

***Approved Budget
Fiscal Year 2018***

***Capital Region Community
Development District***

June 8, 2017



Capital Region Community Development District

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Capital Region

Community Development District

					General Fund		General Fund
	Adopted Budget FY 2017	Actual Thru 4/30/2017	Projected Next 5 Months	Total Projected 9/30/2017	Approved Budget FY 2018	Changes at 6/8/2017	Approved Budget FY 2018
Description							
Revenues							
Special Assessment - On Roll	\$1,117,424	\$1,095,589	\$21,835	\$1,117,424	\$1,117,424	\$0	\$1,117,424
Special Assessment - Direct - St Joe	\$448,880	\$245,038	\$203,842	\$448,880	\$448,880	\$0	\$448,880
Special Assessment - On Roll - Rec. Facility	\$181,373	\$181,373	\$0	\$181,373	\$181,373	\$0	\$181,373
Special Assessment - Direct - St Joe - Rec. Facility	\$111,227	\$81,679	\$29,547	\$111,227	\$111,227	\$0	\$111,227
Interest Income/Misc. Revenue	\$1,464	\$4,829	\$1,000	\$5,829	\$1,464	\$0	\$1,464
Carry Forward Surplus	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$50,000
TOTAL REVENUES	\$1,910,368	\$1,608,508	\$256,225	\$1,864,734	\$1,910,368	\$0	\$1,910,368
Expenditures							
Administrative							
Supervisor Fees	\$12,000	\$4,800	\$4,000	\$8,800	\$12,000	\$0	\$12,000
FICA	\$918	\$367	\$306	\$673	\$918	\$0	\$918
Engineering	\$30,000	\$14,361	\$15,639	\$30,000	\$30,000	\$0	\$30,000
Arbitrage	\$3,750	\$0	\$3,600	\$3,600	\$3,750	\$0	\$3,750
Dissemination	\$7,300	\$4,083	\$2,917	\$7,000	\$7,300	\$0	\$7,300
Attorney	\$40,000	\$24,449	\$15,551	\$40,000	\$40,000	\$0	\$40,000
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000	\$0	\$4,000
Annual Report	\$500	\$0	\$0	\$0	\$500	\$0	\$500
Trustee Fees	\$14,000	\$13,725	\$0	\$13,725	\$14,000	\$0	\$14,000
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500	\$0	\$11,500
Management Fees	\$48,620	\$28,362	\$20,258	\$48,620	\$48,620	\$0	\$48,620
Information Technology	\$2,800	\$1,633	\$1,167	\$2,800	\$2,800	\$0	\$2,800
Record Storage	\$150	\$0	\$0	\$0	\$150	\$0	\$150
Travel & Per Diem	\$3,500	\$1,022	\$978	\$2,000	\$3,500	\$0	\$3,500
Telephone	\$300	\$263	\$500	\$763	\$300	\$0	\$300
Postage	\$1,500	\$648	\$2,352	\$3,000	\$1,500	\$0	\$1,500
Printing & Binding	\$2,500	\$1,662	\$838	\$2,500	\$2,500	\$0	\$2,500
Insurance	\$16,627	\$15,304	\$0	\$15,304	\$16,627	\$0	\$16,627
Legal Advertising	\$4,000	\$1,194	\$1,536	\$2,730	\$4,000	\$0	\$4,000
Other Current Charges	\$1,600	\$877	\$723	\$1,600	\$1,600	\$0	\$1,600
Office Supplies	\$200	\$249	\$177.55	\$426	\$200	\$0	\$200
Dues, Licenses & Subscriptions	\$3,175	\$175	\$0	\$175	\$3,175	\$0	\$3,175
Capital Outlay	\$250	\$0	\$250	\$250	\$250	\$0	\$250
TOTAL ADMINISTRATIVE EXPENDITURES	\$209,189	\$128,673	\$70,792	\$199,465	\$209,189	\$0	\$209,189
Field							
Management Fees	\$126,000	\$73,500	\$52,500	\$126,000	\$126,000	\$0	\$126,000
Security	\$60,000	\$39,955	\$20,045	\$60,000	\$60,000	\$0	\$60,000
Communications	\$12,000	\$7,000	\$5,000	\$12,000	\$12,000	\$0	\$12,000
Landscape Maintenance - Contract	\$898,742	\$524,319	\$374,475	\$898,794	\$898,742	\$0	\$898,742
Landscape Maintenance - New Units/Street Trees	\$7,500	\$476	\$2,000	\$2,476	\$7,500	\$0	\$7,500
Pond Maintenance - Contract	\$5,000	\$3,499	\$1,501	\$5,000	\$5,000	\$0	\$5,000
Pond Repairs - Current Units	\$15,000	\$16,573	\$0	\$16,573	\$15,000	\$0	\$15,000
SWMF Operating Permit Fees	\$5,508	\$3,672	\$1,836	\$5,508	\$5,508	\$0	\$5,508
Irrigation Maintenance - Contract	\$96,829	\$56,483	\$40,345	\$96,829	\$96,829	\$0	\$96,829
Irrigation Maintenance - New Units	\$500	\$116	\$384	\$500	\$500	\$0	\$500
Irrigation Repairs - Current Units	\$40,000	\$30,155	\$9,845	\$40,000	\$40,000	\$0	\$40,000
Preserve Maintenance	\$40,000	\$11,009	\$15,000	\$26,009	\$40,000	\$0	\$40,000
Tot Lot Inspection/Maintenance	\$2,500	\$210	\$2,290	\$2,500	\$2,500	\$0	\$2,500
Tree Removal/Trimming/Cleanup	\$15,000	\$1,770	\$13,230	\$15,000	\$15,000	\$0	\$15,000
Alleyway Maintenance	\$5,000	\$9,408	\$0	\$9,408	\$5,000	\$0	\$5,000
Miscellaneous Maintenance	\$4,000	\$1,680	\$2,320	\$4,000	\$4,000	\$0	\$4,000
Utilities	\$40,000	\$28,893	\$20,638	\$49,530	\$40,000	\$0	\$40,000
Other - Contingency	\$5,000	\$350	\$2,000	\$2,350	\$5,000	\$0	\$5,000
Capital Expenditures	\$15,000	\$0	\$15,000	\$15,000	\$15,000	\$0	\$15,000
Reserve for Capital - R&R	\$15,000	\$0	\$15,000	\$15,000	\$15,000	\$0	\$15,000
TOTAL FIELD EXPENDITURES	\$1,408,579	\$809,068	\$593,409	\$1,402,478	\$1,408,579	\$0	\$1,408,579

Capital Region

Community Development District

					General Fund		General Fund
	Adopted	Actual	Projected	Total	Approved	Changes	Approved
Description	Budget	Thru	Next	Projected	Budget	at	Budget
	FY 2017	4/30/2017	5 Months	9/30/2017	FY 2018	6/8/2017	FY 2018
Recreation Facility							
Construction Project/Planning and Management:							
Construction Planning - Legal	\$45,000	\$18,595	\$26,405	\$45,000	\$45,000	\$0	\$45,000
Construction Planning - Engineering Consultant	\$49,000	\$16,948	\$32,052	\$49,000	\$49,000	\$0	\$49,000
Construction Planning - District Engineer	\$100,000	\$4,229	\$65,962	\$70,191	\$100,000	\$0	\$100,000
Construction Management	\$38,500	\$9,978	\$28,522	\$38,500	\$38,500	\$0	\$38,500
Recreational Facilities Start Up:							
Amenity Facility Start Up Costs	\$60,100	\$0	\$60,100	\$60,100	\$60,100	\$0	\$60,100
TOTAL RECREATION FACILITY EXPENDITURES	\$292,600	\$49,750	\$213,041	\$262,791	\$292,600	\$0	\$292,600
TOTAL EXPENDITURES	\$1,910,368	\$987,492	\$877,242	\$1,864,733	\$1,910,368	\$0	\$1,910,368
EXCESS REVENUES OVER EXPENDITURES	(\$0)	\$621,017	(\$621,017)	\$0	\$0	\$0	\$0

Capital Region
Community Development District
Assessment Allocation

		FY 2017	FY 2018
Net Assessment		\$1,117,424	\$1,117,424
Plus Collection Fees (7%)		\$84,107	\$84,107
Gross Assessments		<u>\$1,201,531</u>	<u>\$1,201,531</u>
No. of Units		2,760	2,760
Lot Size	# of Units	Gross Per Unit Amount FY 17	Gross Per Unit Amount FY 18
Apartments	977	\$215.02	\$215.02
ACLF	0	\$108.59	\$108.59
Duplex	0	\$217.70	\$217.70
Towns	252	\$206.91	\$206.91
30s	53	\$226.62	\$226.62
40s	237	\$241.40	\$241.40
55s	243	\$293.12	\$293.12
65s	261	\$362.10	\$362.10
75s	140	\$413.82	\$413.82
85s	91	\$450.37	\$450.37
90s	0	\$509.07	\$509.07
100s	165	\$517.29	\$517.29
1/2 Ac	138	\$620.75	\$620.75
1Ac	40	\$810.42	\$810.42
Blended Commercial	161	\$2,414.59	\$2,414.59
Golf Club	1	\$13,259.51	\$13,259.51
Catholic School	<u>1</u>	<u>\$0.00</u>	<u>\$0.00</u>
Total	2760		

Assessment Allocation - Recreation

		FY 2018
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 18
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	<u>0</u>	<u>\$0.00</u>
Total	4262	

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET

FISCAL YEAR 2018

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, review and execution of documents under the District's trust indenture and monitoring of District projects. Additionally The District utilizes Dantin Engineering on an assigned project basis. And for engineering consulting services.

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,

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 2018

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.

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.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

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.

Records Storage

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

Travel & Per Diem

Travel expenses to attend meetings, conferences, etc.

Telephone

Telephone for agenda calls or monthly meetings.

Postage

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

Printing & Binding

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

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

Capital Outlay

2018

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

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 management of field services contracts such as landscape maintenance, ponds maintenance, and security patrols, oversight of capital assets and coordination of maintenance, repairs and replacement of capital assets.

Security

The District has contracted with Barkley Security Agency for security services, to include patrol of District owned properties. The District also contracts for additional patrol services with law enforcement agencies on an as-needed basis.

Communications

The District has contracted Bulldog Strategy Group for professional public relations and communications services, to include maintenance of existing District communications tools and systems, monitoring of District issues and policies, and advisement of Board and staff regarding communications.

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. Service include mowing, trimmings, fertilization, maintenance of irrigations systems, and trimming of District owned trees.

Contract Amounts	Monthly	Annual
Landscape Maintenance - Contract	\$74,895	\$898,742
Landscape Maintenance - New Units/Street Trees	\$625	\$7,500
Pond Maintenance - Contract	\$417	\$5,000
Pond Repairs - Current Units	\$1,250	\$15,000
Irrigation Maintenance - Contract	\$8,069	\$96,829
Irrigation Maintenance - New Units	\$42	\$500
Irrigation Repairs - Current Units	\$3,333	\$40,000
Total	\$88,631	\$1,063,571

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. These services include underwater and floating vegetation control program, shoreline grass and brush control, and additional treatments and callback service, as needed.

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.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR 2018

Tot-Lot Inspection Maintenance

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

Alleyway Maintenance

The District conducts repairs and maintenance of the District-owned alleyways.

Miscellaneous Maintenance

Unscheduled repairs and maintenance to the District's facilities not allocated to a particular area

Utilities

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

Account #	Services Address	Monthly
1680485610	3766 Greyfield Dr - Pump 1	\$60
1780485610	2150 Merchants Row Blvd - Pump	\$20
1894063223	2380 E Orange Ave Irr	\$450
2429471295	3564 S Blair Stone Rd Reclaim	\$50
2780485610	2588 Merchants Row Blvd - Pump	\$25
3077919780	3136 Dickinson Dr.	\$25
3183002658	3001 School House Rd Reclaimed	\$170
3541485610	2301 E Orange Ave, Irr/3591 Strolling Way	\$25
3543485610	3701 Mossy Creek Ln - Unit 1	\$250
3680485610	3765 Grove Park Dr	\$25
4263972522	3029 Dickinson Dr. Area Lights	\$45
4360485610	1900 Merchants Row-ENTRANCE	\$45
4680485610	3992 Four Oaks Blvd	\$25
5399698926	3252 Updike Ave IRR	\$25
6243485610	3700 Mossy Creek Ln- Pump	\$25
6948377092	1901 Merchants Row Blvd	\$25
7042865610	4580 Grove Park Dr - IRR	\$25
7580485610	3705 Four Oaks Blvd	\$125
7670485610	3766 Greyfield Dr	\$45
8001821240	Various Locations- Area Lights	\$1,100
8270485610	3603 Capital Cir SE Irr.	\$350
8503683950	3751 Biltmore Ave - HYD	\$25
8965428817	3559 Four Oaks Blvd	\$25
9143451140	3700 Spider Lily Way	\$25
9413485610	3000 School House Road	\$25
9356890232	4583 Grove Park Dr. Temp.	\$25
9650988960	3751 Biltmore Ave - IRR	\$25
9674588544	Various Locations, Irrigation	\$50
9699066720	3145 Mulberry Park Blvd. Area Light	\$150
9778998416	2471 E Orange Ave. Irr.	\$25
Total		\$3,335

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET FISCAL YEAR

2018

Other – Contingencies

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

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 District's capital assets.

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. Tasks include site investigation, NFI permitting, and as-built survey of the 62-acre site. After execution of land lease agreement with City of Tallahassee, consultant will coordinate with COT Growth Management Department regarding gopher tortoise relocations.

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. Key tasks include park programming, site plan, and EIA permitting. District Engineer will work with Board and Construction Manager on detailed park program, phasing, and site plan/infrastructure. DE will work with Board to refine construction budget and assist Board in negotiation with CMR to complete all designs, permitting and construction. Atkins will prepare final design documents for site/infrastructure plans.

Construction Management

Childers Construction will serve as contracted Construction Manager to provide design-build construction consulting services, to include civil design of recreational facilities. CM will work closely with DE and Board on park programming, phasing, and site plan/infrastructure. CM to design community center and pool complex. Once permits in hand construction commences.

Amenity Facilities Start Up Costs

To fund necessary non-capital start-up costs associated with completion, opening and operating new recreational facilities. Examples include deposits for opening utilities accounts, water and electric use, pool permits, and landscape maintenance of sports fields.

Capital Region

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual Thru 4/30/2017</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/2017</i>	<i>Approved Budget FY 2018</i>
Revenues					
Capital Reserve Contribution	\$30,000	\$0	\$30,000	\$30,000	\$30,000
Designated reserves	\$69,005	\$32,110	\$0	\$32,110	\$56,670
TOTAL REVENUES	\$99,005	\$32,110	\$30,000	\$62,110	\$86,670
Expenditures					
Reserve for Capital - R&R	\$0	\$5,115	\$0	\$5,115	\$0
Other Charges	\$500	\$190	\$136	\$325	\$500
TOTAL EXPENDITURES	\$500	\$5,304	\$136	\$5,440	\$500
ASSIGNED FUND BALANCE	\$98,505	\$26,806	\$29,864	\$56,670	\$86,170

Capital Region

Community Development District

Debt Service Fund Series 2008

Description	Adopted Budget FY 2017	Actual Thru 4/30/2017	Projected Next 5 Months	Total Projected 9/30/2017	Approved Budget FY 2018
Revenues					
⁽¹⁾ ⁽²⁾ Special Assessment	\$1,599,305	\$1,019,742	\$579,563	\$1,599,305	\$1,599,305
Interest Income	\$250	\$3,708	\$2,649	\$6,356	\$5,000
Carry Forward Surplus	\$669,120	\$694,332	\$0	\$694,332	\$671,769
TOTAL REVENUES	\$2,268,675	\$1,717,783	\$582,211	\$2,299,994	\$2,276,074
Expenditures					
Interest - 11/1	\$634,550	\$634,550	\$0	\$634,550	\$621,950
Special Call - 11/1	\$0	\$25,000	\$0	\$25,000	\$0
Interest - 5/1	\$634,550	\$0	\$633,675	\$633,675	\$621,950
Principal - 5/1	\$330,000	\$0	\$330,000	\$330,000	\$350,000
Special Call - 5/1	\$0	\$0	\$5,000	\$5,000	\$0
TOTAL EXPENDITURES	\$1,599,100	\$659,550	\$968,675	\$1,628,225	\$1,593,900
EXCESS REVENUES / (EXPENDITURES)	\$669,575	\$1,058,233	(\$386,464)	\$671,769	\$682,174

⁽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

11/18 Interest
Series 2008

\$609,700

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
05/01/17	\$335,000.00	\$633,675.00	\$17,770,000.00	
11/01/17		\$621,950.00	\$17,770,000.00	\$1,590,625.00
05/01/18	\$350,000.00	\$621,950.00	\$17,420,000.00	
11/01/18		\$609,700.00	\$17,420,000.00	\$1,581,650.00
05/01/19	\$375,000.00	\$609,700.00	\$17,045,000.00	
11/01/19		\$596,575.00	\$17,045,000.00	\$1,581,275.00
05/01/20	\$405,000.00	\$596,575.00	\$16,640,000.00	
11/01/20		\$582,400.00	\$16,640,000.00	\$1,583,975.00
05/01/21	\$435,000.00	\$582,400.00	\$16,205,000.00	
11/01/21		\$567,175.00	\$16,205,000.00	\$1,584,575.00
05/01/22	\$465,000.00	\$567,175.00	\$15,740,000.00	
11/01/22		\$550,900.00	\$15,740,000.00	\$1,583,075.00
05/01/23	\$500,000.00	\$550,900.00	\$15,240,000.00	
11/01/23		\$533,400.00	\$15,240,000.00	\$1,584,300.00
05/01/24	\$535,000.00	\$533,400.00	\$14,705,000.00	
11/01/24		\$514,675.00	\$14,705,000.00	\$1,583,075.00
05/01/25	\$575,000.00	\$514,675.00	\$14,130,000.00	
11/01/25		\$494,550.00	\$14,130,000.00	\$1,584,225.00
05/01/26	\$615,000.00	\$494,550.00	\$13,515,000.00	
11/01/26		\$473,025.00	\$13,515,000.00	\$1,582,575.00
05/01/27	\$660,000.00	\$473,025.00	\$12,855,000.00	
11/01/27		\$449,925.00	\$12,855,000.00	\$1,582,950.00
05/01/28	\$710,000.00	\$449,925.00	\$12,145,000.00	
11/01/28		\$425,075.00	\$12,145,000.00	\$1,585,000.00
05/01/29	\$760,000.00	\$425,075.00	\$11,385,000.00	
11/01/29		\$398,475.00	\$11,385,000.00	\$1,583,550.00
05/01/30	\$815,000.00	\$398,475.00	\$10,570,000.00	
11/01/30		\$369,950.00	\$10,570,000.00	\$1,583,425.00
05/01/31	\$875,000.00	\$369,950.00	\$9,695,000.00	
11/01/31		\$339,325.00	\$9,695,000.00	\$1,584,275.00
05/01/32	\$935,000.00	\$339,325.00	\$8,760,000.00	
11/01/32		\$306,600.00	\$8,760,000.00	\$1,580,925.00
05/01/33	\$1,005,000.00	\$306,600.00	\$7,755,000.00	
11/01/33		\$271,425.00	\$7,755,000.00	\$1,583,025.00
05/01/34	\$1,080,000.00	\$271,425.00	\$6,675,000.00	
11/01/34		\$233,625.00	\$6,675,000.00	\$1,585,050.00
05/01/35	\$1,155,000.00	\$233,625.00	\$5,520,000.00	
11/01/35		\$193,200.00	\$5,520,000.00	\$1,581,825.00
05/01/36	\$1,240,000.00	\$193,200.00	\$4,280,000.00	
11/01/36		\$149,800.00	\$4,280,000.00	\$1,583,000.00
05/01/37	\$1,330,000.00	\$149,800.00	\$2,950,000.00	
11/01/37		\$103,250.00	\$2,950,000.00	\$1,583,050.00
05/01/38	\$1,425,000.00	\$103,250.00	\$1,525,000.00	
11/01/38		\$53,375.00	\$1,525,000.00	\$1,581,625.00
05/01/39	\$1,525,000.00	\$53,375.00	\$0.00	\$1,578,375.00
totals	\$18,105,000.00	\$18,310,425.00		\$36,415,425.00

Capital Region

Community Development District

Debt Service Fund

Series 2011A1/A2

Description	Adopted Budget FY 2017	Actual Thru 4/30/2017	Projected Next 5 Months	Total Projected 9/30/2017	Approved Budget FY 2018
Revenues					
Special Assessment - Tax Collector	\$674,886	\$671,381	\$3,506	\$674,886	\$674,886
Interest Earned	\$100	\$1,618	\$324	\$1,941	\$1,000
Carry Forward Surplus	\$195,930	\$196,305	\$0	\$196,305	\$193,789
TOTAL REVENUES	\$870,916	\$869,303	\$3,829	\$873,132	\$869,675
Expenses					
Series 2011A1					
Interest - 11/1 - 2011A1	\$97,393	\$97,393	\$0	\$97,393	\$94,074
Special Call- 11/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1 - 2011A1	\$97,393	\$0	\$97,256	\$97,256	\$94,074
Principal - 5/1 - 2011A1	\$185,000	\$0	\$185,000	\$185,000	\$190,000
Series 2011A2					
Interest - 11/1 - 2011A2	\$89,848	\$89,848	\$0	\$89,848	\$86,283
Interest - 5/1 - 2011A2	\$89,848	\$0	\$89,848	\$89,848	\$86,283
Principal - 5/1 - 2011A2	\$115,000	\$0	\$115,000	\$115,000	\$125,000
TOTAL EXPENDITURES	\$674,481	\$192,241	\$487,103	\$679,344	\$675,712
EXCESS REVENUES / (EXPENDITURES)	\$196,435	\$677,063	(\$483,274)	\$193,789	\$193,963

Series 2011A1 \$90,435
Series 2011A2 \$90,435
11/18 Interest \$180,870

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
05/01/17	\$185,000.00	\$97,255.50	\$3,670,000.00	
11/01/17	\$0.00	\$94,073.50	\$3,670,000.00	\$376,329.00
05/01/18	\$190,000.00	\$94,073.50	\$3,480,000.00	
11/01/18	\$0.00	\$90,435.00	\$3,480,000.00	\$374,508.50
05/01/19	\$200,000.00	\$90,435.00	\$3,280,000.00	
11/01/19	\$0.00	\$86,275.00	\$3,280,000.00	\$376,710.00
05/01/20	\$205,000.00	\$86,275.00	\$3,075,000.00	
11/01/20	\$0.00	\$81,754.75	\$3,075,000.00	\$373,029.75
05/01/21	\$215,000.00	\$81,754.75	\$2,860,000.00	
11/01/21	\$0.00	\$76,831.25	\$2,860,000.00	\$373,586.00
05/01/22	\$225,000.00	\$76,831.25	\$2,635,000.00	
11/01/22	\$0.00	\$71,600.00	\$2,635,000.00	\$373,431.25
05/01/23	\$230,000.00	\$71,600.00	\$2,405,000.00	
11/01/23	\$0.00	\$66,137.50	\$2,405,000.00	\$367,737.50
05/01/24	\$240,000.00	\$66,137.50	\$2,165,000.00	
11/01/24	\$0.00	\$59,537.50	\$2,165,000.00	\$365,675.00
05/01/25	\$260,000.00	\$59,537.50	\$1,905,000.00	
11/01/25	\$0.00	\$52,387.50	\$1,905,000.00	\$371,925.00
05/01/26	\$275,000.00	\$52,387.50	\$1,630,000.00	
11/01/26	\$0.00	\$44,825.00	\$1,630,000.00	\$372,212.50
05/01/27	\$290,000.00	\$44,825.00	\$1,340,000.00	
11/01/27	\$0.00	\$36,850.00	\$1,340,000.00	\$371,675.00
05/01/28	\$305,000.00	\$36,850.00	\$1,035,000.00	
11/01/28	\$0.00	\$28,462.50	\$1,035,000.00	\$370,312.50
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	\$3,855,000.00	\$1,734,719.50		\$5,589,719.50

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	<u>\$2,795,000</u>	<u>\$1,660,080.00</u>		<u>\$4,455,080.00</u>

Capital Region

Community Development District

Debt Service Fund Series 2013A

Description	Adopted Budget FY 2017	Actual Thru 4/30/2017	Projected Next 5 Months	Total Projected 9/30/2017	Approved Budget FY 2018
Revenues					
Special Assessment - Tax Collector	\$862,173	\$840,958	\$21,215	\$862,173	\$862,173
Interest Income	\$0	\$2,222	\$500	\$2,722	\$0
Carry Forward Surplus	\$319,135	\$319,233	\$0	\$319,233	\$320,361
TOTAL REVENUES	\$1,181,308	\$1,162,413	\$21,715	\$1,184,128	\$1,182,533
Expenditures					
Interest - 11/1	\$236,884	\$236,884	\$0	\$236,884	\$230,839
Interest - 5/1	\$236,884	\$0	\$236,884	\$236,884	\$230,839
Principal - 5/1	\$390,000	\$0	\$390,000	\$390,000	\$405,000
TOTAL EXPENDITURES	\$863,768	\$236,884	\$626,884	\$863,768	\$866,678
EXCESS REVENUES / (EXPENDITURES)	\$317,540	\$925,529	(\$605,169)	\$320,361	\$315,856

11/18 Interest
Series 2013A

\$223,549

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

Date	Principal	Interest	Principal Balance	Calendar Year
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