10.69
9356890232	4583 Grove Park Dr. Temp.	\$ 10.25
9650988960	3751 Biltmore Ave - IRR	\$ 10.61
9674588544	Various Locations, Irrigation	\$ 41.79
9699066720	3145 Mulberry Park Blvd. Area Light	\$ 79.11
9778998416	2471 E Orange Ave. Irr.	\$ 10.51
Total		\$2,258.73

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET

FISCAL YEAR 2017

Capital Expenditures

Represents any new capital expenditures the District may need to make during the Fiscal Year.

Reserves for Capital Repairs and Replacements

This Reserve funding is for the Capital Repairs and Replacements for the Districts assets which are utilized by the residing landowners.

Recreation Facility

Construction Planning – Legal

Attorney fees associated with recreation facilities project to include interacting with the City of Tallahassee for recreation land lease negotiations, preparing material for the Board related to the project and our evaluation of options, revisions to the proposed agreement with the city, working with staff on evaluating projected capital costs and assessments, discussion and review related to construction options and preparation of design and construction management agreements.

Construction Planning - Engineering Consultant

Dantin Consulting, LLC to provide engineering, permitting, and construction consulting services related to planning, designing and construction of recreational facilities

Construction Planning - District Engineer

Atkins Global will provide master site planning services as needed, to include attendance at COT and CDD meetings as necessary, printing, drawings, travel, deliveries, permit fees, et cetera, pursuant to engineering agreement.

Construction Management

Childers Construction will serve as contracted Construction Manager to provide design-build construction consulting services, to include civil design of recreational facilities.

Amenity Facilities Start Up Costs

To fund necessary non-capital start-up costs associated with completion, opening and operating new recreational facilities.

Capital Region

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2016</i>	<i>Actual Thru 6/30/2016</i>	<i>Projected Next 3 Months</i>	<i>Total Projected 9/30/2016</i>	<i>Approved Budget FY 2017</i>
Revenues					
Capital Reserve Contribution	\$30,000	\$30,000	\$0	\$30,000	\$30,000
Designated reserves	\$42,442	\$42,561	\$0	\$42,561	\$69,009
TOTAL REVENUES	\$72,442	\$72,561	\$0	\$72,561	\$99,009
Expenditures					
Reserve for Capital - R&R	\$0	\$3,250	\$0	\$3,250	\$0
Other Charges	\$500	\$227	\$75.51	\$302	\$500
TOTAL EXPENDITURES	\$500	\$3,477	\$76	\$3,552	\$500
ASSIGNED FUND BALANCE	\$71,942	\$69,085	(\$76)	\$69,009	\$98,509

Capital Region
Community Development District

Debt Service Fund
Series 2008

Description	Adopted Budget FY 2016	Actual Thru 6/30/2016	Projected Next 3 Months	Total Projected 9/30/2016	Approved Budget FY 2017
Revenues					
⁽¹⁾ ⁽²⁾ Special Assessment	\$1,599,303	\$1,018,480	\$580,823	\$1,599,303	\$1,599,305
Interest Income	\$250	\$1,513	\$1,081	\$2,594	\$250
Carry Forward Surplus	\$669,951	\$694,310	\$0	\$694,310	\$669,533
TOTAL REVENUES	\$2,269,504	\$1,714,304	\$581,904	\$2,296,208	\$2,269,088
Expenditures					
Interest - 11/1	\$646,275	\$646,275	\$0	\$646,275	\$634,550
Special Call - 11/1	\$0	\$25,000	\$0	\$25,000	\$0
Interest - 5/1	\$646,275	\$645,400	\$0	\$645,400	\$634,550
Principal - 5/1	\$305,000	\$305,000	\$0	\$305,000	\$330,000
Special Call - 5/1	\$0	\$5,000	\$0	\$5,000	\$0
TOTAL EXPENDITURES	\$1,597,550	\$1,626,675	\$0	\$1,626,675	\$1,599,100
EXCESS REVENUES / (EXPENDITURES)	\$671,954	\$87,629	\$581,904	\$669,533	\$669,988

⁽¹⁾ Represents 34 out of 272 Apartments Units located in Unit 35 and 216 Apartments Units located in Unit 36

11/17 Interest

⁽²⁾ Represents Direct Assessments on Undeveloped Property

Series 2008

\$623,000

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	600	\$401	\$240,648	\$223,803
ACLF	130	\$192	\$25,021	\$23,270
Duplex	198	\$398	\$78,774	\$73,260
*Towns	212	\$366	\$77,505	\$72,080
40s	210	\$426	\$89,420	\$83,161
*55s	399	\$517	\$206,363	\$191,917
*65s	195	\$639	\$124,548	\$115,830
*75s	58	\$730	\$42,346	\$39,382
85s	16	\$791	\$12,662	\$11,776
*100s	24	\$913	\$21,910	\$20,376
*1/2 Ac	2	\$1,096	\$2,191	\$2,038
Blended Commercial	188	\$4,246	\$798,293	\$742,413
Total	2232		\$1,719,683	\$1,599,305

* Certain Units have a lower debt per unit amount

Capital Region
Community Development District
Debt Amortization
Series 2008 Capital Improvement Revenue Bonds

Date	Principal	Interest	Principal Balance	Calendar Year
11/01/16		\$634,550.00	\$18,130,000.00	\$634,550.00
05/01/17	\$330,000.00	\$634,550.00	\$17,800,000.00	
11/01/17		\$623,000.00	\$17,800,000.00	\$1,587,550.00
05/01/18	\$355,000.00	\$623,000.00	\$17,445,000.00	
11/01/18		\$610,575.00	\$17,445,000.00	\$1,588,575.00
05/01/19	\$380,000.00	\$610,575.00	\$17,065,000.00	
11/01/19		\$597,275.00	\$17,065,000.00	\$1,587,850.00
05/01/20	\$405,000.00	\$597,275.00	\$16,660,000.00	
11/01/20		\$583,100.00	\$16,660,000.00	\$1,585,375.00
05/01/21	\$435,000.00	\$583,100.00	\$16,225,000.00	
11/01/21		\$567,875.00	\$16,225,000.00	\$1,585,975.00
05/01/22	\$465,000.00	\$567,875.00	\$15,760,000.00	
11/01/22		\$551,600.00	\$15,760,000.00	\$1,584,475.00
05/01/23	\$500,000.00	\$551,600.00	\$15,260,000.00	
11/01/23		\$534,100.00	\$15,260,000.00	\$1,585,700.00
05/01/24	\$535,000.00	\$534,100.00	\$14,725,000.00	
11/01/24		\$515,375.00	\$14,725,000.00	\$1,584,475.00
05/01/25	\$575,000.00	\$515,375.00	\$14,150,000.00	
11/01/25		\$495,250.00	\$14,150,000.00	\$1,585,625.00
05/01/26	\$615,000.00	\$495,250.00	\$13,535,000.00	
11/01/26		\$473,725.00	\$13,535,000.00	\$1,583,975.00
05/01/27	\$660,000.00	\$473,725.00	\$12,875,000.00	
11/01/27		\$450,625.00	\$12,875,000.00	\$1,584,350.00
05/01/28	\$710,000.00	\$450,625.00	\$12,165,000.00	
11/01/28		\$425,775.00	\$12,165,000.00	\$1,586,400.00
05/01/29	\$760,000.00	\$425,775.00	\$11,405,000.00	
11/01/29		\$399,175.00	\$11,405,000.00	\$1,584,950.00
05/01/30	\$815,000.00	\$399,175.00	\$10,590,000.00	
11/01/30		\$370,650.00	\$10,590,000.00	\$1,584,825.00
05/01/31	\$875,000.00	\$370,650.00	\$9,715,000.00	
11/01/31		\$340,025.00	\$9,715,000.00	\$1,585,675.00
05/01/32	\$940,000.00	\$340,025.00	\$8,775,000.00	
11/01/32		\$307,125.00	\$8,775,000.00	\$1,587,150.00
05/01/33	\$1,005,000.00	\$307,125.00	\$7,770,000.00	
11/01/33		\$271,950.00	\$7,770,000.00	\$1,584,075.00
05/01/34	\$1,080,000.00	\$271,950.00	\$6,690,000.00	
11/01/34		\$234,150.00	\$6,690,000.00	\$1,586,100.00
05/01/35	\$1,160,000.00	\$234,150.00	\$5,530,000.00	
11/01/35		\$193,550.00	\$5,530,000.00	\$1,587,700.00
05/01/36	\$1,240,000.00	\$193,550.00	\$4,290,000.00	
11/01/36		\$150,150.00	\$4,290,000.00	\$1,583,700.00
05/01/37	\$1,330,000.00	\$150,150.00	\$2,960,000.00	
11/01/37		\$103,600.00	\$2,960,000.00	\$1,583,750.00
05/01/38	\$1,430,000.00	\$103,600.00	\$1,530,000.00	
11/01/38		\$53,550.00	\$1,530,000.00	\$1,587,150.00
05/01/39	\$1,530,000.00	\$53,550.00	\$0.00	\$1,583,550.00
totals	\$18,130,000.00	\$18,973,500.00		\$37,103,500.00

Capital Region

Community Development District

Debt Service Fund
Series 2011A1/A2

Description	Adopted Budget FY 2016	Actual Thru 6/30/2016	Projected Next 3 Months	Total Projected 9/30/2016	Approved Budget FY 2017
Revenues					
Special Assessment - Tax Collector	\$674,886	\$678,440	\$0	\$678,440	\$674,886
Interest Earned	\$100	\$691	\$230	\$922	\$100
Carry Forward Surplus	\$203,566	\$204,000	\$0	\$204,000	\$195,899
TOTAL REVENUES	\$878,552	\$883,131	\$230	\$883,362	\$870,885
Expenses					
<u>Series 2011A1</u>					
Interest - 11/1 - 2011A1	\$100,312	\$100,312	\$0	\$100,312	\$97,393
Interest - 5/1 - 2011A1	\$100,312	\$100,312	\$0	\$100,312	\$97,393
Principal - 5/1 - 2011A1	\$180,000	\$180,000	\$0	\$180,000	\$185,000
Special Call - 5/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
<u>Series 2011A2</u>					
Interest - 11/1 - 2011A2	\$93,420	\$93,420	\$0	\$93,420	\$89,848
Interest - 5/1 - 2011A2	\$93,420	\$93,420	\$0	\$93,420	\$89,848
Principal - 5/1 - 2011A2	\$110,000	\$110,000	\$0	\$110,000	\$115,000
Special Call - 5/1 - 2011A2	\$0	\$5,000	\$0	\$5,000	\$0
TOTAL EXPENDITURES	\$677,464	\$687,463	\$0	\$687,463	\$674,481
EXCESS REVENUES / (EXPENDITURES)	\$201,089	\$195,668	\$230	\$195,899	\$196,404

Series 2011A1 \$94,211
Series 2011A2 \$86,283
11/17 Interest \$180,494

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
*Towns	60	\$256	\$15,357	\$14,282
*Towns	110	\$308	\$33,879	\$31,507
30s	53	\$336	\$17,816	\$16,569
40s	28	\$360	\$10,081	\$9,375
*55s	28	\$363	\$10,153	\$9,442
*55s	82	\$437	\$35,817	\$33,310
*65s	42	\$448	\$18,812	\$17,495
*65s	69	\$539	\$37,205	\$34,600
*75s	34	\$512	\$17,405	\$16,186
*75s	43	\$617	\$26,524	\$24,667
*100s	32	\$640	\$20,476	\$19,043
*100s	89	\$770	\$68,566	\$63,767
*1/2 Ac	22	\$768	\$16,893	\$15,710
*1/2 Ac	44	\$925	\$40,693	\$37,844
*1Ac	25	\$1,002	\$25,062	\$23,307
*1Ac	11	\$1,207	\$13,280	\$12,350
Blended Commercial	3.84	\$2,379	\$9,137	\$8,498
Blended Commercial	43.372	\$3,978	\$172,514	\$160,438
Golf Club	1	\$23,065	\$23,065	\$21,450
Apartments	241	\$377	\$90,835	\$84,477
Catholic School	1	\$22,116	\$22,116	\$20,568
Total	1062		\$725,684	\$674,886

* Certain Units have a lower debt per unit amount

Capital Region
Community Development District
Debt Amortization
Series 2011A-1 Capital Improvement Revenue Bonds
A1 Term Bonds Due 5/1/2031

Date	Principal	Interest	Principal Balance	Calendar Year
11/01/16	\$0.00	\$97,393.00	\$3,860,000.00	\$97,393.00
05/01/17	\$185,000.00	\$97,393.00	\$3,675,000.00	
11/01/17	\$0.00	\$94,211.00	\$3,675,000.00	\$376,604.00
05/01/18	\$190,000.00	\$94,211.00	\$3,485,000.00	
11/01/18	\$0.00	\$90,572.50	\$3,485,000.00	\$374,783.50
05/01/19	\$200,000.00	\$90,572.50	\$3,285,000.00	
11/01/19	\$0.00	\$86,412.50	\$3,285,000.00	\$376,985.00
05/01/20	\$205,000.00	\$86,412.50	\$3,080,000.00	
11/01/20	\$0.00	\$81,892.25	\$3,080,000.00	\$373,304.75
05/01/21	\$215,000.00	\$81,892.25	\$2,865,000.00	
11/01/21	\$0.00	\$76,968.75	\$2,865,000.00	\$373,861.00
05/01/22	\$225,000.00	\$76,968.75	\$2,640,000.00	
11/01/22	\$0.00	\$71,737.50	\$2,640,000.00	\$373,706.25
05/01/23	\$210,000.00	\$71,737.50	\$2,430,000.00	
11/01/23	\$0.00	\$66,275.00	\$2,430,000.00	\$348,012.50
05/01/24	\$240,000.00	\$66,275.00	\$2,190,000.00	
11/01/24	\$0.00	\$59,675.00	\$2,190,000.00	\$365,950.00
05/01/25	\$260,000.00	\$59,675.00	\$1,930,000.00	
11/01/25	\$0.00	\$52,525.00	\$1,930,000.00	\$372,200.00
05/01/26	\$275,000.00	\$52,525.00	\$1,655,000.00	
11/01/26	\$0.00	\$44,962.50	\$1,655,000.00	\$372,487.50
05/01/27	\$295,000.00	\$44,962.50	\$1,360,000.00	
11/01/27	\$0.00	\$36,987.50	\$1,360,000.00	\$376,950.00
05/01/28	\$310,000.00	\$36,987.50	\$1,050,000.00	
11/01/28	\$0.00	\$28,462.50	\$1,050,000.00	\$375,450.00
05/01/29	\$325,000.00	\$28,462.50	\$725,000.00	
11/01/29	\$0.00	\$19,525.00	\$725,000.00	\$372,987.50
05/01/30	\$345,000.00	\$19,525.00	\$380,000.00	
11/01/30	\$0.00	\$10,037.50	\$380,000.00	\$374,562.50
05/01/31	\$380,000.00	\$10,037.50	\$0.00	\$390,037.50
totals	\$3,860,000.00	\$1,835,275.00		\$5,695,275.00

Capital Region
Community Development District
Debt Amortization
Series 2011A-2 Capital Improvement Revenue Bonds
A2 Term Bonds Due 5/1/2031

Date	Principal	Interest	Principal Balance	Calendar Year
11/01/16	\$0	\$89,847.50	\$2,795,000.00	\$89,847.50
05/01/17	\$115,000	\$89,847.50	\$2,680,000.00	
11/01/17	\$0	\$86,282.50	\$2,680,000.00	\$291,130.00
05/01/18	\$125,000	\$86,282.50	\$2,555,000.00	
11/01/18	\$0	\$82,407.50	\$2,555,000.00	\$293,690.00
05/01/19	\$130,000	\$82,407.50	\$2,425,000.00	
11/01/19	\$0	\$78,377.50	\$2,425,000.00	\$290,785.00
05/01/20	\$140,000	\$78,377.50	\$2,285,000.00	
11/01/20	\$0	\$74,037.50	\$2,285,000.00	\$292,415.00
05/01/21	\$150,000	\$74,037.50	\$2,135,000.00	
11/01/21	\$0	\$69,387.50	\$2,135,000.00	\$293,425.00
05/01/22	\$155,000	\$69,387.50	\$1,980,000.00	
11/01/22	\$0	\$64,350.00	\$1,980,000.00	\$288,737.50
05/01/23	\$165,000	\$64,350.00	\$1,815,000.00	
11/01/23	\$0	\$58,987.50	\$1,815,000.00	\$288,337.50
05/01/24	\$180,000	\$58,987.50	\$1,635,000.00	
11/01/24	\$0	\$53,137.50	\$1,635,000.00	\$292,125.00
05/01/25	\$190,000	\$53,137.50	\$1,445,000.00	
11/01/25	\$0	\$46,962.50	\$1,445,000.00	\$290,100.00
05/01/26	\$205,000	\$46,962.50	\$1,240,000.00	
11/01/26	\$0	\$40,300.00	\$1,240,000.00	\$292,262.50
05/01/27	\$220,000	\$40,300.00	\$1,020,000.00	
11/01/27	\$0	\$33,312.50	\$1,020,000.00	\$293,612.50
05/01/28	\$230,000	\$33,312.50	\$790,000.00	
11/01/28	\$0	\$25,837.50	\$790,000.00	\$289,150.00
05/01/29	\$250,000	\$25,837.50	\$540,000.00	
11/01/29	\$0	\$17,712.50	\$540,000.00	\$293,550.00
05/01/30	\$265,000	\$17,712.50	\$275,000.00	
11/01/30	\$0	\$9,100.00	\$275,000.00	\$291,812.50
05/01/31	\$275,000	\$9,100.00	\$0.00	\$284,100.00
totals	\$2,795,000	\$1,660,080.00		\$4,455,080.00

Capital Region

Community Development District

Debt Service Fund
Series 2013A

Description	Adopted Budget FY 2016	Actual Thru 6/30/2016	Projected Next 3 Months	Total Projected 9/30/2016	Approved Budget FY 2017
Revenues					
Special Assessment - Tax Collector	\$862,173	\$867,973	\$0	\$867,973	\$862,173
Interest Income	\$0	\$897	\$468	\$1,365	\$0
Carry Forward Surplus	\$318,748	\$319,266	\$0	\$319,266	\$319,255
TOTAL REVENUES	\$1,180,921	\$1,188,136	\$468	\$1,188,604	\$1,181,428
Expenditures					
Interest - 11/1	\$242,240	\$242,240	\$0	\$242,240	\$236,884
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$242,240	\$242,109	\$0	\$242,109	\$236,884
Principal - 5/1	\$380,000	\$380,000	\$0	\$380,000	\$390,000
TOTAL EXPENDITURES	\$864,480	\$869,349	\$0	\$869,349	\$863,768
EXCESS REVENUES / (EXPENDITURES)	\$316,441	\$318,787	\$468	\$319,255	\$317,661

11/17 Interest
Series 2013A

\$230,839

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	486	\$359	\$174,421	\$162,211
*Towns	82	\$327	\$26,828	\$24,950
40s	153	\$382	\$58,516	\$54,420
*55s	107	\$464	\$49,650	\$46,175
*65s	127	\$573	\$72,743	\$67,651
*75s	56	\$655	\$36,694	\$34,125
85s	77	\$710	\$54,642	\$50,817
*100s	40	\$818	\$32,736	\$30,444
*1/2 Ac	73	\$982	\$71,717	\$66,697
*1Ac	3	\$1,282	\$3,847	\$3,578
Epoch Apls (Acres)	1	\$3,806	\$5,386	\$5,009
Blended Commercial	113	\$6,321	\$339,888	\$316,095
Total	1318		\$927,067	\$862,173

* Certain Units have a lower debt per unit amount

Capital Region
Community Development District
Debt Amortization
Series 2013 Capital Improvement Refunding Bonds

<i>Date</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal Balance</i>	<i>Calendar Year</i>
05/01/16	\$380,000.00	\$242,108.75	\$9,100,000.00	
11/01/16		\$236,883.75	\$9,100,000.00	\$858,992.50
05/01/17	\$390,000.00	\$236,883.75	\$8,710,000.00	
11/01/17		\$230,838.75	\$8,710,000.00	\$857,722.50
05/01/18	\$405,000.00	\$230,838.75	\$8,305,000.00	
11/01/18		\$223,548.75	\$8,305,000.00	\$859,387.50
05/01/19	\$420,000.00	\$223,548.75	\$7,885,000.00	
11/01/19		\$215,358.75	\$7,885,000.00	\$858,907.50
05/01/20	\$440,000.00	\$215,358.75	\$7,445,000.00	
11/01/20		\$206,118.75	\$7,445,000.00	\$861,477.50
05/01/21	\$460,000.00	\$206,118.75	\$6,985,000.00	
11/01/21		\$195,768.75	\$6,985,000.00	\$861,887.50
05/01/22	\$480,000.00	\$195,768.75	\$6,505,000.00	
11/01/22		\$184,488.75	\$6,505,000.00	\$860,257.50
05/01/23	\$500,000.00	\$184,488.75	\$6,005,000.00	
11/01/23		\$172,363.75	\$6,005,000.00	\$856,852.50
05/01/24	\$530,000.00	\$172,363.75	\$5,475,000.00	
11/01/24		\$158,981.25	\$5,475,000.00	\$861,345.00
05/01/25	\$550,000.00	\$158,981.25	\$4,925,000.00	
11/01/25		\$144,543.75	\$4,925,000.00	\$853,525.00
05/01/26	\$585,000.00	\$144,543.75	\$4,340,000.00	
11/01/26		\$127,725.00	\$4,340,000.00	\$857,268.75
05/01/27	\$620,000.00	\$127,725.00	\$3,720,000.00	
11/01/27		\$109,900.00	\$3,720,000.00	\$857,625.00
05/01/28	\$660,000.00	\$109,900.00	\$3,060,000.00	
11/01/28		\$90,925.00	\$3,060,000.00	\$860,825.00
05/01/29	\$700,000.00	\$90,925.00	\$2,360,000.00	
11/01/29		\$70,800.00	\$2,360,000.00	\$861,725.00
05/01/30	\$740,000.00	\$70,800.00	\$1,620,000.00	
11/01/30		\$48,600.00	\$1,620,000.00	\$859,400.00
05/01/31	\$785,000.00	\$48,600.00	\$835,000.00	
11/01/31		\$25,050.00	\$835,000.00	\$858,650.00
05/01/32	\$835,000.00	\$25,050.00	\$0.00	\$860,050.00
totals	\$9,480,000.00	\$5,125,898.75		\$14,605,898.75