

***Amended Budget
Fiscal Year 2016***

***Capital Region Community
Development District***

November 10, 2016



Capital Region Community Development District

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Capital Region

Community Development District

General Fund

<u>Description</u>	<u>Adopted Budget FY 2015</u>	<u>Actual Thru 7/31/2015</u>	<u>Projected Next 2 Months</u>	<u>Total Projected 9/30/2015</u>	<u>Amended Budget FY 2016</u>
Revenues					
Special Assessment - Tax Collector	\$1,158,049	\$1,170,504	\$0	\$1,170,504	\$1,175,703
Special Assessment - Direct - St Joe	\$465,343	\$387,790	\$77,553	\$465,343	\$462,084
Interest Income/Misc. Revenue	\$1,000	\$4,894	\$0	\$4,894	\$4,550
Carry Forward Surplus	\$0	\$3,227	\$0	\$3,227	\$122,865
TOTAL REVENUES	\$1,624,392	\$1,566,414	\$77,553	\$1,643,967	\$1,765,201
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$9,600	\$2,000	\$11,600	\$12,400
FICA	\$918	\$734	\$153	\$887	\$949
Engineering	\$30,000	\$21,865	\$8,135	\$30,000	\$56,295
Arbitrage	\$3,750	\$3,600	\$0	\$3,600	\$2,400
Dissemination	\$7,100	\$7,300	\$0	\$7,300	\$7,400
Attorney - General	\$40,000	\$26,073	\$13,036	\$39,109	\$99,438
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Annual Report	\$500	\$0	\$500	\$500	\$0
Trustee Fees	\$13,000	\$13,924	\$0	\$13,924	\$13,828
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500
Management Fees	\$48,620	\$40,517	\$8,103	\$48,620	\$48,620
Computer Time/Web Site	\$2,800	\$2,333	\$467	\$2,800	\$2,800
Record Storage	\$150	\$0	\$150	\$150	\$0
Travel & Per Diem	\$3,000	\$2,881	\$568	\$3,449	\$1,773
Telephone	\$300	\$202	\$98	\$300	\$842
Postage	\$1,500	\$927	\$573	\$1,500	\$3,056
Printing & Binding	\$3,000	\$1,391	\$1,109	\$2,500	\$2,734
Insurance	\$15,637	\$14,966	\$0	\$14,966	\$15,121
Legal Advertising	\$4,250	\$1,481	\$3,162	\$4,643	\$2,677
Other Current Charges	\$2,000	\$1,144	\$228.78	\$1,373	\$1,582
Office Supplies	\$300	\$138	\$27.69	\$166	\$260
Dues, Licenses & Subscriptions	\$3,175	\$175	\$3,000	\$3,175	\$175
Capital Outlay	\$250	\$0	\$250	\$250	\$0
TOTAL ADMINISTRATIVE EXPENDITURES	\$207,750	\$164,753	\$41,559	\$206,312	\$287,850

Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2015	Actual Thru 7/31/2015	Projected Next 2 Months	Total Projected 9/30/2015	Amended Budget FY 2016
<i>Field</i>					
Management Fees	\$114,000	\$95,000	\$19,000	\$114,000	\$126,000
Security	\$8,500	\$34,863	\$14,427	\$49,290	\$54,795
Communications	\$0	\$0	\$0	\$0	\$16,580
Landscape Maintenance - Contract	\$870,993	\$725,827	\$145,165	\$870,993	\$896,485
Landscape Maintenance - New Units/Street Trees	\$32,247	\$17,497	\$0	\$17,497	\$7,550
Landscape Maintenance - Park Contract	\$0	\$0	\$0	\$0	\$0
Preventive Tree Pruning	\$0	\$0	\$0	\$0	\$0
Pond Maintenance - Contract	\$23,892	\$19,910	\$3,982	\$23,892	\$23,892
Pond Maintenance - New Units	\$1,000	\$0	\$1,000	\$1,000	\$0
Pond Repairs - Current Units	\$35,000	\$8,313	\$21,688	\$30,000	\$46,299
Pond Repairs - New Units	\$1,000	\$0	\$1,000	\$1,000	\$0
SWMF Operating Permit Fees	\$5,508	\$7,803	\$0	\$7,803	\$1,836
Irrigation Maintenance - Contract	\$94,446	\$78,705	\$15,741	\$94,446	\$96,327
Irrigation Maintenance - New Units	\$4,056	\$314	\$1,000	\$1,314	\$376
Irrigation Repairs - Current Units	\$44,500	\$34,479	\$10,021	\$44,500	\$31,249
Irrigation System Upgrades	\$2,500	\$1,019	\$1,481	\$2,500	\$0
Preserve Maintenance	\$40,000	\$29,664	\$10,336	\$40,000	\$34,644
Tot Lot Inspection/Maintenance	\$5,000	\$3,148	\$1,852	\$5,000	\$2,913
Storm Cleanup/Repair/Cleaning	\$19,000	\$13,140	\$5,860	\$19,000	\$45,511
Reuse Retrofit	\$0	\$0	\$0	\$0	\$0
Alleyway Maintenance	\$5,000	\$10,774	\$0	\$10,774	\$13,268
Miscellaneous Maintenance	\$5,000	\$3,738	\$1,263	\$5,000	\$4,202
Utilities	\$55,000	\$34,519	\$5,481	\$40,000	\$40,173
Other - Contingency	\$10,000	\$3,055	\$16,591	\$19,646	\$5,251
Capital Expenditures	\$20,000	\$20,000	\$0	\$20,000	\$15,000
Reserve for Capital - R&R	\$20,000	\$20,000	\$0	\$20,000	\$15,000
TOTAL FIELD EXPENDITURES	\$1,416,642	\$1,161,767	\$275,888	\$1,437,655	\$1,477,351
TOTAL EXPENDITURES	\$1,624,392	\$1,326,520	\$317,447	\$1,643,967	\$1,765,201
ASSIGNED FUND BALANCE	\$0	\$239,894	(\$239,894)	\$0	\$0

		FY 2009	FY 2010	FY2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Net Assessment		\$977,523	\$1,030,978	\$1,030,978	\$1,030,978	\$1,136,785	\$1,144,523	\$1,158,049	\$1,175,703
Plus Collection Fees (7%)		\$62,395	\$65,807	\$65,807	\$65,807	\$85,564	\$86,147	\$87,165	\$88,494
Gross Assessments		\$1,039,918	\$1,096,785	\$1,096,785	\$1,096,785	\$1,222,350	\$1,230,670	\$1,245,214	\$1,264,197
No. of Units		2,143	2,415	2,415	2,415	2,630	2,656	2,703	2,760
Lot Size	# of Units	Gross Per Unit Amount FY 09	Gross Per Unit Amount FY 10	Gross Per Unit Amount FY 11	Gross Per Unit Amount FY 12	Gross Per Unit Amount FY 13	Gross Per Unit Amount FY 14	Gross Per Unit Amount FY 15	Gross Per Unit Amount FY 16
Apartments	977	\$209.06	\$209.06	\$209.06	\$209.06	\$226.23	\$226.23	\$226.23	\$226.23
ACLF	0	\$100.35	\$100.35	\$100.35	\$100.35	\$108.59	\$108.59	\$108.59	\$108.59
Towns	252	\$201.18	\$201.18	\$201.18	\$201.18	\$217.70	\$217.70	\$217.70	\$217.70
30s	53	\$220.34	\$220.34	\$220.34	\$220.34	\$238.44	\$238.44	\$238.44	\$238.44
40s	237	\$234.71	\$234.71	\$234.71	\$234.71	\$253.99	\$253.99	\$253.99	\$253.99
55s	243	\$285.00	\$285.00	\$285.00	\$285.00	\$308.41	\$308.41	\$308.41	\$308.41
65s	261	\$352.07	\$352.07	\$352.07	\$352.07	\$380.99	\$380.99	\$380.99	\$380.99
75s	140	\$402.35	\$402.35	\$402.35	\$402.35	\$435.40	\$435.40	\$435.40	\$435.40
85s	91	\$437.90	\$437.90	\$437.90	\$437.90	\$473.86	\$473.86	\$473.86	\$473.86
90s	0	\$470.43	\$470.43	\$470.43	\$470.43	\$509.07	\$509.07	\$509.07	\$509.07
100s	165	\$502.96	\$502.96	\$502.96	\$502.96	\$544.27	\$544.27	\$544.27	\$544.27
1/2 Ac	138	\$603.55	\$603.55	\$603.55	\$603.55	\$653.12	\$653.12	\$653.12	\$653.12
1Ac	40	\$787.97	\$787.97	\$787.97	\$787.97	\$852.69	\$852.69	\$852.69	\$852.69
Blended Commercial	161	\$2,347.70	\$2,347.70	\$2,347.70	\$2,347.70	\$2,540.52	\$2,540.52	\$2,540.52	\$2,540.52
Golf Club	1	\$12,892.22	\$12,892.22	\$12,892.22	\$12,892.22	\$13,951.06	\$13,951.06	\$13,951.06	\$13,951.06
Catholic School	1	\$12,367.03	\$12,367.03	\$12,367.03	\$12,367.03	\$0.00	\$0.00	\$0.00	\$0.00
Total	2760								

Prior to FY 2013 Collection Fees were 6%

The number of units listed above only have an effect on the FY 2016 per unit amounts as every year these numbers have increased based on more platted lots.

A total of 57 new units were added this Fiscal Year

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET **FISCAL YEAR 2016**

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 2013A 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 MBS Capital Markets, LL, 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 2016**

Trustee Fees

The District issued Series 2008A Capital Improvement Revenue Bonds, Series 2011A1-A2 Capital Improvement Revenue Refunding Bonds and Series 2013A 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.

Computer Time

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.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2016

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 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 may contract for Palmetto Security Services for FY 2016.

Communications

The District may contact for information distribution services.

Landscape/Parks/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.

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.

Alleyway Maintenance

The District conducts repairs and maintenance of the owned alleyways.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2016

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	
1680485610	3766 Greyfield Dr - Pump 1	\$600
1780485610	2150 Merchants Row Blvd - Pump	\$300
1894063223	2380 E Orange Ave Irr	\$6000
2429471295	3564 S Blair Stone Rd Reclaim	\$400
2780485610	2588 Merchants Row Blvd - Pump	\$200
3077919780	3136 Dickinson Dr.	\$200
3183002658	3001 School House Rd Reclaimed	\$2,000
3541485610	2301 E Orange Ave irr	\$300
3543485610	3701 Mossy Creek Ln - Unit 1	\$3,000
3680485610	3765 Grove Park Dr	\$200
4263972522	Dickinson Dr. Area Lights	\$500
4360485610	1900 Merchants Row Entrance	\$500
4680485610	3992 Four Oaks Blvd	\$200
5399698926	3252 Uplike Ave IRR	\$200
6243485610	3700 Mossy Creek Ln- Pump	\$200
6948377092	3601 Capital Circle SE - Sign	\$200
7042865610	4850 Grove Park Dr - IRR	\$200
7580485610	3705 Four Oaks Blvd	\$1,500
7670485610	3766 Greyfield Dr	\$500
8001821240	2450 Rain Lily Way Unit 29 Area Lights	\$15,500
8270485610	3603 Capital Cir SE Irr.	\$4,500
8965428817	3559 Four Oaks Blvd	\$300
9143451140	1960 Quail Grove Lane IRR	\$300
9356890232	4583 Grove Park Dr. Temp.	\$300
9413485610	3000 School House Road	\$300
9650988960	3751 Biltmore Ave IRR	\$300
9674588544	3735 Esplanade Way - IRR	\$1,000
9699066720	3145 Mulberry Park Blvd. Area Light	\$1,500
9778998416	2471 E. Orange Ave. Irr.	\$300
Total		\$45,000

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.

Capital Region

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2015</i>	<i>Actual Thru 7/31/2015</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/2015</i>	<i>Amended Budget FY 2016</i>
Revenues					
Capital Reserve Funding	\$20,000	\$40,000	\$0	\$40,000	\$30,000
Carry Forward Surplus	\$5,556	\$5,529	\$0	\$5,529	\$42,442
TOTAL REVENUES	\$25,556	\$45,529	\$0	\$45,529	\$72,442
Expenditures					
Reserve for Capital - R&R	\$0	\$2,600	\$0	\$2,600	\$3,250
Other Charges	\$500	\$324	\$162	\$487	\$311
TOTAL EXPENDITURES	\$500	\$2,924	\$162	\$3,087	\$3,561
ASSIGNED FUND BALANCE	\$25,056	\$42,605	(\$162)	\$42,442	\$68,881

Capital Region

Community Development District

Debt Service Fund Series 2008

Description	Adopted Budget FY 2015	Actual Thru 7/31/2015	Projected Next 2 Months	Total Projected 9/30/2015	Amended Budget FY 2016
Revenues					
⁽¹⁾ Special Assessment	\$1,589,897	\$991,117	\$586,257	\$1,577,374	\$1,599,303
Interest Income	\$250	\$87	\$43	\$130	\$250
Carry Forward Surplus	\$684,394	\$715,822	\$0	\$715,822	\$669,951
TOTAL REVENUES	\$2,274,541	\$1,707,026	\$586,300	\$2,293,326	\$2,269,504
Expenditures					
Interest - 11/1	\$657,125	\$657,125	\$0	\$657,125	\$646,275
Special Call - 11/1	\$0	\$25,000	\$0	\$25,000	\$0
Interest - 5/1	\$657,125	\$656,250	\$0	\$656,250	\$646,275
Principal - 5/1	\$285,000	\$285,000	\$0	\$285,000	\$305,000
TOTAL EXPENDITURES	\$1,599,250	\$1,623,375	\$0	\$1,623,375	\$1,597,550
EXCESS REVENUES / (EXPENDITURES)	\$675,291	\$83,651	\$586,300	\$669,951	\$671,954

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

⁽²⁾ Represents Direct Assessments on Undeveloped Property

11/16 Interest
Series 2008

\$635,600

Lot Size	# of Units	Per Unit Amount
Apartments	600	\$401
ACLF	130	\$192
Duplex	198	\$398
*Towns	212	\$366
40s	232	\$426
*55s	411	\$517
*65s	200	\$639
*75s	59	\$730
85s	22	\$791
*100s	25	\$913
*1/2 Ac	2	\$1,096
Blended Commercial	5.520	\$4,246
Total	2097	

* 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
05/01/15	\$285,000.00	\$656,250.00	\$18,465,000.00	
11/01/15		\$646,275.00	\$18,465,000.00	\$1,587,525.00
05/01/16	\$305,000.00	\$646,275.00	\$18,160,000.00	
11/01/16		\$635,600.00	\$18,160,000.00	\$1,586,875.00
05/01/17	\$330,000.00	\$635,600.00	\$17,830,000.00	
11/01/17		\$624,050.00	\$17,830,000.00	\$1,589,650.00
05/01/18	\$355,000.00	\$624,050.00	\$17,475,000.00	
11/01/18		\$611,625.00	\$17,475,000.00	\$1,590,675.00
05/01/19	\$380,000.00	\$611,625.00	\$17,095,000.00	
11/01/19		\$598,325.00	\$17,095,000.00	\$1,589,950.00
05/01/20	\$405,000.00	\$598,325.00	\$16,690,000.00	
11/01/20		\$584,150.00	\$16,690,000.00	\$1,587,475.00
05/01/21	\$435,000.00	\$584,150.00	\$16,255,000.00	
11/01/21		\$568,925.00	\$16,255,000.00	\$1,588,075.00
05/01/22	\$465,000.00	\$568,925.00	\$15,790,000.00	
11/01/22		\$552,650.00	\$15,790,000.00	\$1,586,575.00
05/01/23	\$500,000.00	\$552,650.00	\$15,290,000.00	
11/01/23		\$535,150.00	\$15,290,000.00	\$1,587,800.00
05/01/24	\$535,000.00	\$535,150.00	\$14,755,000.00	
11/01/24		\$516,425.00	\$14,755,000.00	\$1,586,575.00
05/01/25	\$575,000.00	\$516,425.00	\$14,180,000.00	
11/01/25		\$496,300.00	\$14,180,000.00	\$1,587,725.00
05/01/26	\$620,000.00	\$496,300.00	\$13,560,000.00	
11/01/26		\$474,600.00	\$13,560,000.00	\$1,590,900.00
05/01/27	\$665,000.00	\$474,600.00	\$12,895,000.00	
11/01/27		\$451,325.00	\$12,895,000.00	\$1,590,925.00
05/01/28	\$710,000.00	\$451,325.00	\$12,185,000.00	
11/01/28		\$426,475.00	\$12,185,000.00	\$1,587,800.00
05/01/29	\$760,000.00	\$426,475.00	\$11,425,000.00	
11/01/29		\$399,875.00	\$11,425,000.00	\$1,586,350.00
05/01/30	\$815,000.00	\$399,875.00	\$10,610,000.00	
11/01/30		\$371,350.00	\$10,610,000.00	\$1,586,225.00
05/01/31	\$875,000.00	\$371,350.00	\$9,735,000.00	
11/01/31		\$340,725.00	\$9,735,000.00	\$1,587,075.00
05/01/32	\$940,000.00	\$340,725.00	\$8,795,000.00	
11/01/32		\$307,825.00	\$8,795,000.00	\$1,588,550.00
05/01/33	\$1,010,000.00	\$307,825.00	\$7,785,000.00	
11/01/33		\$272,475.00	\$7,785,000.00	\$1,590,300.00
05/01/34	\$1,080,000.00	\$272,475.00	\$6,705,000.00	
11/01/34		\$234,675.00	\$6,705,000.00	\$1,587,150.00
05/01/35	\$1,160,000.00	\$234,675.00	\$5,545,000.00	
11/01/35		\$194,075.00	\$5,545,000.00	\$1,588,750.00
05/01/36	\$1,245,000.00	\$194,075.00	\$4,300,000.00	
11/01/36		\$150,500.00	\$4,300,000.00	\$1,589,575.00
05/01/37	\$1,335,000.00	\$150,500.00	\$2,965,000.00	
11/01/37		\$103,775.00	\$2,965,000.00	\$1,589,275.00
05/01/38	\$1,430,000.00	\$103,775.00	\$1,535,000.00	
11/01/38		\$53,725.00	\$1,535,000.00	\$1,587,500.00
05/01/39	\$1,535,000.00	\$53,725.00	\$0.00	\$1,588,725.00
totals	\$18,750,000.00	\$20,958,000.00		\$39,708,000.00

Capital Region

Community Development District

Debt Service Fund Series 2011A1/A2

Description	Adopted Budget FY 2015	Actual Thru 7/31/2015	Projected Next 2 Months	Total Projected 9/30/2015	Amended Budget FY 2016
Revenues					
Special Assessment - Tax Collector	\$674,886	\$675,745	\$0	\$675,745	\$674,886
Interest Earned	\$100	\$33	\$17	\$50	\$100
Carry Forward Surplus	\$216,683	\$217,093	\$0	\$217,093	\$203,566
TOTAL REVENUES	\$891,670	\$892,872	\$17	\$892,889	\$878,552
Expenses					
<i>Series 2011A1</i>					
Interest - 11/1 - 2011A1	\$103,104	\$102,967	\$0	\$102,967	\$100,312
Special Call - 11/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1 - 2011A1	\$103,104	\$102,829	\$0	\$102,829	\$100,312
Principal - 5/1 - 2011A1	\$170,000	\$170,000	\$0	\$170,000	\$180,000
Special Call - 5/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
<i>Series 2011A2</i>					
Interest - 11/1 - 2011A2	\$96,845	\$96,845	\$0	\$96,845	\$93,420
Special Call - 11/1 - 2011A2	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1 - 2011A2	\$99,790	\$96,683	\$0	\$96,683	\$93,420
Principal - 5/1 - 2011A2	\$95,000	\$100,000	\$0	\$100,000	\$110,000
Special Call - 5/1 - 2011A2	\$0	\$5,000	\$0	\$5,000	\$0
TOTAL EXPENDITURES	\$667,843	\$689,323	\$0	\$689,323	\$677,463
EXCESS REVENUES / (EXPENDITURES)	\$223,827	\$203,549	\$17	\$203,566	\$201,089

Series 2011A1 \$97,531
Series 2011A2 \$90,010
11/16 Interest \$187,541

Lot Size	# of Units	Per Unit Amount
*Towns	60	\$256
*Towns	110	\$308
30s	53	\$336
40s	28	\$360
*55s	28	\$363
*55s	82	\$437
*65s	42	\$448
*65s	69	\$539
*75s	34	\$512
*75s	43	\$617
*100s	32	\$640
*100s	89	\$770
*1/2 Ac	22	\$768
*1/2 Ac	44	\$925
*1Ac	25	\$1,002
*1Ac	11	\$1,207
Blended Commercial	3.84	\$2,379
Blended Commercial	43.372	\$3,978
Golf Club	1	\$23,065
Apartments	241	\$377
Catholic School	1	\$22,116
Total	1062	

Series 2011A1/A2	
	FY 2016
Net Assessment	\$674,886
Plus Collection Fees (7%)	\$50,798
Gross Assessments	\$725,684

* 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
11/01/15	\$0.00	\$100,311.50	\$4,045,000.00	\$100,311.50
05/01/16	\$180,000.00	\$100,311.50	\$3,865,000.00	
11/01/16	\$0.00	\$97,530.50	\$3,865,000.00	\$377,842.00
05/01/17	\$185,000.00	\$97,530.50	\$3,680,000.00	
11/01/17	\$0.00	\$94,348.50	\$3,680,000.00	\$376,879.00
05/01/18	\$190,000.00	\$94,348.50	\$3,490,000.00	
11/01/18	\$0.00	\$90,710.00	\$3,490,000.00	\$375,058.50
05/01/19	\$200,000.00	\$90,710.00	\$3,290,000.00	
11/01/19	\$0.00	\$86,550.00	\$3,290,000.00	\$377,260.00
05/01/20	\$205,000.00	\$86,550.00	\$3,085,000.00	
11/01/20	\$0.00	\$82,029.75	\$3,085,000.00	\$373,579.75
05/01/21	\$215,000.00	\$82,029.75	\$2,870,000.00	
11/01/21	\$0.00	\$77,106.25	\$2,870,000.00	\$374,136.00
05/01/22	\$225,000.00	\$77,106.25	\$2,645,000.00	
11/01/22	\$0.00	\$71,875.00	\$2,645,000.00	\$373,981.25
05/01/23	\$230,000.00	\$71,875.00	\$2,415,000.00	
11/01/23	\$0.00	\$66,412.50	\$2,415,000.00	\$368,287.50
05/01/24	\$240,000.00	\$66,412.50	\$2,175,000.00	
11/01/24	\$0.00	\$59,812.50	\$2,175,000.00	\$366,225.00
05/01/25	\$260,000.00	\$59,812.50	\$1,915,000.00	
11/01/25	\$0.00	\$52,662.50	\$1,915,000.00	\$372,475.00
05/01/26	\$275,000.00	\$52,662.50	\$1,640,000.00	
11/01/26	\$0.00	\$45,100.00	\$1,640,000.00	\$372,762.50
05/01/27	\$295,000.00	\$45,100.00	\$1,345,000.00	
11/01/27	\$0.00	\$36,987.50	\$1,345,000.00	\$377,087.50
05/01/28	\$310,000.00	\$36,987.50	\$1,035,000.00	
11/01/28	\$0.00	\$28,462.50	\$1,035,000.00	\$375,450.00
05/01/29	\$325,000.00	\$28,462.50	\$710,000.00	
11/01/29	\$0.00	\$19,525.00	\$710,000.00	\$372,987.50
05/01/30	\$345,000.00	\$19,525.00	\$365,000.00	
11/01/30	\$0.00	\$10,037.50	\$365,000.00	\$374,562.50
05/01/31	\$365,000.00	\$10,037.50	\$0.00	\$375,037.50
totals	\$4,045,000.00	\$2,038,923.00		\$6,083,923.00

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

<i>Date</i>	<i>Principal</i>	<i>Interest</i>	<i>Principal Balance</i>	<i>Calendar Year</i>
11/01/15	\$0	\$93,420.00	\$2,910,000.00	\$93,420.00
05/01/16	\$110,000	\$93,420.00	\$2,800,000.00	
11/01/16	\$0	\$90,010.00	\$2,800,000.00	\$293,430.00
05/01/17	\$115,000	\$90,010.00	\$2,685,000.00	
11/01/17	\$0	\$86,445.00	\$2,685,000.00	\$291,455.00
05/01/18	\$125,000	\$86,445.00	\$2,560,000.00	
11/01/18	\$0	\$82,570.00	\$2,560,000.00	\$294,015.00
05/01/19	\$130,000	\$82,570.00	\$2,430,000.00	
11/01/19	\$0	\$78,540.00	\$2,430,000.00	\$291,110.00
05/01/20	\$140,000	\$78,540.00	\$2,290,000.00	
11/01/20	\$0	\$74,200.00	\$2,290,000.00	\$292,740.00
05/01/21	\$150,000	\$74,200.00	\$2,140,000.00	
11/01/21	\$0	\$69,550.00	\$2,140,000.00	\$293,750.00
05/01/22	\$155,000	\$69,550.00	\$1,985,000.00	
11/01/22	\$0	\$64,512.50	\$1,985,000.00	\$289,062.50
05/01/23	\$165,000	\$64,512.50	\$1,820,000.00	
11/01/23	\$0	\$59,150.00	\$1,820,000.00	\$288,662.50
05/01/24	\$180,000	\$59,150.00	\$1,640,000.00	
11/01/24	\$0	\$53,300.00	\$1,640,000.00	\$292,450.00
05/01/25	\$190,000	\$53,300.00	\$1,450,000.00	
11/01/25	\$0	\$47,125.00	\$1,450,000.00	\$290,425.00
05/01/26	\$205,000	\$47,125.00	\$1,245,000.00	
11/01/26	\$0	\$40,462.50	\$1,245,000.00	\$292,587.50
05/01/27	\$220,000	\$40,462.50	\$1,025,000.00	
11/01/27	\$0	\$33,312.50	\$1,025,000.00	\$293,775.00
05/01/28	\$230,000	\$33,312.50	\$795,000.00	
11/01/28	\$0	\$25,837.50	\$795,000.00	\$289,150.00
05/01/29	\$250,000	\$25,837.50	\$545,000.00	
11/01/29	\$0	\$17,712.50	\$545,000.00	\$293,550.00
05/01/30	\$265,000	\$17,712.50	\$280,000.00	
11/01/30	\$0	\$9,100.00	\$280,000.00	\$291,812.50
05/01/31	\$280,000	\$9,100.00	\$0.00	\$289,100.00
<i>totals</i>	<i>\$2,910,000</i>	<i>\$1,850,495.00</i>		<i>\$4,760,495.00</i>

Capital Region
Community Development District

Debt Service Fund
Series 2013A

Description	Proposed Budget FY 2015	Actual Thru 7/31/2015	Projected Next 2 Months	Total Projected 9/30/2015	Amended Budget FY 2016
Revenues					
Special Assessment - Tax Collector	\$862,150	\$870,327	\$668	\$870,996	\$862,173
Interest Income	\$0	\$46	\$0	\$46	\$0
Carry Forward Surplus	\$338,348	\$310,511	\$0	\$310,511	\$318,748
TOTAL REVENUES	\$1,200,498	\$1,180,885	\$668	\$1,181,553	\$1,180,921
Expenditures					
Interest - 11/1	\$246,403	\$246,403	\$0	\$246,403	\$242,240
Interest - 5/1	\$246,403	\$246,403	\$0	\$246,403	\$242,240
Principal - 5/1	\$370,000	\$370,000	\$0	\$370,000	\$380,000
TOTAL EXPENDITURES	\$862,805	\$862,805	\$0	\$862,805	\$864,480
EXCESS REVENUES / (EXPENDITURES)	\$337,693	\$318,080	\$668	\$318,748	\$316,441

11/16 Interest
Series 2013A \$237,015

Lot Size	# of Units	Per Unit Amount
Apartments	486	\$359
*Towns	82	\$327
40s	153	\$382
*55s	107	\$464
*65s	127	\$573
*75s	56	\$655
85s	77	\$710
*100s	40	\$818
*1/2 Ac	73	\$982
*1Ac	3	\$1,282
Epoch Apls (Acres)	1415	\$3,806
Blended Commercial	112.619	\$6,321
Total	2732	

	FY 2016
Net Assessments	\$862,173
Plus Collection Fees (7%)	\$64,895
Gross Assessments	\$927,067

* 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>
05/01/14	\$0.00	\$165,637.24	\$9,855,000.00	
11/01/14		\$246,402.50	\$9,855,000.00	\$412,039.74
05/01/15	\$370,000.00	\$246,402.50	\$9,485,000.00	
11/01/15		\$242,240.00	\$9,485,000.00	\$858,642.50
05/01/16	\$380,000.00	\$242,240.00	\$9,105,000.00	
11/01/16		\$237,015.00	\$9,105,000.00	\$859,255.00
05/01/17	\$390,000.00	\$237,015.00	\$8,715,000.00	
11/01/17		\$230,970.00	\$8,715,000.00	\$857,985.00
05/01/18	\$405,000.00	\$230,970.00	\$8,310,000.00	
11/01/18		\$223,680.00	\$8,310,000.00	\$859,650.00
05/01/19	\$420,000.00	\$223,680.00	\$7,890,000.00	
11/01/19		\$215,490.00	\$7,890,000.00	\$859,170.00
05/01/20	\$440,000.00	\$215,490.00	\$7,450,000.00	
11/01/20		\$206,250.00	\$7,450,000.00	\$861,740.00
05/01/21	\$460,000.00	\$206,250.00	\$6,990,000.00	
11/01/21		\$195,900.00	\$6,990,000.00	\$862,150.00
05/01/22	\$480,000.00	\$195,900.00	\$6,510,000.00	
11/01/22		\$184,620.00	\$6,510,000.00	\$860,520.00
05/01/23	\$500,000.00	\$184,620.00	\$6,010,000.00	
11/01/23		\$172,495.00	\$6,010,000.00	\$857,115.00
05/01/24	\$530,000.00	\$172,495.00	\$5,480,000.00	
11/01/24		\$159,112.50	\$5,480,000.00	\$861,607.50
05/01/25	\$555,000.00	\$159,112.50	\$4,925,000.00	
11/01/25		\$144,543.75	\$4,925,000.00	\$858,656.25
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	\$9,855,000.00	\$6,029,074.74		\$15,884,074.74