

***Approved Budget  
Fiscal Year 2020***

***Capital Region  
Community Development District***

***June 13, 2019***



# Capital Region Community Development District

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# Capital Region

## Community Development District

## General Fund

Description	Adopted Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Proposed Budget FY 2020	Changes at 6/13/2019	Approved Budget FY 2020
<b>Revenues</b>							
Special Assessment - On Roll	\$1,133,370	\$1,006,521	\$21,890	\$1,028,412	\$1,259,955	(\$98,434)	\$1,161,520
Special Assessment - Direct - St Joe	\$432,943	\$184,599	\$131,856	\$316,455	376,653	2,505	379,158
Special Assessment - Southwood House Parcel <sup>(1)</sup>	\$942	\$942	\$0	\$942	\$0	\$0	\$0
Interest Income/Misc. Revenue	\$1,500	\$7,589	\$500	\$8,089	\$2,500	\$0	\$2,500
Emergency Management - Hurricane	\$0	\$0	\$69,983	\$69,983	\$0	\$0	\$0
Carry Forward Surplus	\$34,099	\$62,957	\$0	\$62,957	\$36,193	\$68,430	\$104,623
Carry Forward Surplus - Recreation <sup>(2)</sup>	\$231,457	\$231,457	\$0	\$231,457	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$1,834,311</b>	<b>\$1,494,065</b>	<b>\$224,229</b>	<b>\$1,718,294</b>	<b>\$1,675,301</b>	<b>(\$27,500)</b>	<b>\$1,647,801</b>
<b>Expenditures</b>							
<b>Administrative</b>							
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	\$20,649	\$9,351	\$30,000	\$30,000	\$0	\$30,000
Arbitrage	\$3,750	\$1,200	\$2,400	\$3,600	\$3,750	\$0	\$3,750
Dissemination	\$7,300	\$4,083	\$2,917	\$7,000	\$7,300	\$0	\$7,300
Attorney	\$40,000	\$35,627	\$25,448	\$61,076	\$57,000	\$0	\$57,000
Annual Audit	\$4,000	\$2,000	\$2,000	\$4,000	\$4,000	\$0	\$4,000
Annual Report	\$500	\$0	\$500	\$500	\$500	\$0	\$500
Trustee Fees	\$14,000	\$11,179	\$2,821	\$14,000	\$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
Website ADA	\$0	\$2,000	\$0	\$2,000	\$0	\$0	\$0
Information Technology	\$2,800	\$1,633	\$1,167	\$2,800	\$2,800	\$0	\$2,800
Record Storage	\$150	\$0	\$150	\$150	\$150	\$0	\$150
Travel & Per Diem	\$3,500	\$1,076	\$1,324	\$2,400	\$3,500	\$0	\$3,500
Telephone	\$300	\$318	\$432	\$750	\$300	\$0	\$300
Postage	\$1,500	\$260	\$740	\$1,000	\$1,500	\$0	\$1,500
Printing & Binding	\$2,500	\$1,635	\$1,265	\$2,900	\$2,500	\$0	\$2,500
Insurance	\$16,627	\$15,745	\$0	\$15,745	\$16,627	\$0	\$16,627
Legal Advertising	\$4,000	\$4,923	\$527	\$5,450	\$4,000	\$0	\$4,000
Other Current Charges	\$1,600	\$951	\$649	\$1,600	\$1,600	\$0	\$1,600
Office Supplies	\$200	\$155	\$120	\$275	\$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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$209,189</b>	<b>\$148,639</b>	<b>\$76,624</b>	<b>\$225,263</b>	<b>\$226,189</b>	<b>\$0</b>	<b>\$226,189</b>

# Capital Region

## Community Development District

## General Fund

Description	Adopted Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Proposed Budget FY 2020	Changes at 6/13/2019	Approved Budget FY 2020
<b>Field</b>							
Management Fees	\$126,000	\$73,500	\$52,500	\$126,000	\$126,000	\$0	\$126,000
Security	\$60,000	\$35,690	\$24,310	\$60,000	\$60,000	\$0	\$60,000
Communications	\$12,000	\$6,000	\$5,000	\$11,000	\$12,000	\$0	\$12,000
Utilities	\$50,000	\$15,216	\$18,784	\$34,000	\$50,000	(\$5,000)	\$45,000
Landscape Maintenance - Contract	\$893,409	\$521,155	\$372,254	\$893,409	\$879,249	\$0	\$879,249
Landscape Maintenance - New Units/Street Trees	\$7,500	\$2,740	\$4,760	\$7,500	\$7,500	\$0	\$7,500
Pond Maintenance - Contract	\$5,000	\$636	\$4,364	\$5,000	\$5,000	\$0	\$5,000
Pond Repairs - Current Units	\$20,000	\$13,270	\$6,730	\$20,000	\$30,000	\$0	\$30,000
Pond Repairs - New Units	\$0	\$0	\$0	\$0	\$1,500	\$0	\$1,500
SWMF Operating Permit Fees	\$1,377	\$1,377	\$0	\$1,377	\$5,508	\$0	\$5,508
Irrigation Maintenance - Contract	\$45,378	\$26,471	\$18,908	\$45,378	\$49,604	\$0	\$49,604
Irrigation Maintenance - New Units	\$500	\$22	\$478	\$500	\$500	\$0	\$500
Irrigation Repairs - Current Units	\$40,000	\$29,309	\$10,691	\$40,000	\$40,000	\$0	\$40,000
Irrigation System Upgrades	\$1,000	\$1,250	\$0	\$1,250	\$1,250	\$0	\$1,250
Preserve Maintenance	\$40,000	\$21,624	\$18,376	\$40,000	\$40,000	\$0	\$40,000
Tot Lot Inspection/Maintenance	\$2,500	\$858	\$2,500	\$3,358	\$5,000	\$0	\$5,000
Tree Removal/Trimming/Cleanup	\$30,000	\$19,821	\$10,179	\$30,000	\$35,000	\$0	\$35,000
Alleyway Maintenance	\$5,000	\$1,793	\$3,208	\$5,000	\$5,000	\$0	\$5,000
Miscellaneous Maintenance	\$4,000	\$4,038	\$70	\$4,108	\$7,500	\$0	\$7,500
Special Events	\$5,000	\$4,593	\$0	\$4,593	\$5,000	\$0	\$5,000
Other - Contingency	\$5,000	\$2,465	\$2,535	\$5,000	\$5,000	\$0	\$5,000
Capital Expenditures	\$25,000	\$0	\$12,500	\$12,500	\$30,000	(\$5,000)	\$25,000
Reserve for Capital - R&R	\$15,000	\$0	\$15,000	\$15,000	\$15,000	\$0	\$15,000
Hurricane Cleanup	\$0	\$76,866	\$0	\$76,866	\$0	\$0	\$0
Common Area Maintenance	\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$1,393,664</b>	<b>\$858,693</b>	<b>\$583,144</b>	<b>\$1,441,838</b>	<b>\$1,431,611</b>	<b>(\$10,000)</b>	<b>\$1,421,611</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,602,853</b>	<b>\$1,007,332</b>	<b>\$659,769</b>	<b>\$1,667,101</b>	<b>\$1,657,801</b>	<b>(\$10,000)</b>	<b>\$1,647,801</b>
<b>OTHER FINANCING SOURCES AND USES</b>							
Interfund Transfer In/(Out) <sup>(3)</sup>	(\$231,457)	(\$15,000)	\$0	(\$15,000)	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>(\$231,457)</b>	<b>(\$15,000)</b>	<b>\$0</b>	<b>(\$15,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$0</b>	<b>\$471,733</b>	<b>(\$435,539)</b>	<b>\$36,193</b>	<b>\$17,500</b>	<b>-\$17,500</b>	<b>\$0</b>

<sup>(1)</sup> First Year Assessed

<sup>(2)</sup> Represents Recreation fund balance

<sup>(3)</sup> Represents return of remaining FY2018 recreation assessments to property owners

# Capital Region

## Community Development District

### Assessment Allocation

		<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>
Net Assessment		\$1,117,424	\$1,133,370	\$1,161,520
Plus Collection Fees (7%)		\$84,107	\$85,307	\$87,426
Gross Assessments		\$1,201,531	\$1,218,678	\$1,248,947
No. of Units		2,760	2,859	2,928
<hr/>				
<b>Lot Size</b>	<b># of Units</b>	<b>Gross Per Unit Amount FY 18</b>	<b>Gross Per Unit Amount FY 19</b>	<b>Gross Per Unit Amount FY 2020</b>
Apartments	977	\$215.02	\$215.02	\$215.02
Towns	252	\$206.91	\$206.91	\$206.91
Duplex	0	\$0.00	\$217.70	\$217.70
30s	53	\$226.62	\$226.62	\$226.62
40s	205	\$241.40	\$241.40	\$241.40
55s	269	\$293.12	\$293.12	\$293.12
65s	296	\$362.10	\$362.10	\$362.10
75s	164	\$413.82	\$413.82	\$413.82
85s	100	\$450.37	\$450.37	\$450.37
90s	14	\$509.07	\$509.07	\$509.07
100s	166	\$517.29	\$517.29	\$517.29
1/2 Ac	142	\$620.75	\$620.75	\$620.75
1Ac	40	\$810.42	\$810.42	\$810.42
ACLF	86	\$0.00	\$108.59	\$108.59
Blended Commercial	161	\$2,414.59	\$2,414.59	\$2,414.59
Golf Club	1	\$13,259.51	\$13,259.51	\$13,259.51
Catholic School	1	\$0.00	\$0.00	\$0.00
Southwood House	0.39	\$0.00	\$2,414.59	\$2,414.59
<b>Total</b>	<hr/> 2928			

### **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 execute 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 GMS, LLC 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.

##### **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 assessment 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 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 Outlay**

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 with TPD 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/Pond/Irrigation Maintenance**

The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping, pond and irrigation maintenance services to all the common areas within the District. Services include mowing, trimming, fertilization, maintenance of irrigations systems, and trimming of District owned trees.

# Capital Region

## Community Development District

General Fund

### Maintenance: (continued)

#### Landscape/Pond/Irrigation Maintenance (continued)

Contracts	Monthly	Annual
Landscape Maintenance – Contract	\$73,271	\$879,249
Landscape Maintenance – New Units/Street Trees	\$625	\$7,500
Pond Maintenance – Contract	\$417	\$5,000
Pond Repairs – Current Units	\$2,500	\$30,000
Pond Repairs – New Units	\$125	\$1,500
Irrigation Maintenance – Contract	\$4,134	\$49,604
Irrigation Maintenance – New Units	\$42	\$500
Irrigation Repairs – Current Units	\$3,333	\$40,000
<b>Total</b>	<b>\$84,446</b>	<b>\$1,013,353</b>

#### 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.

#### 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#	Service Address	Monthly	Annual
1680485610	3766 Greyfield Dr - Pump 1	\$100	\$1,200
1780485610	2150 Merchants Row Blvd - Pump	\$50	\$600
1894063223	2380 E Orange Ave Irr	\$450	\$5,400
2429471295	3564 S Blair Stone Rd Reclaim	\$75	\$900
2780485610	2588 Merchants Row Blvd - Pump	\$50	\$600
3077919780	3136 Dickinson Dr.	\$50	\$600
3183002658	3001 School House Rd Reclaimed	\$200	\$2,400
3541485610	2301 E Orange Ave, Irr/3591 Strolling Way	\$50	\$600
3543485610	3701 Mossy Creek Ln - Unit 1	\$300	\$3,600
3680485610	3765 Grove Park Dr	\$50	\$600
4263972522	3029 Dickinson Dr. Area Lights	\$75	\$900
4360485610	1900 Merchants Row-ENTRANCE	\$75	\$900
4680485610	3992 Four Oaks Blvd	\$50	\$600
5399698926	3252 Updike Ave IRR	\$50	\$600
6243485610	3700 Mossy Creek Ln- Pump	\$50	\$600
6948377092	1901 Merchants Row Blvd	\$50	\$600
7042865610	4580 Grove Park Dr - IRR	\$50	\$600



### Maintenance (continued)

#### Utilities (continued)

Account#	Service Address	Monthly	Annual
7670485610	3766 Greyfield Dr	\$50	\$600
8001821240	Various Locations- Area Lights	\$1,200	\$14,400
8270485610	3603 Capital Cir SE Irr.	\$420	\$5,040
8503683950	3751 Biltmore Ave - HYD	\$50	\$600
8965428817	3559 Four Oaks Blvd	\$50	\$600
9143451140	3700 Spider Lily Way	\$50	\$600
9356890232	4583 Grove Park Dr. Temp.	\$50	\$600
9413485610	3000 School House Road	\$50	\$600
9650988960	3751 Biltmore Ave - IRR	\$50	\$600
9674588544	Various Locations, Irrigation	\$50	\$600
9699066720	3145 Mulberry Park Blvd. Area Light	\$200	\$2,400
9778998416	2471 E Orange Ave. Irr.	\$42	\$500
<b>Total</b>		<b>\$ 4,167</b>	<b>\$50,000</b>

#### Special Events

*Pops in the park.*

#### 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.*

# Capital Region

## Community Development District

## Capital Reserve

Description	Adopted Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Proposed Budget FY 2020
<b>Revenues</b>					
Capital Reserve Contribution	\$40,000	\$0	\$27,500	\$27,500	\$40,000
Designated reserves	\$71,455	\$71,457	\$0	\$71,457	\$90,862
<b>TOTAL REVENUES</b>	<b>\$111,455</b>	<b>\$71,457</b>	<b>\$27,500</b>	<b>\$98,957</b>	<b>\$130,862</b>
<b>Expenditures</b>					
Reserve for Capital - R&R	\$0	\$7,528	\$0	\$7,528	\$0
Other Charges	\$500	\$331	\$236	\$567	\$600
<b>TOTAL EXPENDITURES</b>	<b>\$500</b>	<b>\$7,859</b>	<b>\$236</b>	<b>\$8,095</b>	<b>\$600</b>
<b>ASSIGNED FUND BALANCE</b>	<b>\$110,955</b>	<b>\$63,598</b>	<b>\$27,264</b>	<b>\$90,862</b>	<b>\$130,262</b>

# Capital Region

## Community Development District

## Debt Service Fund Series 2011A-1 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Approved Budget FY 2020
<b>Revenues</b>					
Special Assessment - Tax Collector	\$379,445	\$372,485	\$6,960	\$379,445	\$379,445
Special Assessment - Direct	\$0	\$2,889	\$0	\$2,889	\$0
Interest Earned	\$1,000	\$3,479	\$100	\$3,579	\$1,000
Carry Forward Surplus <sup>(1)</sup>	\$108,444	\$101,900	\$0	\$101,900	\$92,494
<b>TOTAL REVENUES</b>	<b>\$488,889</b>	<b>\$480,755</b>	<b>\$7,060</b>	<b>\$487,814</b>	<b>\$472,939</b>
<b>Expenditures</b>					
<u>Series 2011A1</u>					
Interest - 11/1 - 2011A1	\$90,160	\$90,160	\$0	\$90,160	\$85,659
Special Call- 11/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1 - 2011A1	\$90,160	\$0	\$90,160	\$90,160	\$85,659
PrincipaL - 5/1 - 2011A1	\$200,000	\$0	\$200,000	\$200,000	\$200,000
Special Call- 5/1 - 2011A1	\$0	\$0	\$10,000	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$380,320</b>	<b>\$95,160</b>	<b>\$300,160</b>	<b>\$395,320</b>	<b>\$371,318</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$108,569</b>	<b>\$385,595</b>	<b>(\$293,100)</b>	<b>\$92,494</b>	<b>\$101,621</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reseve requirement

11/1/2020	
Series 2011A1	\$81,249

# Capital Region

Community Development District

Series 2011A-1 Capital Improvement Revenue Bonds

A1 Term Bonds Due 5/1/2031

Debt Amortization

Date	Principal	Interest	Principal Balance	Calendar Year
11/01/19	\$0.00	\$85,659.00	\$3,255,000.00	\$85,659.00
05/01/20	\$200,000.00	\$85,659.00	\$3,055,000.00	
11/01/20	\$0.00	\$81,249.00	\$3,055,000.00	\$366,908.00
05/01/21	\$210,000.00	\$81,249.00	\$2,845,000.00	
11/01/21	\$0.00	\$76,440.00	\$2,845,000.00	\$367,689.00
05/01/22	\$220,000.00	\$76,440.00	\$2,625,000.00	
11/01/22	\$0.00	\$71,325.00	\$2,625,000.00	\$367,765.00
05/01/23	\$230,000.00	\$71,325.00	\$2,395,000.00	
11/01/23	\$0.00	\$65,862.50	\$2,395,000.00	\$367,187.50
05/01/24	\$245,000.00	\$65,862.50	\$2,150,000.00	
11/01/24	\$0.00	\$59,125.00	\$2,150,000.00	\$369,987.50
05/01/25	\$260,000.00	\$59,125.00	\$1,890,000.00	
11/01/25	\$0.00	\$51,975.00	\$1,890,000.00	\$371,100.00
05/01/26	\$275,000.00	\$51,975.00	\$1,615,000.00	
11/01/26	\$0.00	\$44,412.50	\$1,615,000.00	\$371,387.50
05/01/27	\$290,000.00	\$44,412.50	\$1,325,000.00	
11/01/27	\$0.00	\$36,437.50	\$1,325,000.00	\$370,850.00
05/01/28	\$305,000.00	\$36,437.50	\$1,020,000.00	
11/01/28	\$0.00	\$28,050.00	\$1,020,000.00	\$369,487.50
05/01/29	\$320,000.00	\$28,050.00	\$700,000.00	
11/01/29	\$0.00	\$19,250.00	\$700,000.00	\$367,300.00
05/01/30	\$340,000.00	\$19,250.00	\$360,000.00	
11/01/30	\$0.00	\$9,900.00	\$360,000.00	\$369,150.00
05/01/31	\$360,000.00	\$9,900.00	\$0.00	\$369,900.00
<b>totals</b>	<b>\$3,255,000.00</b>	<b>\$1,259,371.00</b>		<b>\$4,514,371.00</b>

# Capital Region

## Community Development District

## Debt Service Fund Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Approved Budget FY 2020
<b>Revenues</b>					
Special Assessment - Tax Collector	\$862,129	\$846,207	\$15,922	\$862,129	\$862,173
Interest Income	\$2,500	\$9,209	\$400	\$9,609	\$2,500
Carry Forward Surplus <sup>(1)</sup>	\$332,213	\$334,050	\$0	\$334,050	\$338,990
<b>TOTAL REVENUES</b>	<b>\$1,196,842</b>	<b>\$1,189,466</b>	<b>\$16,322</b>	<b>\$1,205,788</b>	<b>\$1,203,663</b>
<b>Expenditures</b>					
Interest - 11/1	\$223,399	\$223,399	\$0	\$223,399	\$215,209
Interest - 5/1	\$223,399	\$0	\$223,399	\$223,399	\$215,209
Principal - 5/1	\$420,000	\$0	\$420,000	\$420,000	\$440,000
<b>TOTAL EXPENDITURES</b>	<b>\$866,798</b>	<b>\$223,399</b>	<b>\$643,399</b>	<b>\$866,798</b>	<b>\$870,418</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$330,044</b>	<b>\$966,067</b>	<b>(\$627,077)</b>	<b>\$338,990</b>	<b>\$333,245</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reserve requirement

11/20 Interest Series 2013	\$205,969
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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
<b>Total</b>	<b>1318</b>		<b>\$927,067</b>	<b>\$862,173</b>

\* Certain Units have a lower debt per unit amount

# Capital Region

Community Development District

Series 2013 Capital Improvement Refunding Bonds

A1 Term Bonds Due 5/1/2031

Debt Amortization

Date	Principal	Interest	Principal Balance	Calendar Year
05/01/18	\$405,000.00	\$230,688.75	\$8,300,000.00	
11/01/18		\$223,398.75	\$8,300,000.00	\$859,087.50
05/01/19	\$420,000.00	\$223,398.75	\$7,880,000.00	
11/01/19		\$215,208.75	\$7,880,000.00	\$858,607.50
05/01/20	\$440,000.00	\$215,208.75	\$7,440,000.00	
11/01/20		\$205,968.75	\$7,440,000.00	\$861,177.50
05/01/21	\$460,000.00	\$205,968.75	\$6,980,000.00	
11/01/21		\$195,618.75	\$6,980,000.00	\$861,587.50
05/01/22	\$480,000.00	\$195,618.75	\$6,500,000.00	
11/01/22		\$184,338.75	\$6,500,000.00	\$859,957.50
05/01/23	\$500,000.00	\$184,338.75	\$6,000,000.00	
11/01/23		\$172,213.75	\$6,000,000.00	\$856,552.50
05/01/24	\$530,000.00	\$172,213.75	\$5,470,000.00	
11/01/24		\$158,831.25	\$5,470,000.00	\$861,045.00
05/01/25	\$550,000.00	\$158,831.25	\$4,920,000.00	
11/01/25		\$144,393.75	\$4,920,000.00	\$853,225.00
05/01/26	\$585,000.00	\$144,393.75	\$4,335,000.00	
11/01/26		\$127,575.00	\$4,335,000.00	\$856,968.75
05/01/27	\$620,000.00	\$127,575.00	\$3,715,000.00	
11/01/27		\$109,750.00	\$3,715,000.00	\$857,325.00
05/01/28	\$660,000.00	\$109,750.00	\$3,055,000.00	
11/01/28		\$90,775.00	\$3,055,000.00	\$860,525.00
05/01/29	\$700,000.00	\$90,775.00	\$2,355,000.00	
11/01/29		\$70,650.00	\$2,355,000.00	\$861,425.00
05/01/30	\$740,000.00	\$70,650.00	\$1,615,000.00	
11/01/30		\$48,450.00	\$1,615,000.00	\$859,100.00
05/01/31	\$785,000.00	\$48,450.00	\$830,000.00	
11/01/31		\$24,900.00	\$830,000.00	\$858,350.00
05/01/32	\$830,000.00	\$24,900.00	\$0.00	\$854,900.00
<b>totals</b>	<b>\$8,705,000.00</b>	<b>\$4,174,833.75</b>		<b>\$12,879,833.75</b>

# Capital Region

## Community Development District

## Debt Service Fund

### Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Approved Budget FY 2020
<b>Revenues</b>					
Special Assessment - Tax Collector	\$190,480	\$186,756	\$1,606	\$188,362	\$190,480
Special Assessment - Direct	\$1,115,613	\$684,536	\$431,077	\$1,115,613	\$1,115,613
Interest Income	\$2,500	\$9,388	\$400	\$9,788	\$2,500
Carry Forward Surplus <sup>(1)</sup>	\$463,753	\$427,090	\$0	\$427,090	\$406,604
<b>TOTAL REVENUES</b>	<b>\$1,772,346</b>	<b>\$1,307,770</b>	<b>\$433,083</b>	<b>\$1,740,853</b>	<b>\$1,715,197</b>
<b>Expenditures</b>					
Interest - 11/1	\$412,384	\$412,384	\$0	\$412,384	\$401,650
Interest - 5/1	\$412,384	\$0	\$412,384	\$412,384	\$401,650
Principal - 5/1	\$490,000	\$0	\$490,000	\$490,000	\$510,000
Special Call - 5/1	\$0	\$0	\$25,000	\$25,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,314,769</b>	<b>\$412,384</b>	<b>\$927,384</b>	<b>\$1,339,769</b>	<b>\$1,313,300</b>
<b>OTHER FINANCING SOURCES AND USES</b>					
Interfund Transfers In/(Out)	\$0	\$5,520	\$0	\$5,520	\$0
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>\$0</b>	<b>\$5,520</b>	<b>\$0</b>	<b>\$5,520</b>	<b>\$0</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$457,577</b>	<b>\$900,906</b>	<b>(\$494,301)</b>	<b>\$406,604</b>	<b>\$401,897</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reserve requirement

11/20 Interest Series 2018A1	\$391,131
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# Capital Region

## Community Development District

## Series 2018A1 Capital Improvement Revenue Refunding Bonds Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
11/01/19		\$401,650.00		\$16,420,000.00	\$401,650.00
05/01/20	\$510,000.00	\$401,650.00	4.125%	\$16,420,000.00	
11/01/20		\$391,131.25		\$15,910,000.00	\$1,302,781.25
05/01/21	\$530,000.00	\$391,131.25	4.125%	\$15,910,000.00	
11/01/21		\$380,200.00		\$15,380,000.00	\$1,301,331.25
05/01/22	\$555,000.00	\$380,200.00	4.125%	\$15,380,000.00	
11/01/22		\$368,753.13		\$14,825,000.00	\$1,303,953.13
05/01/23	\$575,000.00	\$368,753.13	4.125%	\$14,825,000.00	
11/01/23		\$356,893.75		\$14,250,000.00	\$1,300,646.88
05/01/24	\$600,000.00	\$356,893.75	4.625%	\$14,250,000.00	
11/01/24		\$343,018.75		\$13,650,000.00	\$1,299,912.50
05/01/25	\$630,000.00	\$343,018.75	4.625%	\$13,650,000.00	
11/01/25		\$328,450.00		\$13,020,000.00	\$1,301,468.75
05/01/26	\$660,000.00	\$328,450.00	4.625%	\$13,020,000.00	
11/01/26		\$313,187.50		\$12,360,000.00	\$1,301,637.50
05/01/27	\$690,000.00	\$313,187.50	4.625%	\$12,360,000.00	
11/01/27		\$297,231.25		\$11,670,000.00	\$1,300,418.75
05/01/28	\$725,000.00	\$297,231.25	4.625%	\$11,670,000.00	
11/01/28		\$280,465.63		\$10,945,000.00	\$1,302,696.88
05/01/29	\$760,000.00	\$280,465.63	5.125%	\$10,945,000.00	
11/01/29		\$260,990.63		\$10,185,000.00	\$1,301,456.25
05/01/30	\$800,000.00	\$260,990.63	5.125%	\$10,185,000.00	
11/01/30		\$240,490.63		\$9,385,000.00	\$1,301,481.25
05/01/31	\$840,000.00	\$240,490.63	5.125%	\$9,385,000.00	
11/01/31		\$218,965.63		\$8,545,000.00	\$1,299,456.25
05/01/32	\$885,000.00	\$218,965.63	5.125%	\$8,545,000.00	
10/31/32		\$196,287.50		\$7,660,000.00	\$1,300,253.13
05/01/33	\$935,000.00	\$196,287.50	5.125%	\$7,660,000.00	
11/01/33		\$172,328.13		\$6,725,000.00	\$1,303,615.63
05/01/34	\$980,000.00	\$172,328.13	5.125%	\$6,725,000.00	
11/01/34		\$147,215.63		\$5,745,000.00	\$1,299,543.75
05/01/35	\$1,035,000.00	\$147,215.63	5.125%	\$5,745,000.00	
11/01/35		\$120,693.75		\$4,710,000.00	\$1,302,909.38
04/30/36	\$1,090,000.00	\$120,693.75	5.125%	\$4,710,000.00	
10/31/36		\$92,762.50		\$3,620,000.00	\$1,303,456.25
05/01/37	\$1,145,000.00	\$92,762.50	5.125%	\$3,620,000.00	
10/31/37		\$63,421.88		\$2,475,000.00	\$1,301,184.38
05/01/38	\$1,205,000.00	\$63,421.88	5.125%	\$2,475,000.00	
11/01/38		\$32,543.75		\$1,270,000.00	\$1,300,965.63
05/01/39	\$1,270,000.00	\$32,543.75	5.125%	\$1,270,000.00	\$1,302,543.75
<b>totals</b>	<b>\$16,420,000.00</b>	<b>\$10,013,362.50</b>			<b>\$26,433,362.50</b>



# Capital Region

## Community Development District

## Debt Service Fund

### Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2019	Actual Thru 4/30/2019	Projected Next 5 Months	Total Projected 9/30/2019	Approved Budget FY 2020
<b>Revenues</b>					
Special Assessment - Tax Collector	\$274,146	\$265,056	\$9,090	\$274,146	\$273,055
Interest Income	\$2,500	\$2,205	\$400	\$2,605	\$2,500
Carry Forward Surplus <sup>(1)</sup>	\$62,031	\$61,512	\$0	\$61,512	\$55,421
<b>TOTAL REVENUES</b>	<b>\$338,678</b>	<b>\$328,772</b>	<b>\$9,490</b>	<b>\$338,263</b>	<b>\$330,976</b>
<b>Expenditures</b>					
Interest - 11/1	\$58,408	\$58,408	\$0	\$58,408	\$55,096
Interest - 5/1	\$58,408	\$0	\$58,408	\$58,408	\$55,096
Principal - 5/1	\$160,000	\$0	\$160,000	\$160,000	\$165,000
Special Call - 5/1	\$0	\$0	\$10,000	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$276,815</b>	<b>\$58,408</b>	<b>\$228,408</b>	<b>\$286,815</b>	<b>\$275,191</b>
<b>OTHER FINANCING SOURCES AND USES</b>					
Interfund Transfers In/(Out)	\$0	\$3,974	\$0	\$3,974	\$0
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b>\$0</b>	<b>\$3,974</b>	<b>\$0</b>	<b>\$3,974</b>	<b>\$0</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$61,863</b>	<b>\$274,338</b>	<b>(\$218,917)</b>	<b>\$55,421</b>	<b>\$55,785</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reseve requirement

11/20 Interest Series 2018A2	\$51,899
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# Capital Region

Community Development District

Series 2018A2 Capital Improvement Revenue Refunding Bonds  
Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
11/01/19		\$55,095.63		\$2,505,000.00	\$55,095.63
05/01/20	\$165,000.00	\$55,095.63	3.875%	\$2,505,000.00	
11/01/20		\$51,898.75		\$2,340,000.00	\$271,994.38
05/01/21	\$170,000.00	\$51,898.75	3.875%	\$2,340,000.00	
11/01/21		\$48,605.00		\$2,170,000.00	\$270,503.75
05/01/22	\$175,000.00	\$48,605.00	3.875%	\$2,170,000.00	
11/01/22		\$45,214.38		\$1,995,000.00	\$268,819.38
05/01/23	\$185,000.00	\$45,214.38	3.875%	\$1,995,000.00	
11/01/23		\$41,630.00		\$1,810,000.00	\$271,844.38
05/01/24	\$190,000.00	\$41,630.00	4.600%	\$1,810,000.00	
11/01/24		\$37,260.00		\$1,620,000.00	\$268,890.00
05/01/25	\$200,000.00	\$37,260.00	4.600%	\$1,620,000.00	
11/01/25		\$32,660.00		\$1,420,000.00	\$269,920.00
05/01/26	\$210,000.00	\$32,660.00	4.600%	\$1,420,000.00	
11/01/26		\$27,830.00		\$1,210,000.00	\$270,490.00
05/01/27	\$220,000.00	\$27,830.00	4.600%	\$1,210,000.00	
11/01/27		\$22,770.00		\$990,000.00	\$270,600.00
05/01/28	\$230,000.00	\$22,770.00	4.600%	\$990,000.00	
11/01/28		\$17,480.00		\$760,000.00	\$270,250.00
05/01/29	\$240,000.00	\$17,480.00	4.600%	\$760,000.00	
11/01/29		\$11,960.00		\$520,000.00	\$269,440.00
05/01/30	\$255,000.00	\$11,960.00	4.600%	\$520,000.00	
11/01/30		\$6,095.00		\$265,000.00	\$273,055.00
05/01/31	\$265,000.00	\$6,095.00	4.600%	\$265,000.00	\$271,095.00
<b>totals</b>	<b>\$2,505,000.00</b>	<b>\$796,997.50</b>			<b>\$3,301,997.50</b>