*CAPITAL REGION*

*Community Development District July 8, 2021*

# *AGENDA*

## Capital Region Community Development District

475 West Town Place

Suite 114 St. Augustine, Florida 32092

***District Website:*** [***www.mysouthwoodcdd.com***](http://www.mysouthwoodcdd.com/)

July 1, 2021

Board of Supervisors

Capital Region Community Development District Dear Board Members:

The Capital Region Community Development District Meeting is scheduled for **Thursday, July 8, 2021 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

1. Roll Call
2. Audience Comments *(regarding agenda items listed below)*
3. Approval of Consent Agenda
   1. Approval of the Minutes of the June 10, 2021 Meeting
   2. Balance Sheet as of May 31, 2021 and Statement of Revenues & Expenditures for the Period Ending May 31, 2021
   3. Allocation of Assessment Receipts
   4. Check Register
4. Acceptance of the Fiscal Year 2020 Audit Report
5. Discussion of Approved Fiscal Year 2022 Budget (in advance of August 12 public hearing and budget adoption)
6. Update Regarding Ponds Water Quality/Geese Control
7. Staff Reports
   1. Attorney
   2. Dantin Consulting
   3. Property Management
      1. All Pro Reports
      2. Operations Memorandum
      3. Variance Report
   4. Manager
8. Supervisors Requests
9. Audience Comments
10. Next Scheduled Meeting – August 12, 2021 @ 6:30 p.m.
11. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

*James Oliver* James Oliver District Manager

**Community Interest:**

1. Roadways – *Chairman Rojas*
2. Landscaping Conservation Areas –*Chairman Rojas*
3. Parks and Recreation/Bike Paths/Trail System – *Supervisor Kelley*
4. Budget / Bond Refinancing – *Supervisor deNagy*
5. HOA Coordination – *Vice Chair Johnston*
6. City/County Coordination – *Supervisor Wiggins*
7. Community Liaison – *Supervisor Kelley*

# *THIRD ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, June 10, 2021 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas Chairman

April Johnston Vice Chairperson

Brian Kelley Supervisor

Corbin deNagy Supervisor

Andrew Wiggins Supervisor Also present were:

James Oliver District Manager

Joe Brown District Counsel (by telephone)

Robert Berlin Operations Manager - GMS

The following is a summary of the actions taken at the June 10, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

### FIRST ORDER OF BUSINESS Roll Call

Mr. Rojas called the meeting to order and called the roll.

### SECOND ORDER OF BUSINESS The Pledge of Allegiance

Mr. Rojas led the Pledge of Allegiance.

### THIRD ORDER OF BUSINESS Audience Comments

Several residents commented on the water quality and aesthetics of the catfish pond, and an abundance of geese.

Mr. Berlin stated the pond is inspected quarterly for water quality. I do not have the reports on this quarter yet, it has algae, the water level is down and we need rain. There is an

abundance of geese because some homeowners feed them. 79 acres of runoff goes into a 3-acre lake. We do not use any fertilizer around the pond.

Mr. Rojas stated Robert and I will talk about different treatments we can do. I don’t know what we can do about the geese.

A resident stated you as a board can apply for a permit for the removal of the geese from the FWC.

Mr. Kelley stated I will work with Robert on the issue of the geese. A resident stated a pond by Barringer Hill is full of silt.

Mr. Berlin stated we cleaned out that pond two years ago, I have all the pictures, and all the outlets were cleaned.

A resident stated I would like to have the traffic going one-way in the alleyway by 4073.

Mr. Berlin stated there are a number of alleyways with one-way signs because people have requested them, this is the situation you have and it is not going to change the way people go, the garbage trucks, emergency vehicles or anyone else. There is no enforcement, but I will put one up if the board wants me to.

Mr. Rojas stated I’m not in favor of it.

**FOURTH ORDER OF BUSINESS Approval of Consent Agenda**

1. **Approval of the Minutes of the April 8, 2021 Meeting**
2. **Balance Sheet as of April 30, 2021 and Statement of Revenues & Expenditures for the Period Ending April 30, 2021**
3. **Allocation of Assessments**
4. **Check Register**

On MOTION by Mr. Kelley seconded by Mr. deNagy with all in favor the consent agenda items were approved.

The next item taken out of order.

### NINTH ORDER OF BUSINESS Request for Waiver of O&M Assessments for

**HOA Owned Administrative Offices**

Mr. Rojas stated the HOA sent a letter requesting that their CDD fees be waived.

Mr. Brown stated there is an exemption that can apply to certain HOA property, but that exception is Section 193.0235, Florida Statutes, and only applies to certain types of common elements, which is a defined term in the statute. Based on my review, that exception does not

apply in this instance based on the property I understand the HOA purchased for their new offices. I’m not aware of any other exceptions that could apply to HOA property.

Mr. Kelley inquired regarding rental rates charged to the CDD by the HOA for the CDD’s meetings.

Mr. Oliver stated yes, CDDs can pay rental fees for meeting space. I had a CDD meeting yesterday at a rented meeting space at a nearby hotel. Staff will work with the HOA on the matter.

### FIFTH ORDER OF BUSINESS Consideration of Resolution 2021-05

**Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date to Adopt**

Mr. Oliver gave an overview of Resolution 2021-05 and the proposed fiscal year 2022 budget for revenues and the admin budget.

Mr. Berlin gave an overview of three proposed scenarios for field operations.

Mr. Oliver stated once you approve the proposed budget it will be sent to local government and posted to the District website. I did review the amount available for carry forward surplus. As you approve the budget tonight, you can revise it to reinstate some or all of the same funding level of carry forward surplus applied last year. That would cut the proposed assessment increase roughly in half. We propose to have a meeting on July 8th to refine the budget before the mailed notice goes out to the residents.

It was the consensus of the board to leave the proposed budget as presented.

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor Resolution 2021-05 approving the proposed fiscal year 2022 budget and setting the public hearing for August 12, 2021 was approved.

### SIXTH ORDER OF BUSINESS Updates Regarding Recreational

**Improvements**

net.

### Volleyball Court

Mr. Berlin stated we cemented the poles today and it needs to cure before we hang the

### Dog Park

Mr. Rojas stated we have quotes from three fencing companies for a 4-foot black vinyl chain link fence and the lowest bid came in just under $15,000 and came highly recommended.

On MOTION by Mr. Wiggins seconded by Mr. Kelley with all in favor the proposal from Ultimate Fencing was approved.

### SEVENTH ORDER OF BUSINESS Consideration of Agreement with Leon

**County Tax Collector**

Mr. Oliver stated the assessments are collected on roll by the tax collector and this is the agreement for those services.

On MOTION by Mr. Kelley seconded by Mr. deNagy with all in favor the agreement with the Leon County tax collector was approved.

### EIGHTH ORDER OF BUSINESS Ratification of Gate Petroleum Access

**Agreement**

Mr. Brown stated we talked about this at the last meeting and today we have agreement with one substantive change, which is the term of the access went from 6 to 12 months.

On MOTION by Mr. deNagy seconded by Mr. Wiggins with all in favor the Gate Petroleum Access Agreement was ratified.

### NINTH ORDER OF BUSINESS Request for Waiver of O&M Assessments for

**HOA Owned Administrative Offices**

This item taken earlier in the meeting.

### TENTH ORDER OF BUSINESS Staff Reports

1. **Attorney**

There being none, the next item followed.

### Dantin Consulting

There being none, the next item followed.

### Property Management Report

* 1. **All Pro Reports**

A copy of the All Pro reports was included in the agenda package.

### Operations Memorandum

A copy of the operations memorandum was included in the agenda package.

### Variance Report

A copy of the variance report was included in the agenda package.

### E. Manager – Report on Number of Registered Voters 3,937

A copy of the letter from the supervisor of elections indicating that there are 3,937 registered voters residing within the district was included in the agenda package.

### ELEVENTH ORDER OF BUSINESS Supervisor’s Requests

Mr. Wiggins stated at the last meeting we talked about the walkway across the way. I talked with Commissioner Porter and I’m trying to get the city involved to see if we can defray some of our costs on a new crosswalk.

Mr. Kelley stated I had a request from several residents. A men’s group works out in our park and they would like to work with staff to see if it is appropriate to install pull-up bars and dip board in the greater park area and they will pay for all of it.

Mr. Berlin stated you can’t put any type of exercise equipment in certain areas of the park, but you can run it along the trail along the green area and you can put it on the other side of the park.

### TWELFTH ORDER OF BUSINESS Audience Comments

A resident stated thank you for the information today. There has to be a solution to adding things to the community.

Mr. Berlin stated we were waiting for rain, but we are trying to be proactive.

### THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 12, 2021 at

**6:30 p.m.**

Mr. Rojas stated the next meeting is July 8, 2021 and the regular meeting will be August 12, 2021 at 6:30 p.m.

The meeting adjourned at 8:18 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

# *B.*

|  |
| --- |
| **Capital Region** |
| **Community Development District** |
| **Unaudited Financial Statements** |
| **May 31, 2021** |
| **Meeting Date** |
| **July 8, 2021** |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | | |
| **BALANCE SHEET** | | | | | | | | | |
|  |  |  | **May 31, 2021** |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  | **Total** |
|  |  |  | **Debt** |  | **Capital Project** |  | **Non-Major** |  | **Governmental** |
|  | **General** |  | **Service** |  | **Fund** |  | **Fund** |  | **Funds** |
| **ASSETS:** |  |  |  |  |  |  |  |  |  |
| CASH | $195,364 |  | --- |  | --- |  | --- |  | $195,364 |
| Capital Reserve | --- |  | --- |  | --- |  | $32,924 |  | $32,924 |
|  |  |  |  |  | --- |  |  |  |  |
| Due From General Fund - SRS 2013 | --- |  | $29,046 |  | --- |  | --- |  | $29,046 |
| Due From General Fund - SRS 2018A1 | --- |  | $10,335 |  | --- |  | --- |  | $10,335 |
| Due From General Fund - SRS 2021 | --- |  | $12,026 |  | --- |  | --- |  | $12,026 |
| INVESTMENTS: |  |  |  |  |  |  |  |  |  |
| State Board | $991,641 |  | --- |  | --- |  | --- |  | $991,641 |
| ***Series 2013*** |  |  |  |  |  |  |  |  |  |
| Reserve | --- |  | $430,379 |  | --- |  | --- |  | $430,379 |
| Revenue | --- |  | $311,092 |  | --- |  | --- |  | $311,092 |
| Prepayment | --- |  | $334 |  | --- |  | --- |  | $334 |
| ***Series 2018A1*** |  |  |  |  |  |  |  |  |  |
| Reserve | --- |  | $651,198 |  | --- |  | --- |  | $651,198 |
| Revenue | --- |  | $75,301 |  | --- |  | --- |  | $75,301 |
| ***Series 2018A2*** |  |  |  |  |  |  |  |  |  |
| Reserve | --- |  | $135,807 |  | --- |  | --- |  | $135,807 |
| Revenue | --- |  | $38,477 |  | --- |  | --- |  | $38,477 |
| ***Series 2021*** |  |  |  |  |  |  |  |  |  |
| Interest | --- |  | $31,055 |  | --- |  | --- |  | $31,055 |
| Revenue | --- |  | $37 |  | --- |  | --- |  | $37 |
| Cost Of Issuance | --- |  | --- |  | $6,219 |  | --- |  | $6,219 |
| **TOTAL ASSETS** | $1,187,005 |  | $1,725,088 |  | $6,219 |  | $32,924 |  | $2,951,236 |
| **LIABILITIES:** |  |  |  |  |  |  |  |  |  |
| Accounts Payable | $7,151 |  | --- |  | --- |  | --- |  | $7,151 |
| Due to Debt Service - SRS 2013 | $29,046 |  | --- |  | --- |  | --- |  | $29,046 |
| Due to Debt Service - SRS 2018A1 | $10,335 |  | --- |  | --- |  | --- |  | $10,335 |
| Due to Debt Service - SRS 2021 | $12,026 |  | --- |  | --- |  | --- |  | $12,026 |
| **TOTAL LIABILITIES** | $58,558 |  | ($0) |  | $0 |  | $0 |  | $58,558 |
| **FUND BALANCES:** |  |  |  |  |  |  |  |  |  |
| UNASSIGNED FOR GENERAL FUND | $1,128,447 |  | --- |  | --- |  | --- |  | $1,128,447 |
| ASSIGNED FOR CAPITAL PROJECTS | --- |  | --- |  | --- |  | $32,924 |  | $32,924 |
| RESTRICTED FOR DEBT SERVICE | --- |  | $1,725,088 |  | --- |  | --- |  | $1,725,088 |
| RESTRICTED FOR CAPITAL PROJECT | --- |  | --- |  | $6,219 |  | --- |  | $6,219 |
| **LIABILITIES & FUND BALANCE** | $1,187,005 |  | $1,725,088 |  | $6,219 |  | $32,924 |  | $2,951,236 |

*Page 1*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **GENERAL FUND** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | |
|  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Special Assessment-On Roll | $1,236,552 |  | $1,236,552 |  | $1,228,459 |  | ($8,092) |
| Special Assessment-Direct - St Joe | $391,936 |  | $285,884 |  | $285,884 |  | $0 |
| Interest Income/Miscellaneous | $9,400 |  | $6,267 |  | $731 |  | ($5,535) |
| Emergency Management - Hurricane Michael | $0 |  | $0 |  | $1,762 |  | $1,762 |
| ***TOTAL REVENUES*** | **$1,637,888** |  | **$1,528,703** |  | **$1,516,837** |  | **($11,866)** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |
| ***ADMINISTRATIVE:*** |  |  |  |  |  |  |  |
| Supervisors Fees | $6,000 |  | $4,800 |  | $4,800 |  | $0 |
| FICA Expense | $459 |  | $367 |  | $367 |  | $0 |
| Engineering | $30,000 |  | $20,000 |  | $9,104 |  | $10,896 |
| Arbitrage | $1,800 |  | $1,200 |  | $1,200 |  | $0 |
| Dissemination | $7,300 |  | $4,867 |  | $4,867 |  | $0 |
| Attorney | $57,000 |  | $38,000 |  | $41,777 |  | ($3,777) |
| Annual Audit | $4,550 |  | $0 |  | $0 |  | $0 |
| Annual Report | $500 |  | $0 |  | $0 |  | $0 |
| Trustee Fees | $15,520 |  | $15,520 |  | $15,516 |  | $4 |
| Assessment Roll Services | $11,500 |  | $11,500 |  | $11,500 |  | $0 |
| Management Fees | $48,620 |  | $32,414 |  | $32,413 |  | $0 |
| Information Technology | $2,800 |  | $1,867 |  | $1,867 |  | $0 |
| Records Storage | $150 |  | $100 |  | $0 |  | $100 |
| Travel & Per Diem | $1,500 |  | $1,000 |  | $0 |  | $1,000 |
| Telephone | $300 |  | $200 |  | $459 |  | ($259) |
| Postage | $1,000 |  | $667 |  | $487 |  | $180 |
| Printing & Binding | $2,000 |  | $1,333 |  | $1,120 |  | $213 |
| Insurance | $18,412 |  | $18,412 |  | $17,936 |  | $476 |
| Legal Advertising | $3,500 |  | $2,333 |  | $857 |  | $1,476 |
| Other Current Charges | $1,600 |  | $1,067 |  | $888 |  | $179 |
| Office Supplies | $200 |  | $133 |  | $77 |  | $57 |
| Dues, Licenses, Subscriptions | $3,175 |  | $2,116 |  | $175 |  | $1,941 |
| Capital Outlay | $250 |  | $166 |  | $0 |  | $166 |
| ***TOTAL ADIMINISTRATIVE*** | **$218,135** |  | **$158,062** |  | **$145,409** |  | **$12,653** |
| ***FIELD:*** |  |  |  |  |  |  |  |
| Management Fees | $126,000 |  | $84,000 |  | $84,000 |  | $0 |
| Security | $6,000 |  | $4,000 |  | $6,466 |  | ($2,466) |
| Communications | $6,000 |  | $4,000 |  | $4,000 |  | $0 |
| Utilities | $45,000 |  | $30,000 |  | $25,586 |  | $4,414 |
| Landscape Maintenance - Contract | $983,735 |  | $655,823 |  | $655,823 |  | ($0) |
| Landscape Maintenance - New Units/Street Trees | $7,500 |  | $5,000 |  | $6,250 |  | ($1,250) |
| Pond Maintenance - Contract | $3,500 |  | $2,333 |  | $1,730 |  | $603 |
| Pond Maintenance - New Units | $1,000 |  | $667 |  | $0 |  | $667 |
| Pond Repairs - Current Units | $35,000 |  | $23,333 |  | $13,496 |  | $9,838 |
| Pond Repairs - New Units | $1,500 |  | $1,000 |  | $0 |  | $1,000 |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **GENERAL FUND** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | | |
|  |  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |  |
| ***FIELD: (continued)*** |  |  |  |  |  |  |  |  |
| SWMF Operating Permit Fees |  | $8,262 |  | $5,508 |  | $6,426 |  | ($918) |
| Irrigation Maintenance - Contract |  | $51,030 |  | $34,020 |  | $34,020 |  | $0 |
| Irrigation Maintenance - New Units |  | $500 |  | $333 |  | $932 |  | ($598) |
| Irrigation Repairs - Current Units |  | $40,000 |  | $26,667 |  | $28,472 |  | ($1,806) |
| Irrigation Systems Upgrades |  | $1,250 |  | $833 |  | $874 |  | ($41) |
| Preserve Maintenance |  | $40,000 |  | $26,667 |  | $26,147 |  | $520 |
| Tot Lot Inspection/Maintenance |  | $5,000 |  | $3,333 |  | $6,653 |  | ($3,319) |
| Tree Removal/Trimming/Cleanup |  | $35,000 |  | $23,333 |  | $11,391 |  | $11,943 |
| Alleyway Maintenance |  | $5,000 |  | $3,333 |  | $2,399 |  | $935 |
| Miscellaneous Maintenance |  | $5,000 |  | $3,333 |  | $1,238 |  | $2,095 |
| Special Events |  | $5,000 |  | $3,333 |  | $0 |  | $3,333 |
| Other-Contingency |  | $3,000 |  | $2,000 |  | $1,870 |  | $130 |
| Capital Expenditures |  | $9,000 |  | $6,000 |  | $0 |  | $6,000 |
| Reserve for Capital - R&R |  | $89,209 |  | $0 |  | $0 |  | $0 |
| Common Area Maintenance |  | $5,000 |  | $3,333 |  | $6,259 |  | ($2,926) |
| ***TOTAL FIELD*** |  | **$1,517,486** |  | **$952,185** |  | **$924,031** |  | **$28,154** |
| ***TOTAL EXPENDITURES*** |  | **$1,735,622** |  | **$1,110,247** |  | **$1,069,440** |  | **$40,807** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **($97,734)** |  | **$418,456** |  | **$447,397** |  | **$28,941** |
| ***NET CHANGE IN FUND BALANCE*** |  | **($97,734)** |  | **$418,456** |  | **$447,397** |  | **$28,941** |
| FUND BALANCE - Beginning |  | $97,734 |  |  |  | $681,051 |  |  |
| FUND BALANCE - Ending |  | ($0) |  |  |  | $1,128,447 |  |  |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION CDD** | | | | | | | | | | | | | | | |
| **GENERAL FUND** | | | | | | | | | | | | | | | |
| **FY 2021** | | | | | | | | | | | | | | | |
|  | **ADOPTED** |  |  |  |  |  |  |  |  |  |  |  |  |  | **Year to** |
| **Description** | **BUDGET** | **October** | **November** | **December** | **January** | **February** | **March** | **April** | **May** | **June** |  | **July** | **August** | **September** | **Date** |
| ***REVENUES:*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Special Assessment-On Roll | $1,236,552 | $0 | $134,736 | $760,038 | $278,836 | $19,481 | $16,343 | $16,339 | $2,685 |  |  |  |  |  | $1,228,459 |
| Special Assessment-Direct - St Joe | $391,936 | $65,323 | $32,661 | $32,913 | $32,661 | $35,532 | $13,100 | $53,666 | $20,028 |  |  |  |  |  | $285,884 |
| Interest Income/Miscellaneous | $9,400 | $131 | $63 | $44 | $76 | $114 | $112 | $99 | $93 |  |  |  |  |  | $731 |
| Emergency Management - Hurricane Michael | $0 | $1,762 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $1,762 |
| Carry Forward Surplus | $97,734 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $0 |
| **TOTAL REVENUES** | **$1,735,621** | **$67,215** | **$167,461** | **$792,995** | **$311,573** | **$55,126** | **$29,555** | **$70,105** | **$22,807** |  | **$0** | **$0** | **$0** | **$0** | **$1,516,837** |
| ***EXPENDITURES:*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| *Administrative:* |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Supervisors Fees | $6,000 | $800 | $200 | $1,000 | $0 | $1,000 | $1,000 | $800 | $0 |  |  |  |  |  | $4,800 |
| FICA Expense | $459 | $61 | $15 | $77 | $0 | $77 | $77 | $61 | $0 |  |  |  |  |  | $367 |
| Engineering | $30,000 | $1,825 | $335 | $2,000 | $1,050 | $0 | $2,250 | $600 | $1,044 |  |  |  |  |  | $9,104 |
| Arbitrage | $1,800 | $0 | $0 | $0 | $0 | $600 | $0 | $0 | $600 |  |  |  |  |  | $1,200 |
| Dissemination | $7,300 | $608 | $608 | $608 | $608 | $608 | $608 | $608 | $608 |  |  |  |  |  | $4,867 |
| Attorney | $57,000 | $17,515 | $7,258 | $4,196 | $1,678 | $3,244 | $6,157 | $1,140 | $590 |  |  |  |  |  | $41,777 |
| Annual Audit | $4,550 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $0 |
| Annual Report | $500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $0 |
| Trustee Fees | $15,520 | $4,337 | $0 | $4,148 | $0 | $0 | $0 | $7,031 | $0 |  |  |  |  |  | $15,516 |
| Assessment Roll Services | $11,500 | $11,500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $11,500 |
| Management Fees | $48,620 | $4,052 | $4,052 | $4,052 | $4,052 | $4,052 | $4,052 | $4,052 | $4,052 |  |  |  |  |  | $32,413 |
| Information Technology | $2,800 | $233 | $233 | $233 | $233 | $233 | $233 | $233 | $233 |  |  |  |  |  | $1,867 |
| Records Storage | $150 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $0 |
| Travel & Per Diem | $1,500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $0 |
| Telephone | $300 | $0 | $43 | $44 | $40 | $60 | $40 | $116 | $116 |  |  |  |  |  | $459 |
| Postage | $1,000 | $120 | $75 | $64 | $27 | $62 | $98 | $3 | $37 |  |  |  |  |  | $487 |
| Printing & Binding | $2,000 | $41 | $186 | $34 | $213 | $2 | $270 | $274 | $100 |  |  |  |  |  | $1,120 |
| Insurance | $18,412 | $17,936 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $17,936 |
| Legal Advertising | $3,500 | $0 | $202 | $0 | $0 | $151 | $339 | $0 | $165 |  |  |  |  |  | $857 |
| Other Current Charges | $1,600 | $179 | $141 | $129 | $91 | $161 | $57 | $48 | $83 |  |  |  |  |  | $888 |
| Office Supplies | $200 | $0 | $13 | $0 | $15 | $0 | $21 | $15 | $13 |  |  |  |  |  | $77 |
| Dues, Licenses, Subscriptions | $3,175 | $175 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $175 |
| Capital Outlay | $250 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  |  | $0 |
| **Total Administrative** | **$218,135** | **$59,383** | **$13,361** | **$16,585** | **$8,008** | **$10,249** | **$15,203** | **$14,980** | **$7,640** |  | **$0** | **$0** | **$0** | **$0** | **$145,409** |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION CDD** | | | | | | | | | | | | | | |
| **GENERAL FUND** | | | | | | | | | | | | | | |
| **FY 2021** | | | | | | | | | | | | | | |
|  | **ADOPTED** |  |  |  |  |  |  |  |  |  |  |  |  | **Year to** |
| **Description** | **BUDGET** | **October** | **November** | **December** | **January** | **February** | **March** | **April** | **May** | **June** | **July** | **August** | **September** | **Date** |
| *Maintenance:* |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Management Fees | $126,000 | $10,500 | $10,500 | $10,500 | $10,500 | $10,500 | $10,500 | $10,500 | $10,500 |  |  |  |  | $84,000 |
| Security | $6,000 | $6,466 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $6,466 |
| Communications | $6,000 | $500 | $500 | $500 | $500 | $500 | $500 | $500 | $500 |  |  |  |  | $4,000 |
| Utilities | $45,000 | $5,649 | $3,693 | $2,725 | $1,983 | $2,108 | $3,223 | $3,642 | $2,563 |  |  |  |  | $25,586 |
| Landscape Maintenance - Contract | $983,735 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 |  |  |  |  | $655,823 |
| Landscape Maintenance - New Units/Street Trees | $7,500 | $758 | $785 | $785 | $785 | $785 | $785 | $785 | $785 |  |  |  |  | $6,250 |
| Pond Maintenance - Contract | $3,500 | $0 | $0 | $0 | $865 | $0 | $0 | $0 | $865 |  |  |  |  | $1,730 |
| Pond Maintenance - New Units | $1,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Pond Repairs - Current Units | $35,000 | $0 | $5,706 | $350 | $3,363 | $0 | $0 | $3,217 | $860 |  |  |  |  | $13,496 |
| Pond Repairs - New Units | $1,500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| SWMF Operating Permit Fees | $8,262 | $459 | $459 | $1,836 | $3,672 | $0 | $0 | $0 | $0 |  |  |  |  | $6,426 |
| Irrigation Maintenance - Contract | $51,030 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 |  |  |  |  | $34,020 |
| Irrigation Maintenance - New Units | $500 | $112 | $112 | $112 | $112 | $112 | $112 | $112 | $151 |  |  |  |  | $932 |
| Irrigation Repairs - Current Units | $40,000 | $3,375 | $3,391 | $2,453 | $0 | $3,603 | $5,182 | $4,293 | $6,174 |  |  |  |  | $28,472 |
| Irrigation Systems Upgrades | $1,250 | $274 | $0 | $0 | $0 | $600 | $0 | $0 | $0 |  |  |  |  | $874 |
| Preserve Maintenance | $40,000 | $2,748 | $6,687 | $3,734 | $0 | $0 | $6,490 | $5,388 | $1,100 |  |  |  |  | $26,147 |
| Tot Lot Inspection/Maintenance | $5,000 | $0 | $0 | $0 | $0 | $1,767 | $4,296 | $0 | $590 |  |  |  |  | $6,653 |
| Tree Removal/Trimming/Cleanup | $35,000 | $930 | $250 | $2,800 | $7,411 | $0 | $0 | $0 | $0 |  |  |  |  | $11,391 |
| Alleyway Maintenance | $5,000 | $0 | $0 | $0 | $0 | $1,350 | $269 | $780 | $0 |  |  |  |  | $2,399 |
| Miscellaneous Maintenance | $5,000 | $173 | $780 | $0 | $0 | $95 | $163 | $28 | $0 |  |  |  |  | $1,238 |
| Special Events | $5,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Other-Contingency | $3,000 | $25 | $0 | $1,345 | $0 | $0 | $0 | $0 | $500 |  |  |  |  | $1,870 |
| Capital Expenditures | $9,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Reserve for Capital - R&R | $89,209 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Common Area Maintenance | $5,000 | $658 | $0 | $0 | $737 | $404 | $1,286 | $3,173 | $0 |  |  |  |  | $6,259 |
| **Total Maintenance** | **$1,517,486** | **$118,856** | **$119,092** | **$113,370** | **$116,157** | **$108,053** | **$119,036** | **$118,648** | **$110,818** | **$0** | **$0** | **$0** | **$0** | **$924,031** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total Recreatin Facility** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Total Expenditures** | **$1,735,622** | **$178,239** | **$132,453** | **$129,955** | **$124,165** | **$118,302** | **$134,239** | **$133,628** | **$118,458** | **$0** | **$0** | **$0** | **$0** | **$1,069,440** |
| **Interfund Tranfer In/(Out)** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Excess Revenues (Expenditures)** | **($0)** | **($111,024)** | **$35,008** | **$663,040** | **$187,408** | **($63,176)** | **($104,685)** | **($63,524)** | **($95,651)** | **$0** | **$0** | **$0** | **$0** | **$447,397** |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **CAPITAL RESERVE** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | | |
|  |  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Capital Reserve Contribution |  | $89,209 |  | $0 |  | $0 |  | $0 |
| Miscellaneous Revenue |  | $0 |  | $0 |  | $7,000 |  | $7,000 |
| ***TOTAL REVENUES*** |  | **$89,209** |  | **$0** |  | **$7,000** |  | **$7,000** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |  |
| Reserve for Capital - R&R |  | $0 |  | $0 |  | $22,556 |  | ($22,556) |
| Other Charges |  | $600 |  | $400 |  | $379 |  | $21 |
| ***TOTAL EXPENDITURES*** |  | **$600** |  | **$400** |  | **$22,935** |  | **($22,535)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **$88,609** |  | **(400.00)** |  | **(15,935.44)** |  | **(15,535.44)** |
| FUND BALANCE - Beginning |  | $148,399 |  |  |  | $48,859 |  |  |
| FUND BALANCE - Ending |  | $237,008 |  |  |  | $32,924 |  |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2011A1 & A2** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | |
|  |  |  |  |  |  |  |  |
|  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Special Assessments - Residential | $379,445 |  | $379,445 |  | $378,580 |  | ($864) |
| Interest Income | $1,000 |  | $667 |  | $56 |  | ($611) |
| ***TOTAL REVENUES*** | **$380,445** |  | **$380,111** |  | **$378,636** |  | **($1,475)** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |
| **SERIES 2011-A1** |  |  |  |  |  |  |  |
| Interest - 11/1 - 2011A1 | $80,837 |  | $80,837 |  | $80,837 |  | $0 |
| Special Call - 11/1 2011A1 | $0 |  | $0 |  | $5,000 |  | ($5,000) |
| Interest - 5/1 - 2011A1 | $80,837 |  | $80,837 |  | $80,699 |  | $138 |
| Principal - 5/1 - 2011A1 | $210,000 |  | $3,035,000 |  | $3,035,000 |  | $0 |
| ***TOTAL EXPENDITURES*** | **$371,673** |  | **$3,196,673** |  | **$3,201,536** |  | **($4,863)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** | **$8,772** |  | **($2,816,562)** |  | **($2,822,899)** |  | **($6,338)** |
| **OTHER FINANCING SOURCES (USES)** |  |  |  |  |  |  |  |
| Interfund Transfer In / (Out) | $0 |  | $0 |  | $2,570,889 |  | $2,570,889 |
| Premium on bond refinance | $0 |  | $0 |  | ($28,250) |  | ($28,250) |
| **TOTAL OTHER FINANCING SOURCES (USES)** | **$0** |  | **$0** |  | **$2,542,639** |  | **$2,542,639** |
|  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** | **$8,772** |  | **($2,816,562)** |  | **($280,260)** |  | **$2,536,301** |
| FUND BALANCE - Beginning | $94,327 |  |  |  | $280,260 |  |  |
| FUND BALANCE - Ending | $103,098 |  |  |  | $0 |  |  |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2013A** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | | |
|  |  |  |  |  |  |  |  |  |
|  |  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $381,326 |  | $381,326 |  | $380,032 |  | ($1,294) |
| Special Assessments - Commercial |  | $480,848 |  | $480,848 |  | $480,195 |  | ($653) |
| Interest Income |  | $2,500 |  | $1,667 |  | $197 |  | ($1,469) |
| ***TOTAL REVENUES*** |  | **$864,674** |  | **$863,840** |  | **$860,424** |  | **($3,416)** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |  |
| Interest- 11/1 |  | $205,856 |  | $205,856 |  | $205,856 |  | $0 |
| Special Call - 11/1 |  | $0 |  | $0 |  | $5,000 |  | ($5,000) |
| Interest - 5/1 |  | $205,856 |  | $205,856 |  | $205,706 |  | $150 |
| Principal - 5/1 |  | $455,000 |  | $455,000 |  | $455,000 |  | $0 |
| ***TOTAL EXPENDITURES*** |  | **$866,713** |  | **$866,713** |  | **$871,563** |  | **($4,850)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **($2,039)** |  | **($2,872)** |  | **($11,138)** |  | **($8,266)** |
| FUND BALANCE - Beginning |  | $351,184 |  |  |  | $781,989 |  |  |
| FUND BALANCE - Ending |  | $349,145 |  |  |  | $770,851 |  |  |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2018A1** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | | |
|  |  |  |  |  |  |  |  |  |
|  |  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $149,435 |  | $149,435 |  | $148,928 |  | ($507) |
| Special Assessments - Commercial |  | $153,684 |  | $153,684 |  | $153,489 |  | ($195) |
| Special Assessments - Direct |  | $1,002,976 |  | $706,379 |  | $706,379 |  | $0 |
| Interest Income |  | $2,500 |  | $1,667 |  | $39 |  | ($1,628) |
| ***TOTAL REVENUES*** |  | **$1,308,594** |  | **$1,011,164** |  | **$1,008,835** |  | **($2,329)** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |  |
| Interest - 11/1 |  | $391,131 |  | $391,131 |  | $390,644 |  | $487 |
| Interest - 5/1 |  | $391,131 |  | $391,131 |  | $390,644 |  | $487 |
| Principal - 5/1 |  | $530,000 |  | $530,000 |  | $530,000 |  | $0 |
| Special Call - 5/1 |  | $0 |  | $0 |  | $10,000 |  | ($10,000) |
| ***TOTAL EXPENDITURES*** |  | **$1,312,263** |  | **$1,312,263** |  | **$1,321,288** |  | **($9,025)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **($3,669)** |  | **($301,098)** |  | **($312,452)** |  | **($11,354)** |
|  |  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** |  | **($3,669)** |  | **($301,098)** |  | **($312,452)** |  | **($11,354)** |
| FUND BALANCE - Beginning |  | $397,549 |  |  |  | $1,049,287 |  |  |
| FUND BALANCE - Ending |  | $393,881 |  |  |  | $736,835 |  |  |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2018A2** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | | |
|  |  |  |  |  |  |  |  |  |
|  |  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $273,055 |  | $273,055 |  | $264,334 |  | ($8,721) |
| Interest Income |  | $2,500 |  | $1,667 |  | $11 |  | ($1,656) |
| ***TOTAL REVENUES*** |  | **$275,555** |  | **$274,722** |  | **$264,345** |  | **($10,377)** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |  |
| Interest - 11/1 |  | $51,899 |  | $51,899 |  | $51,784 |  | $115 |
| Interest - 5/1 |  | $51,899 |  | $51,899 |  | $51,784 |  | $115 |
| Principal - 5/1 |  | $170,000 |  | $170,000 |  | $170,000 |  | $0 |
| Special Call - 5/1 |  | $0 |  | $0 |  | $10,000 |  | ($10,000) |
| ***TOTAL EXPENDITURES*** |  | **$273,798** |  | **$273,798** |  | **$283,568** |  | **($9,770)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **$1,758** |  | **$924** |  | **($19,223)** |  | **($20,147)** |
|  |  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** |  | **$1,758** |  | **$924** |  | **($19,223)** |  | **($20,147)** |
| FUND BALANCE - Beginning |  | $57,226 |  |  |  | $193,507 |  |  |
| FUND BALANCE - Ending |  | $58,984 |  |  |  | $174,285 |  |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2021** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | |
|  |  |  |  |  |  |  |  |
|  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Special Assessments | $0 |  | $0 |  | $0 |  | $0 |
| Interest Income | $0 |  | $0 |  | $1 |  | $1 |
| ***TOTAL REVENUES*** | **$0** |  | **$0** |  | **$1** |  | **$1** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |
| Interest - 11/1 | $0 |  | $0 |  | $0 |  | $0 |
| Interest - 5/1 | $0 |  | $0 |  | $0 |  | $0 |
| Principal - 5/1 | $0 |  | $0 |  | $0 |  | $0 |
| ***TOTAL EXPENDITURES*** | **$0** |  | **$0** |  | **$0** |  | **$0** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** | **$0** |  | **$0** |  | **$1** |  | **$1** |
| **OTHER FINANCING SOURCES (USES)** |  |  |  |  |  |  |  |
| Bond Proceed | $0 |  | $0 |  | $2,614,006 |  | $2,614,006 |
| Interfund Transfer In / (Out) | $0 |  | $0 |  | ($2,570,889) |  | ($2,570,889) |
| **TOTAL OTHER FINANCING SOURCES (USES)** | **$0** |  | **$0** |  | **$43,117** |  | **$43,117** |
|  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** | **$0** |  | **$0** |  | **$43,118** |  | **$43,118** |
| FUND BALANCE - Beginning | $0 |  |  |  | $0 |  |  |
| FUND BALANCE - Ending | $0 |  |  |  | $43,118 |  |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **CAPITAL PROJECT FUND - SERIES 2021** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended May 31, 2021 | | | | | | | |
|  |  |  |  |  |  |  |  |
|  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 05/31/21** |  | **THRU 05/31/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Interest Income | $0 |  | $0 |  | $0 |  | $0 |
| ***TOTAL REVENUES*** | **$0** |  | **$0** |  | **$0** |  | **$0** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |
| Cost Of Issuance | $0 |  | $0 |  | $179,775 |  | ($179,775) |
| ***TOTAL EXPENDITURES*** | **$0** |  | **$0** |  | **$179,775** |  | **($179,775)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** | **$0** |  | **$0** |  | **($179,775)** |  | **($179,775)** |
| **OTHER FINANCING SOURCES (USES)** |  |  |  |  |  |  |  |
| Bond Proceed | $0 |  | $0 |  | $185,994 |  | $185,994 |
| Interfund Transfer In / (Out) | $0 |  | $0 |  | ($0) |  | ($0) |
| **TOTAL OTHER FINANCING SOURCES (USES)** | **$0** |  | **$0** |  | **$185,994** |  | **$185,994** |
|  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** | **$0** |  | **$0** |  | **$6,219** |  | **$6,219** |
| FUND BALANCE - Beginning | $0 |  |  |  | $0 |  |  |
| FUND BALANCE - Ending | $0 |  |  |  | $6,219 |  |  |

# *C.*

**CAPITAL REGION CDD ASSESSMENT RECEIPTS FISCAL YEAR 2021**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **ASSESSED TO** | **# UNITS** | **SERIES 2008 /**  **2018-1**  **RESIDENTIAL** | **SERIES 2008 /**  **2018-1**  **COMMERCIAL** | **SERIES 2011A-1 RESIDENTIAL** | **SERIES 2011A-2**  **/ 2018-2**  **COMMERCIAL** | **SERIES 2013 RESIDENTIAL** | **SERIES 2013 COMMERCIAL** | **TOTAL DEBT SERVICE** | **FISCAL YEAR 2021 O&M** | **TOTAL ASSESSED** |
| ST JOE COMPANY | **1,692.00** | - | 1,002,975.66 | - | - | - | - | 1,002,975.66 | 391,936.00 | 1,394,911.66 |
| LEON CO. TAX ROLL | **3,263.58** | 149,434.55 | 153,683.54 | 379,444.65 | 274,147.35 | 381,324.91 | 480,803.85 | 1,818,838.85 | 1,236,210.17 | 3,055,049.02 |
| **TOTAL NET ASSESSED** | **4,955.58** | **149,434.55** | **1,156,659.20** | **379,444.65** | **274,147.35** | **381,324.91** | **480,803.85** | **2,821,814.51** | **1,628,146.17** | **4,449,960.68** |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **RECEIVED BY** |  | **SERIES 2008 /**  **2018-1**  **RESIDENTIAL** | **SERIES 2008 /**  **2018-1**  **COMMERCIAL** | **SERIES 2011A-1 RESIDENTIAL** | **SERIES 2011A-2**  **/ 2018-2**  **COMMERCIAL** | **SERIES 2013 RESIDENTIAL** | **SERIES 2013 COMMERCIAL** | **TOTAL DEBT SERVICE** | **FISCAL YEAR 2021 O&M** | **TOTAL COLLECTED NET** |
| ST JOE COMPANY | | - 707,070.41 - - - - 707,070.41 290,136.55 997,206.96 | | | | | | | | |
| **TOTAL DUE DIRECT INVOICE - 295,905.25 - - - - 295,905.25 101,799.45 397,704.70**  LEON CO DIST 1 11/12/2020 1,975.57 - 3,687.64 - 5,041.24 - 10,704.45 7,184.02 17,888.47  LEON CO DIST 2 11/20/2020 14,039.80 22,247.61 29,781.32 13,909.94 35,826.56 69,602.36 185,407.59 127,552.37 312,959.96  LEON CO DIST 3 12/23/2020 33,428.72 52,658.04 78,555.98 16,080.26 85,302.92 164,742.37 430,768.29 297,709.71 728,478.00  LEON CO DIST 4 12/30/2020 84,206.24 2,979.95 229,184.86 154,985.32 214,876.26 9,322.86 695,555.49 462,328.29 1,157,883.78  LEON CO DIST 5 1/20/2021 6,842.00 69,432.25 14,108.99 79,358.65 17,459.32 217,220.99 404,422.20 278,836.28 683,258.48 INTEREST 2/1/2021 - - - - - - - 639.01 639.01  LEON CO DIST 6 2/5/2021 2,736.48 1,535.34 11,235.14 - 6,982.92 4,803.35 27,293.23 18,841.96 46,135.19  LEON CO DIST 7 3/17/2021 1,428.65 3,718.24 2,985.75 - 3,645.60 11,632.65 23,410.89 16,343.07 39,753.96  LEON CO DIST 8 4/12/2021 3,352.41 917.51 8,290.70 - 8,554.63 2,870.47 23,985.72 16,339.29 40,325.01 INTEREST 5/3/2021 - - - - - - - 36.06 36.06  LEON CO DIST 9 5/7/2021 918.04 - 749.86 - 2,342.63 - 4,010.53 2,649.12 6,659.65  LEON CO DIST 10 6/14/2021 198.79 827.57 824.84 - 507.26 2,589.08 4,947.54 3,477.81 8,425.35  TAX CERTIFICATES 6/18/2021 - 742.02 1,417.34 11,114.89 - 2,321.42 15,595.67 10,068.33 25,664.00  - - - - - - - - - | | | | | | | | | | |
| **TOTAL RECEIVED TAX ROLL**  **TOTAL DUE TAX ROLL** | | **149,126.70 155,058.53 380,822.42 275,449.06 380,539.34 485,105.55 1,826,101.60 1,242,005.32 3,068,106.92** | | | | | | | | |
| **307.85 (1,374.99) (1,377.77) (1,301.71) 785.57 (4,301.70) (7,262.75) (5,795.15) (13,057.90)** | | | | | | | | |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **PERCENT RECEIVED** | **SERIES 2008 /**  **2018-1**  **RESIDENTIAL** | **SERIES 2008 /**  **2018-1**  **COMMERCIAL** | **SERIES 2011A-1 RESIDENTIAL** | **SERIES 2011A-2**  **/ 2018-2**  **COMMERCIAL** | **SERIES 2013 RESIDENTIAL** | **SERIES 2013 COMMERCIAL** | **TOTAL DEBT SERVICE** | **FISCAL YEAR 20219 O&M** | **TOTAL** |
| **% RECEIVED DIRECT INVOICE** | **0.00%** | **70.50%** | **0.00%** | **0.00%** | **0.00%** | **0.00%** | **70.50%** | **74.03%** | **71.49%** |
| **% RECEIVED TAX ROLL** | **99.79%** | **100.89%** | **100.36%** | **100.47%** | **99.79%** | **100.89%** | **100.40%** | **100.47%** | **100.43%** |

# *D.*

|  |  |  |
| --- | --- | --- |
| **Capital Region** | | |
| **Community Development District** | | |
| **Check Register Summary** | | |
|  | **General Fund** |  |
| 5/28/2021 - 6/27/2021 | | |
| ***Check Date*** | ***Check #'s*** | ***Total Amount*** |
| 6/11/2021 | 2706-2712 | $98,374.79 |
| 6/16/2021 | 2713 | $295.00 |
| 6/24/2021 | 2714-2723 | $66,965.07 |
| **Total** |  | **$165,634.86** |
|  | **Capital Reserve** |  |
| ***Check Date*** | ***Check #'s*** | ***Total Amount*** |
| 6/23/2021 | 34 | $7,659.13 |
| **Total** |  | **$7,659.13** |
| \* FedEx invoices will be provided upon request | | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/27/21 PAGE 1

\*\*\* CHECK DATES 05/28/2021 - 06/27/2021 \*\*\* CAPITAL REGION - GENERAL FUND

BANK B CAPITAL REGION - GEN

CHECK VEND# .....INVOICE..... ...EXPENSED TO... VENDOR NAME STATUS AMOUNT ....CHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

6/11/21 00208 6/21/21 623357 202106 320-57200-46650 \* 250.00

BARRICADE TEMP

ACME BARRICADES,LC 250.00 002706

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 193046 202105 320-57200-46450 \* 825.55

|  |  |
| --- | --- |
| 6/11/21 00024 | 5/24/21 |
|  | 5/24/21 |
|  | 5/24/21 |
|  | 6/01/21 |
|  | 6/01/21 |
|  | 6/01/21 |
|  | 6/01/21 |
|  | 6/02/21 |
|  | 6/02/21 |

MAINL REP FOUR OAKS

193047 202105 320-57200-46450 \* 105.42

REPL DAMAGED SPRAYHEADS

193048 202105 320-57200-46450 \* 158.39

PIPE/SPRAYHEADS/NOZZLES

193034 202106 320-57200-46200 \* 81,977.92

JUNE 21 - LANDSAPE MAINT

193034 202106 320-57200-46225 \* 784.64

JUNE 21 - LANDSAPE MAINT

193034 202106 320-57200-46400 \* 4,252.50

JUNE 21 - LANDSAPE MAINT

193034 202106 320-57200-46425 \* 150.60

JUNE 21 - LANDSAPE MAINT

193106 202105 320-57200-46450 \* 136.38

RPL SPRAYHEADS&NOZZLES

193107 202105 320-57200-46550 \* 859.80

MOWING TC1 BUFFER 5/25/21

ALL-PRO LAND CARE OF TALLAHASSEE 89,251.20 002707

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/11/21 00167 6/01/21 000504 202106 320-57200-34010 \* 500.00

JUN 21- WEBSITE MGMT

BULLDOG STRATEGY GROUP, LLC 500.00 002708

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/11/21 00029 5/27/21 MAY 2021 202105 320-57200-43000 \* 2,562.93

SERVICE 4/28-5/25/21

CITY OF TALLAHASSEE - UTILITIES 2,562.93 002709

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 447 202106 310-51300-34000 \* 4,051.67

|  |  |
| --- | --- |
| 6/11/21 00061 | 6/01/21 |
|  | 6/01/21 |
|  | 6/01/21 |
|  | 6/01/21 |
|  | 6/01/21 |
|  | 6/01/21 |

JUN 21- MGMT FEE

447 202106 310-51300-35100 \* 233.33

JUN 21- IT

447 202106 310-51300-31300 \* 608.33

JUN 21- DISSEMINATION

447 202106 310-51300-51000 \* .15

JUN 21- OFFICE SUPPLIES

447 202106 310-51300-42000 \* 23.40

JUN 21- POSTAGE

447 202106 310-51300-42500 \* 49.50

JUN 21- COPIES

6/01/21 447 202106 310-51300-41000 \* 49.28

JUN 21- TELEPHONE

GOVERNMENTAL MANAGEMENT SERVICES 5,015.66 002710

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/27/21 PAGE 2

\*\*\* CHECK DATES 05/28/2021 - 06/27/2021 \*\*\* CAPITAL REGION - GENERAL FUND

BANK B CAPITAL REGION - GEN

CHECK VEND# .....INVOICE..... ...EXPENSED TO... VENDOR NAME STATUS AMOUNT ....CHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

6/11/21 00291 5/20/21 SUR-4783 202105 320-57200-46650 \* 500.00

STAKEOUT PROP LINE

MERIDIAN SURVEYING AND MAPPING, INC 500.00 002711

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/11/21 00155 5/21/21 051921 202105 320-57200-46485 \* 295.00

PREP& PRESSURE CLEAN

THE EDGE 295.00 002712

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/16/21 00157 5/21/21 051921 202105 320-57200-46485 \* 295.00

PREP& PRESSURE CLEAN

DAVE BORDEN 295.00 002713

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00024 6/08/21 193115 202106 320-57200-46450 \* 259.99

REPAIR VALVE & PIPE

6/09/21 193121 202106 320-57200-46450 \* 192.20

IRR RPR - REPLACE ROTORS

6/09/21 193122 202106 320-57200-46450 \* 114.00

IRR RPR-RPL BATTERIES...

6/14/21 193134 202106 320-57200-46450 \* 113.50

REPLACE DAMAGED ROTORS

6/14/21 193135 202106 320-57200-46450 \* 273.15

RPL SPRAYHEADS / NOZZLES

6/14/21 193136 202106 320-57200-46450 \* 88.85

REPLACE DAMAGED ROTOR

6/14/21 193137 202106 320-57200-46450 \* 527.55

REPLACE CLOCKS /BATTERIES

ALL-PRO LAND CARE OF TALLAHASSEE 1,569.24 002714

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00126 6/10/21 1951385 202105 310-51300-31100 \* 1,044.17

ENGINEER SVC THRU 5/31/21

ATKINS NORTH AMERICA, INC. 1,044.17 002715

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00106 6/24/21 06242021 202106 300-20700-10800 \* 10,334.85

TXFER ON-ROLL ASSE 2018A1

CAPITAL REGION CDD - SERIES 2018A1 10,334.85 002716

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00129 6/24/21 06242021 202106 300-20700-10000 \* 12,026.31

TXFER TAX RCPTS SER2011A1

CAPITAL REGION CDD - SERIES 2011A1 12,026.31 002717

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00148 6/24/21 06242021 202106 300-20700-10900 \* 29,045.98

TXFER TAX RECPTS SER.2013

CAPITAL REGIONS CDD - SERIES 2013 29,045.98 002718

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00061 6/01/21 448 202106 320-57200-34000 \* 10,500.00

JUNE 21 - FACILITY MGMT

GOVERNMENTAL MANAGEMENT SERVICES 10,500.00 002719

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/27/21 PAGE 3

\*\*\* CHECK DATES 05/28/2021 - 06/27/2021 \*\*\* CAPITAL REGION - GENERAL FUND

BANK B CAPITAL REGION - GEN

CHECK VEND# .....INVOICE..... ...EXPENSED TO... VENDOR NAME STATUS AMOUNT ....CHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

6/24/21 00008 6/17/21 123050 202105 310-51300-31500 \* 589.50

MAY 21 - GENERAL COUNSEL

HOPPING, GREEN & SAMS, P.A. 589.50 002720

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00298 6/10/21 0000150 202106 320-57200-46900 \* 825.00

WALKWAY MAINT (PAVERS)

MATHESON CONSTRUCTION & DEMOITION 825.00 002721

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00267 5/13/21 SW032721 202105 320-57200-46500 \* 865.00

LAKE WATER SAMPLING

MCGLYNN LABS INC. 865.00 002722

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 6/24/21 00228 5/31/21 00038914 202105 310-51300-48000 \* 165.02

NOTICE OF MEETING 5/31/21

TALLAHASSEE MEDIA GROUP 165.02 002723

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

TOTAL FOR BANK B 165,634.86

TOTAL FOR REGISTER 165,634.86

CAPR CAPITAL REGION MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 6/27/21 PAGE 1

\*\*\* CHECK DATES 05/28/2021 - 06/27/2021 \*\*\* CAPITAL REGION - CAP-RES

BANK C CAPITAL REGION - CR

CHECK VEND# .....INVOICE..... ...EXPENSED TO... VENDOR NAME STATUS AMOUNT ....CHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

6/23/21 00003 6/08/21 193114 202106 600-53800-60000 \* 3,573.63

CONTROLLER #22 UNIT #16

6/15/21 170940-L 202106 600-53800-60000 \* 3,385.00 EXT MAINLINE ORANGE AVE

6/15/21 170941-L 202106 600-53800-60000 \* 700.50

INSTALL VOLLEYBALL POLES

ALL-PRO LANDSCAPING OF TALLAHASSEE 7,659.13 000034

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

TOTAL FOR BANK C 7,659.13

TOTAL FOR REGISTER 7,659.13

CAPR CAPITAL REGION MPHILLIPS

# *FOURTH ORDER OF BUSINESS*

**Capital Region Community Development District**

###### ANNUAL FINANCIAL REPORT

**September 30, 2020**

**Capital Region Community Development District ANNUAL FINANCIAL REPORT**

**September 30, 2020 TABLE OF CONTENTS**

Page Number

REPORT OF INDEPENDENT AUDITORS 1-2

MANAGEMENT’S DISCUSSION AND ANALYSIS 3-8

BASIC FINANCIAL STATEMENTS:

Government-wide Financial Statements:

Statement of Net Position 9

Statement of Activities 10

Fund Financial Statements:

Balance Sheet – Governmental Funds 11

Reconciliation of Total Governmental Fund Balances

to Net Position of Governmental Activities 12

Statement of Revenues, Expenditures and Changes in Fund

Balances – Governmental Funds 13

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds

to the Statement of Activities 14

Statement of Revenues, Expenditures and Changes in Fund

Balances – Budget and Actual – General Fund 15

Notes to Financial Statements 16-28

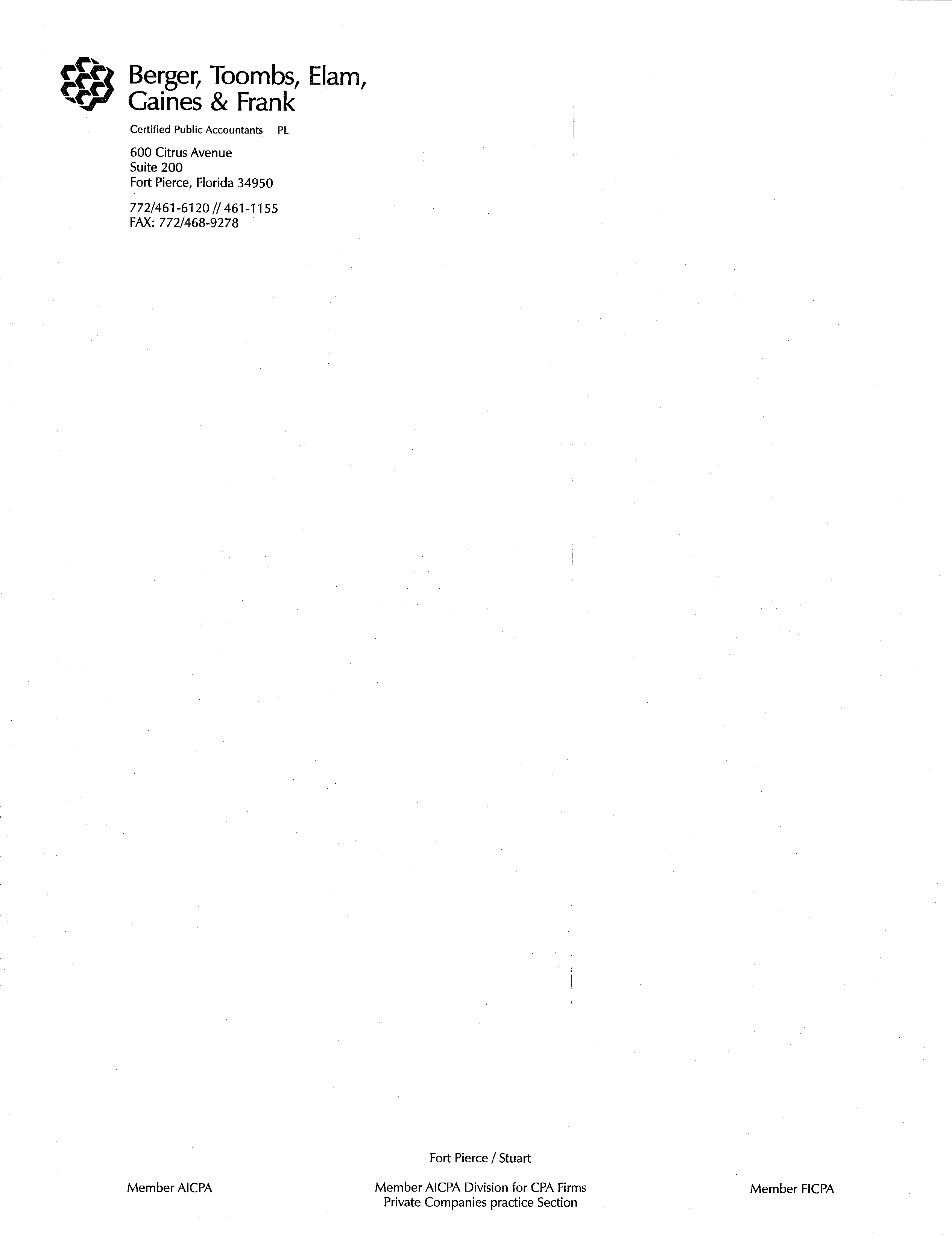
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN

ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS* 29-30

MANAGEMENT LETTER 31-32

INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH

SECTION 218.415, FLORIDA STATUTES 33



###### REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors

Capital Region Community Development District Leon County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Capital Region Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

- 1 -



To the Board of Supervisors

Capital Region Community Development District

Opinion

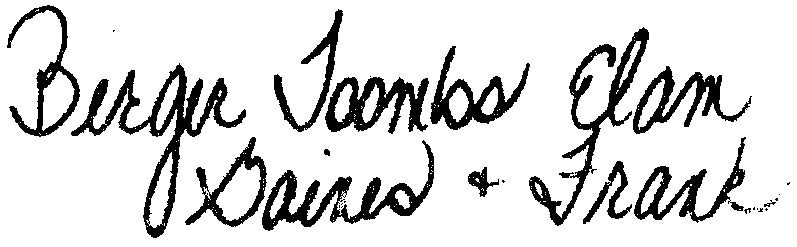
In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Capital Region Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 28, 2021 on our consideration of the District’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Capital Region Community Development District’s internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida June 28, 2021

- 2 -

Management’s discussion and analysis of Capital Region Community Development District (the “District”) financial performance provides an objective and easily readable analysis of the District’s financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District’s financial statements.

###### OVERVIEW OF THE FINANCIAL STATEMENTS

The District’s basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District’s financial position and results of operations. The *Fund financial statements* present financial information for the District’s major funds. The *Notes to financial statements* provide additional information concerning the District’s finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net Position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District’s operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

###### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District’s General Fund. *Fund financial statements* provide more detailed information about the District’s activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District’s financial standing. These statements are comparable to private-sector companies and give a good understanding of the District’s overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, such as principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid “doubling up” the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District and investments of the District are some of the items included in the *notes to financial statements.*

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020.

* The District’s total liabilities exceeded total assets by $(11,090,239) (net position). Restricted net position was $296,248 and net investment in capital assets was

$8,914,237. Unrestricted net position was $(20,300,724).

* Governmental activities revenues totaled $4,630,601 while governmental activities expenses totaled $3,536,331.

###### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

#### Governmental Activities

|  |  |  |  |
| --- | --- | --- | --- |
|  | **2020** |  | **2019** |
| Current assets | $ 905,285 |  | $ 930,911 |
| Restricted assets | 2,142,143 |  | 2,108,022 |
| Capital assets | 15,122,719 |  | 15,461,361 |
| Total Assets | 18,170,147 |  | 18,500,294 |
| Deferred outflows of Resources | 44,072 |  | 48,110 |
| Current liabilities | 2,010,074 |  | 2,004,870 |
| Non-current liabilities | 27,294,384 |  | 28,728,043 |
| Total Liabilities | 29,304,458 |  | 30,732,913 |
| Net Position |  |  |  |
| Net investment in capital assets | 8,914,237 | 15,461,361 | |
| Restricted net position | 296,248 | 1,153,629 | |
| Unrestricted | (20,300,724) | (28,799,499) | |

Total Net Position $ (11,090,239) $ (12,184,509)

The decrease in non-current liabilities is related to the bond principal payments in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

###### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

#### Governmental Activities

|  |  |  |  |
| --- | --- | --- | --- |
|  | **2020** |  | **2019** |
| Program Revenues |  |  |  |
| Charges for services | $ 4,397,196 |  | $ 4,182,856 |
| Capital contributions | 168,807 |  | - |
| General revenues |  |  |  |
| Miscellaneous revenues | 37,523 | 70,283 | |
| Investment income | 27,075 | 60,662 | |
| Total Revenues | 4,630,601 | 4,313,801 | |
| Expenses |  |  |  |
| General government | 188,152 | 211,135 | |
| Physical environment | 1,851,421 | 1,966,914 | |
| Interest and other charges | 1,496,758 | 1,551,690 | |
| Total Expenses | 3,536,331 | 3,729,739 | |
| Change in Net Position | 1,094,270 | 584,062 | |
| Net Position - Beginning of Year | (12,184,509) | (12,768,571) | |
| Net Position - End of Year | $ (11,090,239) | $ (12,184,509) | |

The increase in charges for services primarily relates to the budgeted increase in General Fund assessments in the current year.

The increase in capital contributions is related to the conveyance of certain infrastructure to the District in the current year.

The decrease in general government is primarily related to a decrease in professional fees in the current year.

The decrease in physical environment is related to the hurricane clean-up costs in the prior year.

The decrease in interest and other charges is related to the decrease in bonds outstanding in the current year.

###### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

**Capital Assets Activity**

The following schedule provides a summary of the District’s capital assets as of September 30, 2020 and 2019.

#### Governmental Activities

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Description** |  | **2020** |  | **2019** |
| Buildings and improvements |  | $ 2,312,098 |  | $ 2,312,098 |
| Infrastructure |  | 20,038,121 |  | 19,853,801 |
| Accumulated depreciation |  | (7,227,500) |  | (6,704,538) |

Total Capital Assets (Net)

$ 15,122,719

$ 15,461,361

The activity for the year consisted of depreciation of $522,962 and additions to infrastructure of

$184,320.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less capital outlay expenditures than were anticipated.

There were no amendments to the September 30, 2020 budget.

**Debt Management**

Governmental Activities debt includes the following:

In September 2011, the District issued $4,740,000 Series 2011A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2001A Capital Improvement Revenue Bonds. As of September 30, 2020, the balance outstanding was

$3,040,000.

In November 2013, the District issued $9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2002A Capital Improvement Revenue Bonds. As of September 30, 2020, the balance outstanding was $7,435,000.

In March 2018, the District issued $16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2008A Capital Improvement Revenue Bonds. As of September 30, 2020, the balance outstanding was $15,890,000.

In March 2018, the District issued $2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2011A-2 Capital Improvement Revenue Refunding Bonds. As of September 30, 2020, the balance outstanding was $2,335,000.

###### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

**Economic Factors and Next Year’s Budget**

In March 2021, the District issued Series 2021 Capital Improvement Revenue Refunding Bonds to refund the Series 2011A-1 Capital Improvement Revenue Refunding Bonds. Capital Region Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Request for Information**

The financial report is designed to provide a general overview of Capital Region Community Development District’s finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Capital Region Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**September 30, 2020**

|  |
| --- |
| ASSETS |
| Current Assets |
| Cash |
| Investments |
| Prepaid expenses |
| Total Current Assets |
| Non-current Assets |
| Restricted assets |
| Investments |
| Capital assets, being depreciated |
| Infrastructure |
| Buildings and improvements |
| Accumulated depreciation |
| Total Non-current Assets |
| Total Assets |

|  |
| --- |
| DEFERRED OUTFLOWS OF RESOURCES |
| Deferred amount on refunding |

|  |
| --- |
| LIABILITIES |
| Current Liabilities |
| Accounts payable |
| Bonds payable |
| Accrued interest |
| Total Current Liabilities |
| Non-Current Liabilities |
| Bonds payable, net |
| Total Liabilities |

|  |
| --- |
| NET POSITION |
| Net investment in capital assets |
| Restricted for debt service |
| Unrestricted |
| Total Net Position |

*See accompanying notes to financial statements.*

**Governmental Activities**

|  |
| --- |
| $ 247,839 |
| 540,910 |
| 116,536 |
| 905,285 |

2,142,143

|  |
| --- |
| 20,038,121 |
| 2,312,098 |
| (7,227,500) |
| 17,264,862 |
| 18,170,147 |

44,072

|  |
| --- |
| 12,474 |
| 1,390,000 |
| 607,600 |
| 2,010,074 |

|  |
| --- |
| 27,294,384 |
| 29,304,458 |

|  |
| --- |
| 8,914,237 |
| 296,248 |
| (20,300,724) |
| $ (11,090,239) |

**For the Year Ended September 30, 2020**

**Program**

|  |
| --- |
| **Net (Expense)** |
| **Revenues and** |
| **Changes in** |
| **Revenues Net Position** |
| **Capital Grants**  **and Governmental Contributions Activities** |

**Functions/Programs Expenses**

Governmental Activities General government Physical environment Interest and other charges Total Governmental Activities

|  |  |  |  |
| --- | --- | --- | --- |
| $ (188,152) | $ 195,458 | $ - | $ 7,306 |
| (1,851,421) | 1,371,086 | 168,807 | (311,528) |
| (1,496,758) | 2,830,652 | - | 1,333,894 |
| $ (3,536,331) | $ 4,397,196 | $ 168,807 | 1,029,672 |

**Charges for Services**

|  |
| --- |
| **General Revenues** |
| Miscellaneous revenues |
| Investment income |
| Total General Revenues |

|  |
| --- |
| 37,523 |
| 27,075 |
| 64,598 |

|  |  |
| --- | --- |
| Change in Net Position | 1,094,270 |
| Net Position - October 1, 2019 | (12,184,509) |
| Net Position - September 30, 2020 | $ (11,090,239) |

**Capital Region Community Development District BALANCE SHEET –**

**GOVERNMENTAL FUNDS**

**September 30, 2020**

General

|  |
| --- |
| Total |
| Governmental |
| Funds |

|  |
| --- |
| Debt |
| Service |

|  |
| --- |
| Capital |
| Projects |

|  |  |  |
| --- | --- | --- |
| $ 198,980 | $ - | $ 48,859 |
| 540,910 | - | - |
| - | 162,902 | - |
| 116,536 | - | - |

|  |
| --- |
| $ 247,839 |
| 540,910 |
| 162,902 |
| 116,536 |

- 8,859

|  |
| --- |
| ASSETS |
| Cash |
| Investmnets |
| Due from other funds |
| Prepaid expenses |
| Restricted Assets |
| Investments |
| Total Assets |

|  |
| --- |
| - 2,142,143 |
| $ 856,426 $ 2,305,045 $ 4 |

|  |
| --- |
| 2,142,143 |
| $ 3,210,330 |

$ 12,474 $ - $ -

|  |
| --- |
| LIABILITIES AND FUND BALANCES |
| LIABILITIES |
| Accounts payable |
| Due to other funds |
| Due to developer |
| Total Liabilities |

|  |
| --- |
| $ 12,474 |
| 162,902 |
| - |
| 175,376 |

162,902 - -

- - -

175,376 - -

116,536 - - 116,536

|  |
| --- |
| FUND BALANCES |
| Nonspendable-prepaid expenses |
| Restricted: |
| Debt service |
| Capital projects |
| Unassigned |
| Total Fund Balances |

|  |
| --- |
| - |
| - |
| 564,514 |
| 681,050 |

|  |
| --- |
| 2,305,045 |
| - |
| - |
| 2,305,045 |

|  |
| --- |
| - |
| 48,859 |
| - |
| 48,859 |

|  |
| --- |
| 2,305,045 |
| 48,859 |
| 564,514 |
| 3,034,954 |

Total Liabilities and Fund Balances

$ 856,426

$ 2,305,045

$ 48,859

$ 3,210,330

Capital Region Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES

**September 30, 2020**

Total Governmental Fund Balances

|  |
| --- |
| Amounts reported for governmental activities in the Statement of Net Position |
| are different because: |

|  |
| --- |
| Capital assets, buildings and improvements, $2,312,098, and infrastructure, |
| $20,038,121, net of accumulated depreciation, $(7,227,500), used in |
| governmental activities are not current financial resources, and therefore, |
| are not reported at the fund level. |

|  |
| --- |
| Deferred outflow of resources are not current financial resources and therefore, |
| are not reported at the governmental fund level. |

|  |
| --- |
| Long-term liabilities, bonds payable $(28,700,000), and bond premium, net, |
| $(3,651), net of bond discount, net $19,267 are not due and payable in the |
| current period, and therefore, are not reported at the fund level. |

$ 3,034,954

15,122,719

44,072

(28,684,384)

(607,600)

|  |
| --- |
| Accrued interest expense for long-term debt is not a current financial use, and |
| therefore, is not reported at the fund level. |

Net Position of Governmental Activities $ (11,090,239)

*See accompanying notes to financial statements.*

**Capital Region Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**

**IN FUND BALANCES – GOVERNMENTAL FUNDS**

**For the Year Ended September 30, 2020**

General

|  |
| --- |
| Revenues |
| Special assessments |
| Miscellaneous revenues |
| Investment income |
| Total Revenues |

|  |  |  |
| --- | --- | --- |
| $ 1,566,544 | $ 2,830,652 | $ - |
| 37,523 | - | - |
| 7,472 | 19,603 | - |
| 1,611,539 | 2,850,255 | - |

|  |
| --- |
| Expenditures |
| Current |
| General government |
| Physical environment |
| Capital outlay |
| Debt service |
| Principal |
| Interest |
| Total Expenditures |

|  |
| --- |
| 188,152 |
| 1,319,833 |
| - |

|  |
| --- |
| - |
| - |
| - |

|  |
| --- |
| - |
| 8,626 |
| 15,513 |

|  |
| --- |
| 188,152 |
| 1,328,459 |
| 15,513 |

|  |
| --- |
| Total |
| Governmental |
| Funds |

|  |
| --- |
| Debt |
| Service |

|  |
| --- |
| Capital |
| Projects |

|  |
| --- |
| $ 4,397,196 |
| 37,523 |
| 27,075 |
| 4,461,794 |

|  |
| --- |
| - |
| - |
| 1,507,985 |

|  |
| --- |
| 1,360,000 |
| 1,515,124 |
| 2,875,124 |

|  |
| --- |
| - |
| - |
| 24,139 |

|  |
| --- |
| 1,360,000 |
| 1,515,124 |
| 4,407,248 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Net Change in Fund Balances | 103,554 | (24,869) | (24,139) | 54,546 |
| Fund Balances - October 1, 2019 | 577,496 | 2,329,914 | 72,998 | 2,980,408 |
| Fund Balances - September 30, 2020 | $ 681,050 | $ 2,305,045 | $ 48,859 | $ 3,034,954 |

*See accompanying notes to financial statements.*

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**

**TO THE STATEMENT OF ACTIVITIES**

**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds $

|  |
| --- |
| Amounts reported for governmental activities in the Statement of Activities are |
| different because: |

|  |
| --- |
| Governmental funds report capital outlay as expenditures. However, in the |
| Statement of Activities, the cost of those assets is allocated over their estimated |
| useful lives as depreciation expense. This is the amount of that capital outlay |
| $15,513, was exceeded by depreciation, $(522,562), in the current period. |

|  |
| --- |
| The contribution of capital assets does not affect current financial resources and |
| therefore is not reflected at the fund level. This is the amount of capital assets |
| contributed in the current period. |

|  |
| --- |
| The deferred outflow of resources for refunding of debt is recognized as a |
| component of interest expense in the Statement of Activities, but not in |
| the governmental funds. This is the amount of current year interest. |

|  |
| --- |
| Repayment of bond principal is an expenditure in the governmental funds, |
| but the repayment reduces long-term liabilities in the Statement of Net Position. |

54,546

(507,449)

168,807

(4,038)

1,360,000

|  |  |
| --- | --- |
| Amortization of bond discount, $(1,690), and bond premium, $349, does not require | |
| the use of current resources and therefore is not reported in the governmental | |
| funds.This is the amount of amortization in the current period. | (1,341) |

|  |  |
| --- | --- |
| In the Statement of Activities, interest is accrued on outstanding bonds; |  |
| whereas in the governmental funds, interest expenditures are reported when |  |
| due. This is the change in accrued interest in the current period. | 23,745 |

Change in Net Position of Governmental Activities $ 1,094,270

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**

**For the Year Ended September 30, 2020**

**Actual**

|  |
| --- |
| Revenues |
| Special assessments |
| Miscellaneous revenues |
| Investment income |
| Total Revenues |

|  |
| --- |
| $1,560,438 |
| - |
| 2,500 |
| 1,562,938 |

|  |
| --- |
| $1,560,438 |
| - |
| 2,500 |
| 1,562,938 |

|  |
| --- |
| $1,566,544 |
| 37,523 |
| 7,472 |
| 1,611,539 |

|  |
| --- |
| $ 6,106 |
| 37,523 |
| 4,972 |
| 48,601 |

|  |
| --- |
| Expenditures |
| Current |
| General government |
| Physical environment |
| Capital outlay |
| Total Expenditures |

|  |
| --- |
| 216,981 |
| 1,321,611 |
| 119,209 |
| 1,657,801 |

|  |
| --- |
| 216,981 |
| 1,321,611 |
| 119,209 |
| 1,657,801 |

|  |
| --- |
| 188,152 |
| 1,319,833 |
| - |
| 1,507,985 |

|  |
| --- |
| 28,829 |
| 1,778 |
| 119,209 |
| 149,816 |

|  |
| --- |
| **Variance with** |
| **Final Budget** |
| **Positive** |
| **(Negative)** |

|  |
| --- |
| **Original** |
| **Budget** |

|  |
| --- |
| **Final** |
| **Budget** |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Net Change in Fund Balances | (94,863) | (94,863) | 103,554 | 198,417 |
| Fund Balances - October 1, 2019 | 94,863 | 94,863 | 577,496 | 482,633 |
| Fund Balances - September 30, 2020 | $ - | $ - | $ 681,050 | $ 681,050 |

###### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 28, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, and by Rule 42CC-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Capital Region Community Development District. The District is governed by a five- member Board of Supervisors. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Capital Region Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

1. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

* + Government-wide financial statements
  + Fund financial statements
  + Notes to financial statements

###### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Measurement Focus and Basis of Accounting (Continued)
   1. **Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government- wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

* 1. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self- balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government’s governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

###### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

**b. Fund Financial Statements (Continued) Governmental Funds**

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance *–* This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors’ intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District’s management company.

Unassigned Fund Balance – This classification is the residual classification for the government’s general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

###### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Measurement Focus and Basis of Accounting (Continued)

**b. Fund Financial Statements (Continued) Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long- term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

1. Basis of Presentation
   1. **Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

###### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Basis of Presentation (Continued)
   1. **Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Revenue Bonds issued to finance a portion of the cost of acquisition, construction, installation, and equipping District projects.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

* 1. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

1. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity
   1. **Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

* + 1. Direct obligations of the United States Treasury;
    2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
    3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

###### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

* + 1. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)
       1. **Cash and Investments (Continued)**

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

* + - 1. Capital Assets

Capital assets, which includes buildings and improvements and infrastructure, is reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the District are depreciated using the straight-line method over the following useful lives:

Buildings and improvements 30 years Infrastructure 30-50 years

* + - 1. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

###### NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, $3,034,954, differs from “net position” of governmental activities, $(11,090,239), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

**Capital related items**

When capital assets (infrastructure that is to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

|  |  |
| --- | --- |
| Buildings and improvements | $ 2,312,098 |
| Infrastructure | 20,038,121 |
| Accumulated depreciation | (7,227,500) |
| Total | $ 15,122,719 |

**Deferred outflow of resources**

Deferred outflow of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding $ 44,072

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable, net $ (28,684,384)

**Accrued interest**

Accrued liabilities in the statement of net position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable $ (607,600)

###### NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, $54,546, differs from the “change in net position” for governmental activities, $1,094,270, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position increases by the amount of capital outlay for the year.

|  |  |
| --- | --- |
| Capital outlay | $ 15,513 |
| Capital contribution | 168,807 |
| Depreciation | (522,962) |
| Total | $ (338,642) |

**Long-term debt transactions**

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

|  |  |
| --- | --- |
| Payments of long-term debt | $ 1,360,000 |
| Accrued interest | $ 23,745 |
| Bond premium/discount amortization | $ (1,341) |

**Deferred outflow of resources**

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense at the government-wide level. This is the amount of current year interest.

Deferred amount on refunding $ (4,038)

###### NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was $351,097 and the carrying value was $247,839. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2020, the District had the following investments and maturities:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Investment** |  | **Maturities** |  | **Fair Value** |
| Local Government Surplus Florida Prime |  | 48 days\* |  | $ 540,910 |
| First American Government Obligation Fund |  | 44 days\* |  | 2,142,143 |
| Total Investments |  |  |  | $ 2,683,053 |

\*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District’s own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Funds are Level 1 assets.

The District’s investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the Local Government Surplus Florida Prime Fund.

###### NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

Cash placed with the Local Government Surplus Florida Prime Fund represents the District’s participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The Local Government Surplus Florida Prime Fund is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. The District had monies invested with the Local Government Surplus Florida Prime Fund at September 30, 2020. This fund met the requirements of a “2-7a like pool” as defined in Government Accounting Standards Board, Statement 31. As of September 30, 2020, the District’s investments in First American Government Obligation Funds were rated AAAm by Standards & Poor’s.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Local Government Surplus Florida Prime are 20% of the District’s total investments. The investments in First American Government Obligation Funds are 80% of the District’s total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical.

###### NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Balance |  |  | Balance |
| October 1, |  |  | September 30, |
| 2019 | Additions | Deletions | 2020 |
| **Governmental Activities:** |  |  |  |  |
| Capital assets, being depreciated: |  |  |  |  |
| Buildings and improvements | $ 2,312,098 | $ - | $ - | $ 2,312,098 |
| Infrastructure | 19,853,801 | 184,320 | - | 20,038,121 |
| Accumulated depreciation | (6,704,538) | (522,962) | - | (7,227,500) |
| Total Capital Assets Being Depreciated | $ 15,461,361 | $ (338,642) | $ - | $ 15,122,719 |

Depreciation of $522,962 was charged to physical environment.

###### NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019 $ 30,060,000 Principal payments (1,360,000)

Long-term debt at September 30, 2020 $ 28,700,000

Plus: bond premium, net 3,651

Less: bond discount, net (19,267)

Bonds Payable, Net at September 30, 2020 $ 28,684,384

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2039. Interest at various rates between 4.125% and 5.125% is due May and November

beginning May 2018. Current portion is $540,000. $ 15,890,000

$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2031. Interest at various rates between 3.875% and 4.6% is due May and November

beginning November 2018. Current portion is $180,000. 2,335,000

$4,740,000 Series 2011A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2012 maturing May 31. Interest at various rates between 2.1% and 5.5% is due May and November beginning

November 2011. Current portion is $215,000. 3,040,000

$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2015 maturing May 2032. Interest at various rates between 2.25% and 6% is due May and November

beginning May 2014. Current portion is $455,000. 7,435,000 Bond Payable at September 30, 2020 $ 28,700,000

###### NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| Year Ending  September 30, | Principal | Interest | Total |
| 2021 | $ 1,390,000 | $ 1,458,103 | $ 2,848,103 |
| 2022 | 1,425,000 | 1,398,511 | 2,823,511 |
| 2023 | 1,485,000 | 1,336,253 | 2,821,253 |
| 2024 | 1,565,000 | 1,270,384 | 2,835,384 |
| 2025 | 1,635,000 | 1,193,654 | 2,828,654 |
| 2026-2030 | 9,600,000 | 4,622,819 | 14,222,819 |
| 2031-2035 | 6,900,000 | 2,124,423 | 9,024,423 |
| 2036-2039 | 4,700,000 | 617,561 | 5,317,561 |
| Totals | $ 28,700,000 | $ 14,021,708 | $ 42,721,708 |

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Refunding Bonds

Significant Bond Provisions

The Series 2018A-1 and Series 2018A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price equal to the principal amount of the Series 2018A-1 Bonds or Series 2018A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A-1 and Series 2018A-2 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2011A-1 Bonds maturing on or prior to May 1, 2020 are not subject to optional redemption prior to their maturity The Series 2011A-1 Bonds maturing after May 1, 2021 are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2011A-1 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2024 at a redemption price equal to the principal amount of the Series 2013 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

###### NOTE E – LONG-TERM DEBT (CONTINUED)

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2018A-1, 2018A-2, 2011A-1, and 2013 Reserve Accounts were funded from the proceeds of the Series 2018A-1, 2018A-2, 2011A-1, and 2013 Bonds in amounts equal to 50 percent of the maximum annual debt service outstanding for the Series 2018A-1, 2018A-2, 2011A-1, and 2013 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2020:

Reserve Reserve

Balance Requirement

|  |  |  |
| --- | --- | --- |
| Capital Improvement Revenue Refunding Bonds, Series 2018A-1 | $ 651,808 | $ 650,464 |
| Capital Improvement Revenue Refunding Bonds, Series 2018A-2 | $ 136,528 | $ 135,070 |
| Capital Improvement Revenue Refunding Bonds, Series 2011 | $ 184,950 | $ 184,950 |
| Capital Improvement Revenue Refunding Bonds, Series 2013  **NOTE F – ECONOMIC DEPENDENCY** | $ 430,713 | $ 430,713 |

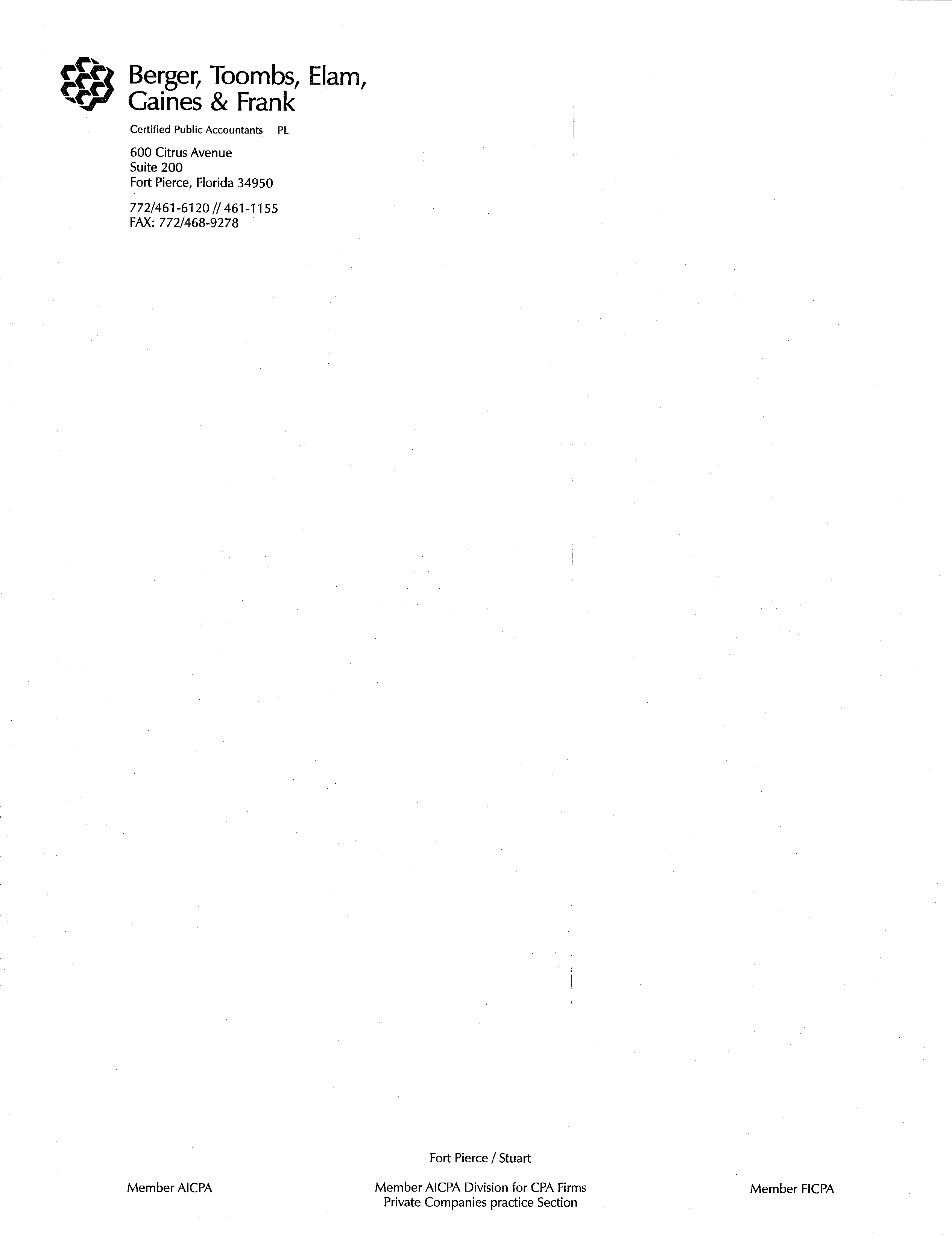
The Developers own a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District’s operations.

###### NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks for each of the past three years.

###### NOTE H – SUBSEQUENT EVENT

In March 2021, the District issued $2,800,000 Capital Improvement Revenue Refunding Bonds, Series 2021 to refund the Series 2011A-1 Capital Improvement Revenue Refunding Bonds.



###### INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors

Capital Region Community Development District Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Capital Region Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 28, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Capital Region Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Capital Region Community Development District’s internal control. Accordingly, we do not express an opinion on the effectiveness of Capital Region Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

- 29 -



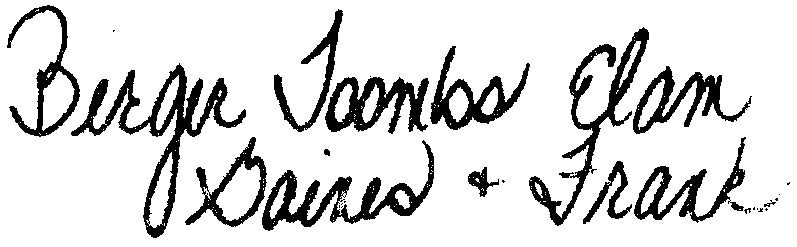
To the Board of Supervisors

Capital Region Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Capital Region Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

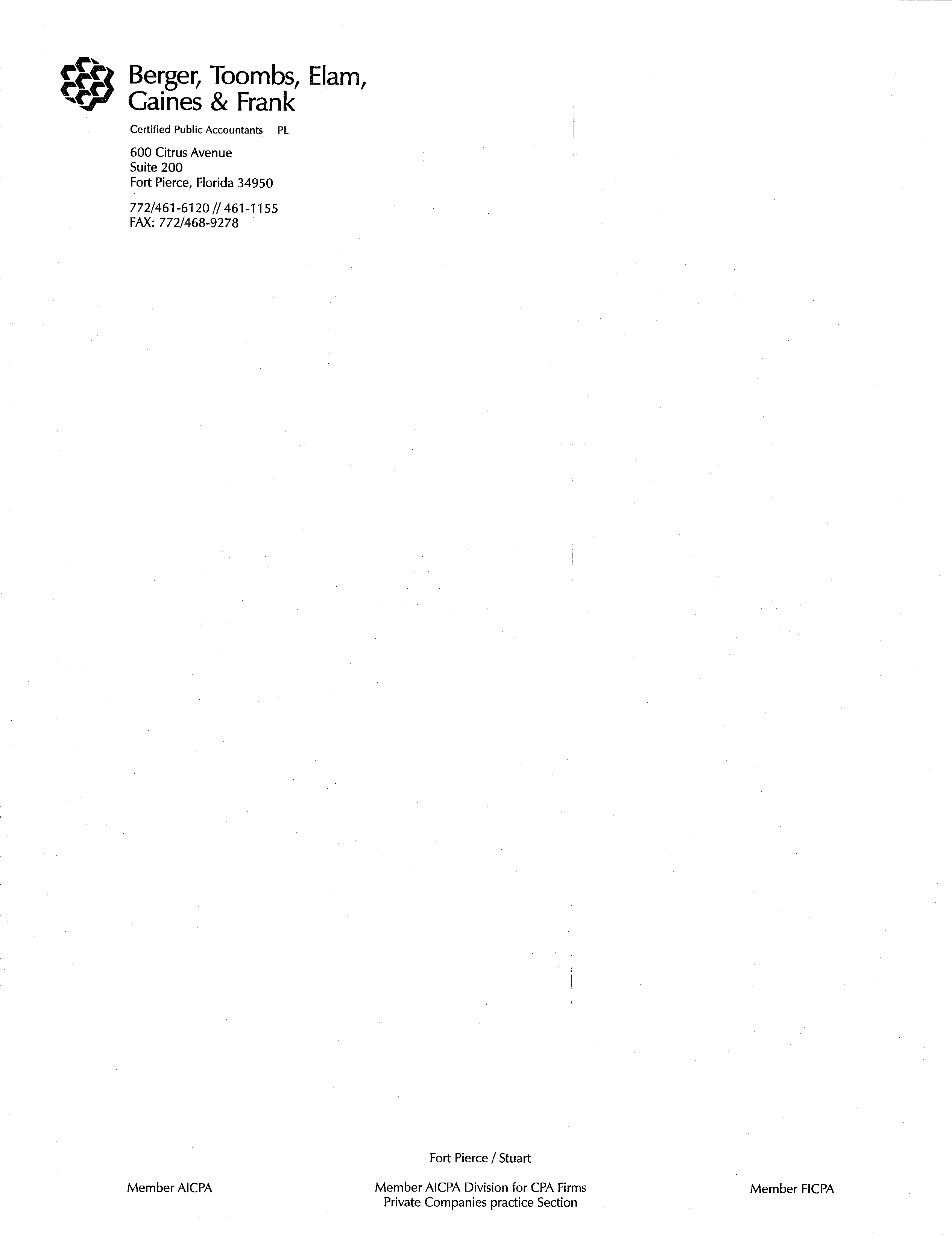
Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida June 28, 2021

- 30 -



###### MANAGEMENT LETTER

To the Board of Supervisors

Capital Region Community Development District Leon County, Florida

Report on the Financial Statements

We have audited the financial statements of the Capital Region Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 28, 2021.

Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated June 28, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Capital Region Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Capital Region Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

- 31 -



To the Board of Supervisors

Capital Region Community Development District

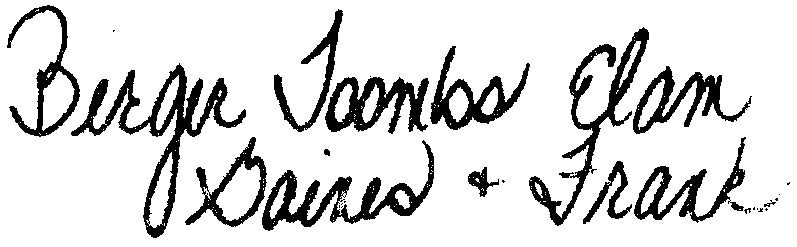
Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Capital Region Community Development District. It is management’s responsibility to monitor the Capital Region Community Development District’s financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

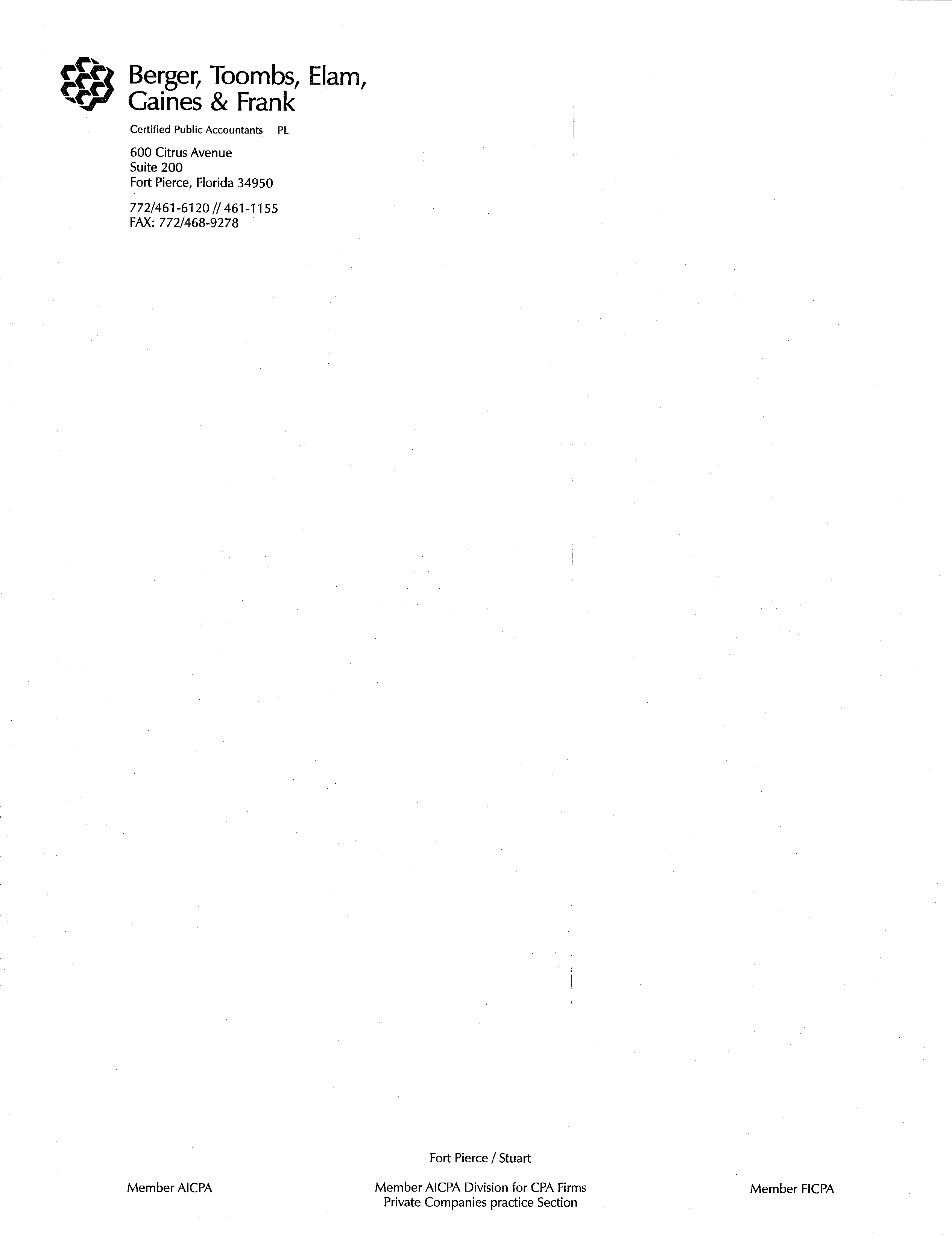
Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida June 28, 2021

- 32 -



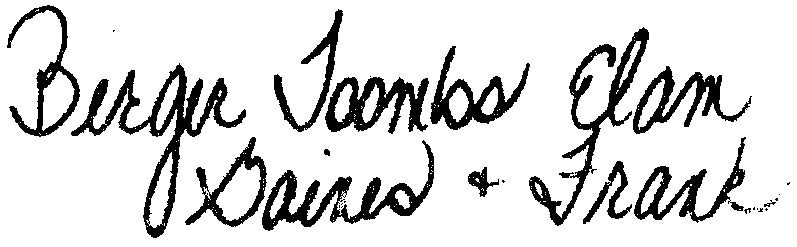
###### INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors

Capital Region Community Development District Leon County, Florida

We have examined Capital Region Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Capital Region Community Development District’s compliance with those requirements. Our responsibility is to express an opinion on Capital Region Community Development District’s compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Capital Region Community Development District’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Capital Region Community Development District’s compliance with the specified requirements.

In our opinion, Capital Region Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida June 28, 2021

- 33 -

# *FIFTH ORDER OF BUSINESS*

|  |
| --- |
| ***Approved Budget*** |
| ***Fiscal Year 2022*** |
| ***Capital Region*** |
| ***Community Development District*** |
| ***July 8, 2021*** |



|  |  |
| --- | --- |
| **Capital Region** |  |
| **Community Development District** | |
| *TABLE OF CONTENTS* |  |
| General Fund |  |
| Budget | Page 1 - 2 |
| Per Unit Assessment - Schedule | Page 3 |
| Narrative | Page 4 - 7 |
| Capital Reserve Fund |  |
| Budget | Page 8 |
| Debt Service Fund |  |
| Series 2013 |  |
| Budget | Page 9 |
| Amortization Schedule - 2013 | Page 10 |
| Series 2018A1 |  |
| Budget | Page 11 |
| Amortization Schedule - 2018A1 | Page 12 |
| Series 2018A2 |  |
| Budget | Page 13 |
| Amortization Schedule - 2018A2 | Page 14 |
| Series 2021 |  |
| Budget | Page 15 |
| Amortization Schedule - 2018A2 | Page 16 |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |  |  |  |  |
| **Community Development District** |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  | **G** | **eneral Fund** |
|  |  | **Adopted** |  | **Actual** |  | **Projected** |  | **Total** |  | **Approved** |
|  |  | **Budget** |  | **Thru** |  | **Next** |  | **Projected** |  | **Budget** |
| **Description** |  | **FY 2021** |  | **5/31/2021** |  | **4 Months** |  | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |  |  |
| Special Assessment - On Roll |  | $1,236,552 |  | $1,228,459 |  | $8,334 |  | $1,236,794 |  | 1,394,014 |
| Special Assessment - Direct - St Joe |  | $391,936 |  | $285,884 |  | $106,052 |  | $391,936 |  | 441,845 |
| Interest Income/Misc. Revenue |  | $9,400 |  | $731 |  | $360 |  | $1,091 |  | $8,000 |
| Emergency Management - Hurricane Michael |  | $0 |  | $1,762 |  | $0 |  | $1,762 |  | $0 |
| Carry Forward Surplus |  | $97,734 |  | $104,014 |  | $0 |  | $104,014 |  | $0 |
| **TOTAL REVENUES** |  | **$1,735,621** |  | **$1,620,851** |  | **$114,746** |  | **$1,735,597** |  | **1,843,859** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |  |  |
| ***Administrative*** |  |  |  |  |  |  |  |  |  |  |
| Supervisor Fees |  | $6,000 |  | $4,800 |  | $3,000 |  | $7,800 |  | $12,000 |
| FICA |  | $459 |  | $367 |  | $230 |  | $597 |  | $918 |
| Engineering Fees |  | $30,000 |  | $9,104 |  | $20,896 |  | $30,000 |  | $25,000 |
| Arbitrage Rebate |  | $1,800 |  | $1,200 |  | $600 |  | $1,800 |  | $1,200 |
| Dissemination Agent |  | $7,300 |  | $4,867 |  | $2,433 |  | $7,300 |  | $7,300 |
| Attorney Fees |  | $57,000 |  | $41,777 |  | $15,223 |  | $57,000 |  | $57,000 |
| Annual Audit |  | $4,550 |  | $0 |  | $3,710 |  | $3,710 |  | $3,710 |
| Annual Report |  | $500 |  | $0 |  | $500 |  | $500 |  | $500 |
| Trustee Fees |  | $15,520 |  | $15,516 |  | $0 |  | $15,516 |  | $15,520 |
| Assessment Roll Services |  | $11,500 |  | $11,500 |  | $0 |  | $11,500 |  | $11,500 |
| Management Fees |  | $48,620 |  | $32,413 |  | $16,207 |  | $48,620 |  | $48,620 |
| Information Technology |  | $2,800 |  | $1,867 |  | $933 |  | $2,800 |  | $2,800 |
| Record Storage |  | $150 |  | $0 |  | $150 |  | $150 |  | $150 |
| Travel & Per Diem |  | $1,500 |  | $0 |  | $1,500 |  | $1,500 |  | $2,000 |
| Telephone |  | $300 |  | $459 |  | $229 |  | $688 |  | $300 |
| Postage |  | $1,000 |  | $487 |  | $513 |  | $1,000 |  | $1,000 |
| Printing & Binding |  | $2,000 |  | $1,120 |  | $880 |  | $2,000 |  | $2,000 |
| Insurance |  | $18,412 |  | $17,936 |  | $0 |  | $17,936 |  | $19,730 |
| Legal Advertising |  | $3,500 |  | $857 |  | $2,643 |  | $3,500 |  | $3,500 |
| Other Current Charges |  | $1,600 |  | $888 |  | $712 |  | $1,600 |  | $1,600 |
| Office Supplies |  | $200 |  | $77 |  | $123 |  | $200 |  | $200 |
| Dues, Licenses & Subscriptions |  | $3,175 |  | $175 |  | $0 |  | $175 |  | $175 |
| Capital Outlay |  | $250 |  | $0 |  | $250 |  | $250 |  | $250 |
| **TOTAL ADMINISTRATIVE EXPENDITURES** |  | **$218,135** |  | **$145,409** |  | **$70,733** |  | **$216,142** |  | **$216,973** |
| ***Field*** |  |  |  |  |  |  |  |  |  |  |
| Management Fees |  | $126,000 |  | $84,000 |  | $42,000 |  | $126,000 |  | $132,300 |
| Security |  | $6,000 |  | $6,466 |  | $0 |  | $6,466 |  | $7,000 |
| Communications |  | $6,000 |  | $4,000 |  | $2,000 |  | $6,000 |  | $6,000 |
| Utilities |  | $45,000 |  | $25,586 |  | $19,414 |  | $45,000 |  | $45,000 |
| Landscape Maintenance - Contract |  | $983,735 |  | $655,823 |  | $327,913 |  | $983,736 |  | $1,024,180 |
| Landscape Maintenance - New Units/Street Trees |  | $7,500 |  | $6,250 |  | $1,250 |  | $7,500 |  | $5,000 |
| Pond Maintenance - Contract |  | $3,500 |  | $1,730 |  | $1,730 |  | $3,460 |  | $5,000 |
| Pond Maintenance - New Units |  | $1,000 |  | $0 |  | $1,000 |  | $1,000 |  | $0 |
| Pond Repairs - Current Units |  | $35,000 |  | $13,496 |  | $21,504 |  | $35,000 |  | $40,000 |
| Pond Repairs - New Units |  | $1,500 |  | $0 |  | $1,500 |  | $1,500 |  | $0 |
| SWMF Operating Permit Fees |  | $8,262 |  | $6,426 |  | $1,836 |  | $8,262 |  | $918 |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |  |  |  |  |
| **Community Development District** |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  | **G** | **eneral Fund** |
|  |  | **Adopted** |  | **Actual** |  | **Projected** |  | **Total** |  | **Approved** |
|  |  | **Budget** |  | **Thru** |  | **Next** |  | **Projected** |  | **Budget** |
| **Description** |  | **FY 2021** |  | **5/31/2021** |  | **4 Months** |  | **9/30/2021** |  | **FY 2022** |
| ***Field (continued)*** |  |  |  |  |  |  |  |  |  |  |
| Irrigation Maintenance - Contract |  | $51,030 |  | $34,020 |  | $17,010 |  | $51,030 |  | $55,488 |
| Irrigation Maintenance - New Units |  | $500 |  | $932 |  | $0 |  | $932 |  | $0 |
| Irrigation Repairs - Current Units |  | $40,000 |  | $28,472 |  | $11,528 |  | $40,000 |  | $45,000 |
| Irrigation System Upgrades |  | $1,250 |  | $874 |  | $376 |  | $1,250 |  | $0 |
| Preserve Maintenance |  | $40,000 |  | $26,147 |  | $13,853 |  | $40,000 |  | $40,000 |
| Tot Lot Inspection/Maintenance |  | $5,000 |  | $6,653 |  | $0 |  | $6,653 |  | $6,500 |
| Tree Removal/Trimming/Cleanup |  | $35,000 |  | $11,391 |  | $23,609 |  | $35,000 |  | $40,000 |
| Alleyway Maintenance |  | $5,000 |  | $2,399 |  | $2,602 |  | $5,000 |  | $5,000 |
| Miscellaneous Maintenance |  | $5,000 |  | $1,238 |  | $1,961 |  | $3,198 |  | $7,500 |
| Special Events |  | $5,000 |  | $0 |  | $5,000 |  | $5,000 |  | $5,000 |
| Other - Contingency |  | $3,000 |  | $1,870 |  | $1,130 |  | $3,000 |  | $5,000 |
| Capital Expenditures |  | $9,000 |  | $0 |  | $9,000 |  | $9,000 |  | $9,000 |
| Reserve for Capital - R&R |  | $89,209 |  | $0 |  | $89,209 |  | $89,209 |  | $135,000 |
| Common Area Maintenance |  | $5,000 |  | $6,259 |  | $0 |  | $6,259 |  | $8,000 |
| **TOTAL FIELD EXPENDITURES** |  | **$1,517,486** |  | **$924,031** |  | **$595,424** |  | **$1,519,455** |  | **$1,626,886** |
|  |  |  |  |  |  |  |  |  |  |  |
| **TOTAL EXPENDITURES** |  | **$1,735,622** |  | **$1,069,440** |  | **$666,157** |  | **$1,735,597** |  | **$1,843,859** |
|  |  |  |  |  |  |  |  |  |  |  |
| **EXCESS REVENUES OVER EXPENDITURES** |  | **($0)** |  | **$551,411** |  | **($551,411)** |  | **$0** |  | **$0** |

**Capital Region**

**Community Development District**

**Assessment Allocation**

**OPTION C**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  | **FY 2021** | **FY 2022** |
| Net Assessment |  |  | $1,236,552 | **$1,394,014** |
| Plus Collection Fees (7%) |  |  | $93,074 | **$104,926** |
| Gross Assessments |  |  | $1,329,625 | **$1,498,940** |
| No. of Units |  |  | 3,264 | **3,264** |
|  | | | | **12.73% increase** |
|  |  | **#** | **Gross** | **Gross** |
| **Lot Size** |  | **Of Units** | **Per Unit** | **Per Unit** |
|  |  | **Total** | **Amount** | **Amount** |
|  |  |  | **FY 2021** | **FY 2022** |
| **Apartments** |  | **1,229** | $215.02 | **$242.41** |
| **Towns** |  | **252** | $206.91 | **$233.27** |
| **Duplex** |  | **0** | $217.70 | **$217.70** |
| **30s** |  | **53** | $226.62 | **$255.49** |
| **40s** |  | **224** | $241.40 | **$272.15** |
| **55s** |  | **270** | $293.12 | **$330.46** |
| **65s** |  | **312** | $362.10 | **$408.22** |
| **75s** |  | **194** | $413.82 | **$466.53** |
| **85s** |  | **102** | $450.37 | **$507.74** |
| **90s** |  | **15** | $509.07 | **$573.91** |
| **100s** |  | **166** | $517.29 | **$583.18** |
| **1/2 Ac** |  | **142** | $620.75 | **$699.82** |
| **1Ac** |  | **40** | $810.42 | **$913.65** |
| **ACLF** |  | **101** | $108.59 | **$122.42** |
| **Blended Commercial** |  | **161.186** | $2,414.59 | **$2,722.15** |
| **Golf Club** |  | **1** | $13,259.51 | **$14,948.44** |
| **Catholic School** |  | **1** | $0.00 | **$0.00** |
| **Southwood House** |  | **0.39** | $2,414.59 | **$2,722.15** |
|  |  |  |  |  |
| **Total** | **0.00** | **3,263.576** |  |  |

***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 6 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 & Series 2018A1/A2 Capital Improvement Revenue Refunding 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 & Series 2018A1/A2 Capital Improvement Revenue refunding 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.*

***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.*

|  |  |  |
| --- | --- | --- |
| ***Maintenance: (continued)***  ***Landscape/Pond/Irrigation Maintenance (continued)***  **Contracts** | **Monthly** | **Annual** |
| *Landscape Maintenance – Contract* | $85,348 | $1,024,180 |
| Landscape Maintenance – New Units/Street Trees | $416 | $5,000 |
| Pond Maintenance – Contract | $416 | $5,000 |
| Pond Repairs – Current Units | $3,333 | $40,000 |
| Irrigation Maintenance – Contract | $4,624 | $55,488 |
| Irrigation Repairs – Current Units | $3,750 | $45,000 |
| ***Total*** | ***$97,887*** | ***$1,174,668*** |

***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 |
| Utilities (continued) |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Account# | Service Address | Monthly | Annual |
| 7670485610 | 3766 Greyfield Dr | $50 | $600 |
| 8001821240 | Various Locations- Area Lights | $880 | $10,560 |
| 8270485610 | 3603 Capital Cir SE Irr. | $450 | $5,400 |
| 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. | $45 | $540 |

***Total $ 3,750 $45,000***

***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** | | | |
|  |  | **Adopted** |  | **Actual** |  | **Projected** |  | **Total** |  | **Approved** |
|  |  | **Budget** |  | **Thru** |  | **Next** |  | **Projected** |  | **Budget** |
| **Description** |  | **FY 2021** |  | **5/31/2021** |  | **4 Months** |  | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |  |  |
| Capital Reserve Contribution |  | $89,209 |  | $0 |  | $89,209 |  | $89,209 |  | $135,000 |
| Miscellaneous Revenue |  | $0 |  | $7,000 |  | $0 |  | $7,000 |  | $0 |
| Designated reserves |  | $148,399 |  | $48,859 |  | $0 |  | $48,859 |  | $117,389 |
| **TOTAL REVENUES** |  | **$237,608** |  | **$55,859** |  | **$89,209** |  | **$145,068** |  | **$252,389** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |  |  |
| Reserve for Capital - R&R |  | $0 |  | $22,556 |  | $4,554 |  | $27,111 |  | $0 |
| Other Charges |  | $600 |  | $379 |  | $190 |  | $569 |  | $600 |
| **TOTAL EXPENDITURES** |  | **$600** |  | **$22,935** |  | **$4,744** |  | **$27,679** |  | **$600** |
| **ASSIGNED FUND BALANCE** |  | **$237,008** |  | **$32,924** |  | **$84,465** |  | **$117,389** |  | **$251,789** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |  |
| **Community Development District** |  |  |  |  |  | **Debt Service Fund** | |
| **Series 2013 Capital Improvement Refunding Bonds** | | | | | | | |
|  | **Adopted** |  | **Actual** |  | **Projected** | **Total** | **Approved** |
|  | **Budget** |  | **Thru** |  | **Next** | **Projected** | **Budget** |
| **Description** | **FY 2021** |  | **5/31/2021** |  | **4 Months** | **9/30/2021** | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $862,173 |  | $860,227 |  | $2,045 | $862,272 | $862,173 |
| Interest Income | $2,500 |  | $197 |  | $99 | $296 | $200 |
| Carry Forward Surplus (1) | $351,184 |  | $351,276 |  | $0 | $351,276 | $342,281 |
| **TOTAL REVENUES** | **$1,215,857** |  | **$1,211,700** |  | **$2,143** | **$1,213,844** | **$1,204,654** |
| ***Expenditures*** |  |  |  |  |  |  |  |
| Interest - 11/1 | $205,856 |  | $205,856 |  | $0 | $205,856 | $195,343 |
| Special Call - 11/1 | $0 |  | $5,000 |  | $0 | $5,000 | $0 |
| Interest - 5/1 | $205,856 |  | $205,706 |  | $0 | $205,706 | $195,343 |
| Principal - 5/1 | $455,000 |  | $455,000 |  | $0 | $455,000 | $480,000 |
| **TOTAL EXPENDITURES** | **$866,713** |  | **$871,563** |  | **$0** | **$871,563** | **$870,685** |
| **EXCESS REVENUES OVER EXPENDITURES** | **$349,144** |  | **$340,138** |  | **$2,143** | **$342,281** | **$333,969** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | |
|  |  |  |  |  |  | Series 2013 | $184,063 |
|  |  |  |  |  |  |  |  |
|  |  |  | Per Unit |  | Gross | Net |  |
| Lot Size | # of Units |  | Amount |  | Assessments | 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** | |  |  | **Series 2013 Capital Improvement Refunding Bonds** | |
| **A1 Term Bonds Due 5/1/2031** | | | | | |
|  |  |  |  |  | **Debt Amortization** |
| **Date** | **Principal** |  | **Interest** | **Principal Balance** | **Calendar Year** |
|  |  |  |  |  |  |
| 11/01/21 |  |  | $195,342.50 | $6,980,000.00 | $195,342.50 |
| 05/01/22 | $480,000.00 |  | $195,342.50 | $6,500,000.00 |  |
| 11/01/22 |  |  | $184,062.50 | $6,500,000.00 | $859,405.00 |
| 05/01/23 | $500,000.00 |  | $184,062.50 | $6,000,000.00 |  |
| 11/01/23 |  |  | $171,937.50 | $6,000,000.00 | $856,000.00 |
| 05/01/24 | $525,000.00 |  | $171,937.50 | $5,475,000.00 |  |
| 11/01/24 |  |  | $158,681.25 | $5,475,000.00 | $855,618.75 |
| 05/01/25 | $550,000.00 |  | $158,681.25 | $4,925,000.00 |  |
| 11/01/25 |  |  | $144,243.75 | $4,925,000.00 | $852,925.00 |
| 05/01/26 | $585,000.00 |  | $144,243.75 | $4,340,000.00 |  |
| 11/01/26 |  |  | $127,425.00 | $4,340,000.00 | $856,668.75 |
| 05/01/27 | $620,000.00 |  | $127,425.00 | $3,720,000.00 |  |
| 11/01/27 |  |  | $109,600.00 | $3,720,000.00 | $857,025.00 |
| 05/01/28 | $660,000.00 |  | $109,600.00 | $3,060,000.00 |  |
| 11/01/28 |  |  | $90,625.00 | $3,060,000.00 | $860,225.00 |
| 05/01/29 | $700,000.00 |  | $90,625.00 | $2,360,000.00 |  |
| 11/01/29 |  |  | $70,500.00 | $2,360,000.00 | $861,125.00 |
| 05/01/30 | $735,000.00 |  | $70,500.00 | $1,625,000.00 |  |
| 11/01/30 |  |  | $48,450.00 | $1,625,000.00 | $853,950.00 |
| 05/01/31 | $785,000.00 |  | $48,450.00 | $840,000.00 |  |
| 11/01/31 |  |  | $24,900.00 | $840,000.00 | $858,350.00 |
| 05/01/32 | $830,000.00 |  | $24,900.00 | $10,000.00 | $854,900.00 |
| totals | **$6,970,000.00** |  | **$2,651,535.00** |  | **$9,621,535.00** |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |  |  |
| **Community Development District** |  |  |  |  |  | **Debt Service Fund** | | |
| **Series 2018A1 Capital Improvement Revenue Refunding Bonds** | | | | | | | | |
|  | **Adopted** |  | **Actual** |  | **Projected** | **Total** |  | **Approved** |
|  | **Budget** |  | **Thru** |  | **Next** | **Projected** |  | **Budget** |
| **Description** | **FY 2021** |  | **5/31/2021** |  | **4 Months** | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $220,083 |  | $302,417 |  | $754 | $303,171 |  | $220,083 |
| Special Assessment - Direct | $1,086,011 |  | $706,379 |  | $296,596 | $1,002,976 |  | $1,086,011 |
| Interest Income | $2,500 |  | $39 |  | $28 | $67 |  | $50 |
| Carry Forward Surplus (1) | $397,549 |  | $398,089 |  | $0 | $398,089 |  | $383,015 |
| **TOTAL REVENUES** | **$1,706,143** |  | **$1,406,924** |  | **$297,378** | **$1,704,303** |  | **$1,689,159** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |
| Interest - 11/1 | $391,131 |  | $390,644 |  | $0 | $390,644 |  | $379,469 |
| Interest - 5/1 | $391,131 |  | $390,644 |  | $0 | $390,644 |  | $379,469 |
| Principal - 5/1 | $530,000 |  | $530,000 |  | $0 | $530,000 |  | $550,000 |
| Special Call - 5/1 | $0 |  | $10,000 |  | $0 | $10,000 |  | $0 |
| **TOTAL EXPENDITURES** | **$1,312,263** |  | **$1,321,288** |  | **$0** | **$1,321,288** |  | **$1,308,938** |
| **EXCESS REVENUES OVER EXPENDITURES** | **$393,881** |  | **$85,637** |  | **$297,378** | **$383,015** |  | **$380,221** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | | |
|  |  |  |  |  |  | Series 2018A1 |  | $368,125 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** | | | | | | |
| **Community Development District** | |  |  | **Series 2018A1 Capital Improvement Revenue Refunding Bonds** | | |
|  |  |  |  |  |  | **Debt Amortization** |
| **Date** | **Principal** |  | **Interest** | **Coupons** | **Principal Balance** | **Calendar Year** |
|  |  |  |  |  |  |  |
| 11/01/21 |  |  | $379,468.75 |  | $15,360,000.00 | $379,468.75 |
| 05/01/22 | $550,000.00 |  | $379,468.75 | 4.125% | $15,360,000.00 |  |
| 11/01/22 |  |  | $368,125.00 |  | $14,810,000.00 | $1,297,593.75 |
| 05/01/23 | $575,000.00 |  | $368,125.00 | 4.125% | $14,810,000.00 |  |
| 11/01/23 |  |  | $356,265.63 |  | $14,235,000.00 | $1,299,390.63 |
| 05/01/24 | $600,000.00 |  | $356,265.63 | 4.625% | $14,235,000.00 |  |
| 11/01/24 |  |  | $342,390.63 |  | $13,635,000.00 | $1,298,656.25 |
| 05/01/25 | $630,000.00 |  | $342,390.63 | 4.625% | $13,635,000.00 |  |
| 11/01/25 |  |  | $327,821.88 |  | $13,005,000.00 | $1,300,212.50 |
| 05/01/26 | $660,000.00 |  | $327,821.88 | 4.625% | $13,005,000.00 |  |
| 11/01/26 |  |  | $312,559.38 |  | $12,345,000.00 | $1,300,381.25 |
| 05/01/27 | $690,000.00 |  | $312,559.38 | 4.625% | $12,345,000.00 |  |
| 11/01/27 |  |  | $296,603.13 |  | $11,655,000.00 | $1,299,162.50 |
| 05/01/28 | $720,000.00 |  | $296,603.13 | 4.625% | $11,655,000.00 |  |
| 11/01/28 |  |  | $279,953.13 |  | $10,935,000.00 | $1,296,556.25 |
| 05/01/29 | $760,000.00 |  | $279,953.13 | 5.125% | $10,935,000.00 |  |
| 11/01/29 |  |  | $260,478.13 |  | $10,175,000.00 | $1,300,431.25 |
| 05/01/30 | $800,000.00 |  | $260,478.13 | 5.125% | $10,175,000.00 |  |
| 11/01/30 |  |  | $239,978.13 |  | $9,375,000.00 | $1,300,456.25 |
| 05/01/31 | $840,000.00 |  | $239,978.13 | 5.125% | $9,375,000.00 |  |
| 11/01/31 |  |  | $218,453.13 |  | $8,535,000.00 | $1,298,431.25 |
| 05/01/32 | $885,000.00 |  | $218,453.13 | 5.125% | $8,535,000.00 |  |
| 10/31/32 |  |  | $195,775.00 |  | $7,650,000.00 | $1,299,228.13 |
| 05/01/33 | $930,000.00 |  | $195,775.00 | 5.125% | $7,650,000.00 |  |
| 11/01/33 |  |  | $171,943.75 |  | $6,720,000.00 | $1,297,718.75 |
| 05/01/34 | $980,000.00 |  | $171,943.75 | 5.125% | $6,720,000.00 |  |
| 11/01/34 |  |  | $146,831.25 |  | $5,740,000.00 | $1,298,775.00 |
| 05/01/35 | $1,030,000.00 |  | $146,831.25 | 5.125% | $5,740,000.00 |  |
| 11/01/35 |  |  | $120,437.50 |  | $4,710,000.00 | $1,297,268.75 |
| 04/30/36 | $1,085,000.00 |  | $120,437.50 | 5.125% | $4,710,000.00 |  |
| 10/31/36 |  |  | $92,634.38 |  | $3,625,000.00 | $1,298,071.88 |
| 05/01/37 | $1,145,000.00 |  | $92,634.38 | 5.125% | $3,625,000.00 |  |
| 10/31/37 |  |  | $63,293.75 |  | $2,480,000.00 | $1,300,928.13 |
| 05/01/38 | $1,205,000.00 |  | $63,293.75 | 5.125% | $2,480,000.00 |  |
| 11/01/38 |  |  | $32,415.63 |  | $1,275,000.00 | $1,300,709.38 |
| 05/01/39 | $1,265,000.00 |  | $32,415.63 | 5.125% | $1,275,000.00 | $1,297,415.63 |
| totals | **$15,350,000.00** |  | **$8,410,856.25** |  |  | **$23,760,856.25** |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |  |  |
| **Community Development District** |  |  |  |  |  | **Debt Service Fund** | | |
| **Series 2018A2 Capital Improvement Revenue Refunding Bonds** | | | | | | | | |
|  | **Adopted** |  | **Actual** |  | **Projected** | **Total** |  | **Approved** |
|  | **Budget** |  | **Thru** |  | **Next** | **Projected** |  | **Budget** |
| **Description** | **FY 2021** |  | **5/31/2021** |  | **4 Months** | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $273,055 |  | $264,334 |  | $106 | $264,440 |  | $281,879 |
| Interest Income | $2,500 |  | $11 |  | $5 | $16 |  | $0 |
| Carry Forward Surplus (1) | $57,226 |  | $57,700 |  | $0 | $57,700 |  | $38,588 |
| **TOTAL REVENUES** | **$332,781** |  | **$322,045** |  | **$111** | **$322,155** |  | **$320,467** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |
| Interest - 11/1 | $51,899 |  | $51,784 |  | $0 | $51,784 |  | $48,278 |
| Interest - 5/1 | $51,899 |  | $51,784 |  | $0 | $51,784 |  | $48,278 |
| Principal - 5/1 | $170,000 |  | $170,000 |  | $0 | $170,000 |  | $175,000 |
| Special Call - 5/2 | $0 |  | $10,000 |  | $0 | $10,000 |  | $0 |
| **TOTAL EXPENDITURES** | **$273,798** |  | **$283,568** |  | **$0** | **$283,568** |  | **$271,556** |
| **EXCESS REVENUES OVER EXPENDITURES** | **$58,984** |  | **$38,477** |  | **$111** | **$38,588** |  | **$48,911** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | | |
|  |  |  |  |  |  | Series 2018A2 |  | $44,888 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** | | | | | | |
| **Community Development District** | |  |  | **Series 2018A2 Capital Improvement Revenue Refunding Bonds** | | |
|  |  |  |  |  |  | **Debt Amortization** |
| **Date** | **Principal** |  | **Interest** | **Coupons** | **Principal Balance** | **Calendar Year** |
|  |  |  |  |  |  |  |
| 11/01/21 |  |  | $48,278.13 |  | $2,160,000.00 | $48,278.13 |
| 05/01/22 | $175,000.00 |  | $48,278.13 | 3.875% | $2,160,000.00 |  |
| 11/01/22 |  |  | $44,887.50 |  | $1,985,000.00 | $268,165.63 |
| 05/01/23 | $180,000.00 |  | $44,887.50 | 3.875% | $1,985,000.00 |  |
| 11/01/23 |  |  | $41,400.00 |  | $1,805,000.00 | $266,287.50 |
| 05/01/24 | $190,000.00 |  | $41,400.00 | 4.600% | $1,805,000.00 |  |
| 11/01/24 |  |  | $37,030.00 |  | $1,615,000.00 | $268,430.00 |
| 05/01/25 | $200,000.00 |  | $37,030.00 | 4.600% | $1,615,000.00 |  |
| 11/01/25 |  |  | $32,430.00 |  | $1,415,000.00 | $269,460.00 |
| 05/01/26 | $210,000.00 |  | $32,430.00 | 4.600% | $1,415,000.00 |  |
| 11/01/26 |  |  | $27,600.00 |  | $1,205,000.00 | $270,030.00 |
| 05/01/27 | $220,000.00 |  | $27,600.00 | 4.600% | $1,205,000.00 |  |
| 11/01/27 |  |  | $22,540.00 |  | $985,000.00 | $270,140.00 |
| 05/01/28 | $230,000.00 |  | $22,540.00 | 4.600% | $985,000.00 |  |
| 11/01/28 |  |  | $17,250.00 |  | $755,000.00 | $269,790.00 |
| 05/01/29 | $240,000.00 |  | $17,250.00 | 4.600% | $755,000.00 |  |
| 11/01/29 |  |  | $11,730.00 |  | $515,000.00 | $268,980.00 |
| 05/01/30 | $250,000.00 |  | $11,730.00 | 4.600% | $515,000.00 |  |
| 11/01/30 |  |  | $5,980.00 |  | $265,000.00 | $267,710.00 |
| 05/01/31 | $260,000.00 |  | $5,980.00 | 4.600% | $265,000.00 | $265,980.00 |
| totals | **$2,155,000.00** |  | **$578,251.25** |  |  | **$2,733,251.25** |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |  |  |
| **Community Development District** |  |  |  |  |  | **Debt Service Fund** | | |
| **Series 2021 Capital Improvement Revenue Refunding Bonds** | | | | | | | | |
|  | **Proposed** |  | **Actual** |  | **Projected** | **Total** |  | **Approved** |
|  | **Budget** |  | **Thru** |  | **Next** | **Projected** |  | **Budget** |
| **Description** | **FY 2021** |  | **5/31/2021** |  | **4 Months** | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $13,012 |  | $0 |  | $13,012 | $13,012 |  | $318,938 |
| Interest Income | $0 |  | $1 |  | $0 | $1 |  | $0 |
| Carry Forward Surplus (1) | $0 |  | $0 |  | $0 | $0 |  | $44,104 |
| **TOTAL REVENUES** | **$13,012** |  | **$1** |  | **$13,012** | **$13,013** |  | **$363,041** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |
| Interest - 11/1 | $0 |  | $0 |  | $0 | $0 |  | $43,944 |
| Interest - 5/1 | $0 |  | $0 |  | $0 | $0 |  | $35,000 |
| Principal - 5/1 | $0 |  | $0 |  | $0 | $0 |  | $250,000 |
| **TOTAL EXPENDITURES** | **$0** |  | **$0** |  | **$0** | **$0** |  | **$328,944** |
| **OTHER FINANCING SOURCES AND USES** |  |  |  |  |  |  |  |  |
| Bond Proceed | $2,614,006 |  | $2,614,006 |  | $0 | $2,614,006 |  | $0 |
| Interfund Transfer In / (Out) | ($2,582,915) |  | ($2,582,915) |  | $0 | ($2,582,915) |  | $0 |
| **TOTAL OTHER FINANCING SOURCES AND USES** | **$31,091** |  | **$31,091** |  | **$0** | **$31,091** |  | **$0** |
| **EXCESS REVENUES OVER EXPENDITURES** | **$44,103** |  | **$31,092** |  | **$13,012** | **$44,104** |  | **$34,097** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | | |
|  |  |  |  |  |  | Series 2021 |  | $31,875 |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** | | | | | | |
| **Community Development District** | |  |  | **Series 2021 Capital Improvement Revenue Refunding Bonds** | | |
|  |  |  |  |  |  | **Debt Amortization** |
| **Date** | **Principal** |  | **Interest** | **Coupons** | **Principal Balance** | **Calendar Year** |
|  |  |  |  |  |  |  |
| 11/01/21 |  |  | $43,944.44 | 2.50% | $2,800,000.00 | $43,944.44 |
| 05/01/22 | $250,000.00 |  | $35,000.00 | 2.50% | $2,800,000.00 |  |
| 11/01/22 |  |  | $31,875.00 | 2.50% | $2,550,000.00 | $316,875.00 |
| 05/01/23 | $255,000.00 |  | $31,875.00 | 2.50% | $2,550,000.00 |  |
| 11/01/23 |  |  | $28,687.50 | 2.50% | $2,295,000.00 | $315,562.50 |
| 05/01/24 | $260,000.00 |  | $28,687.50 | 2.50% | $2,295,000.00 |  |
| 11/01/24 |  |  | $25,437.50 | 2.50% | $2,035,000.00 | $314,125.00 |
| 05/01/25 | $270,000.00 |  | $25,437.50 | 2.50% | $2,035,000.00 |  |
| 11/01/25 |  |  | $22,062.50 | 2.50% | $1,765,000.00 | $317,500.00 |
| 05/01/26 | $275,000.00 |  | $22,062.50 | 2.50% | $1,765,000.00 |  |
| 11/01/26 |  |  | $18,625.00 | 2.50% | $1,490,000.00 | $315,687.50 |
| 05/01/27 | $285,000.00 |  | $18,625.00 | 2.50% | $1,490,000.00 |  |
| 11/01/27 |  |  | $15,062.50 | 2.50% | $1,205,000.00 | $318,687.50 |
| 05/01/28 | $290,000.00 |  | $15,062.50 | 2.50% | $1,205,000.00 |  |
| 11/01/28 |  |  | $11,437.50 | 2.50% | $915,000.00 | $316,500.00 |
| 05/01/29 | $295,000.00 |  | $11,437.50 | 2.50% | $915,000.00 |  |
| 11/01/29 |  |  | $7,750.00 | 2.50% | $620,000.00 | $314,187.50 |
| 05/01/30 | $305,000.00 |  | $7,750.00 | 2.50% | $620,000.00 |  |
| 11/01/30 |  |  | $3,937.50 | 2.50% | $315,000.00 | $316,687.50 |
| 05/01/31 | $315,000.00 |  | $3,937.50 | 2.50% | $315,000.00 | $318,937.50 |
| totals | **$2,800,000.00** |  | **$408,694.44** |  |  | **$3,208,694.44** |

*SEVENTH ORDER OF BUSINESS*

*C.*

*1.*



**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **5/31/21** | **Tuesday**  **6/1/21** | **Wednesday**  **6/2/21** | **Thursday**  **6/3/21** | **Friday**  **6/4/21** |
|  |  |  |  |  |

CRCDD Weekly Review

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 92°F Lo 69°F | Hi 87°F Lo 65°F | Hi 90°F Lo 69°F | Hi 92°F Lo 69 | Hi 90°F Lo 68°F |
|  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
|  | Four Oaks Blvd (Units 1,17,29) | Hemingway Blvd & Trail (Units 2,4) | Central Park:FL131 | Bermuda Plot (CP) |
| Orange Ave | Mossy Creek Lane (Units 4,6,9) | Central Park:Tot Lot | NON-UNIT:Artemis Way |
| UNIT 1:Mulberry Park Blvd | Shumard Oak Blvd (Units 3,5) | Shumard Oak Blvd (Units 3,5) | UNIT 1:TC1 Pond (FL130) |
| UNIT 1:Verdura Point Park  UNIT 18:Cummings Park | UNIT 14:Green Space  UNIT 23:Parks, Ponds & Green Spaces | UNIT 23:Parks, Ponds & Green Spaces  UNIT 31:Parks, Green Space, Rows, Lift Station | UNIT 20:Esplanade North (Unit 20)  UNIT 37:Esplanade Nature Trail |
| UNIT 23:Riverton Park (Four Oaks to Summertree) | UNIT 35:Merchants Row Entry Feature | Unit 32:Alley Way | UNIT 37:Green Space |
| UNIT 29:Orange Ave (Mossy Creek to Four Oaks) | UNIT 4:Grove Park Dr | Unit 32:Green Space |  |
|  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Hand Weeding** | | | |
|  |  | CP Butterfly Garden |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Pruning** | | | | |
|  | Trees - Remove sucker growth | Trees - Remove sucker growth | Trees - Remove sucker growth |  |
|  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Detail service** | | | | |
|  |  |  |  | Central Park:FL131  UNIT 1:TC1 Pond (FL130) |



**Post-Emergent:** Product Used - Certainty & Celsius

**Irrigation Inspection**

**IPM**

**Irrigation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Central Park:FL131 | UNIT 10:Green Spaces (2) |  |  |
| UNIT 19:Twain Park  UNIT 30:Woodland Fields Park | UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 16:Poe Park  UNIT 18:Cummings Park  UNIT 2:Endicott Park  UNIT 2:Longfellow tip ROW  UNIT 25:Longfellow Park & Pocket Parks UNIT 31:Goldenrod Way |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Insecticide:** Product Used Advion | | | | |
|  | Roadways and Medians |  |  | Roadways and Medians |
|  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  | Controller #4 Unit #1 Wet Test  Controller #19 Unit #5 Wet Test |  |

**Irrigation Troubleshooting (In Contract)**



Controller

4

Description

Checking System

6/3

1

Date

Unit Number

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| 22 | 16 | 6/1 | Biltmore Sleeves | 193114 |
| 13 | 10 | 6/3 | Valve Repair | 193115 |
| 19 | 5 | 6/4 | Replace Rotors | 193121 |
| Battery Controller | 31 | 6/4 | Replace Batteries - SprayHeads - Nozzle | 193122 |



**Storm Clean-up/ Debris**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | Central Park | Central Park |  |



**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting (Friday)

**Routine service**



Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district. Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.





|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **6/7/21** | **Tuesday**  **6/8/21** | **Wednesday**  **6/9/21** | **Thursday**  **6/10/21** | **Friday**  **6/11/21** |
|  |  |  |  |  |

**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 90°F Lo 68°F | Hi 90°F Lo 69°F | Hi 93°F Lo 69°F | Hi 94°F Lo 70 | Hi 94°F Lo 72°F |
|  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
| Central Park | Blair Stone Rd (Units 5,17) | Central Park | Central Park | FL080 |
| Central Park:Park Crossing Trail Park  NON-UNIT:Merchants Row / Four Oaks Field | Esplanade Way (Unit 5)  NON-UNIT:Goldenrod & FL162 | Controller 9, Unit 4,6,9 Mossy Creek  Hemingway Blvd & Trail (Units 2,4) | Central Park:FL131  Central Park:Tot Lot | UNIT 10:Overlook Park  WD090N (Pond) |
| NON-UNIT:Schoolhouse Rd. & Biltmore Ext. Shumard Oak Blvd (Units 3,5)  Shumard Oaks Blvd West (Unit 35) TR209A  UNIT 1:WD240 | Schoolhouse Rd (Units 3,4)  UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park  UNIT 1:Mulberry Park Blvd  UNIT 1:TC1 Pond (FL130) | Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space  UNIT 2:Butterfly Parks UNIT 2:Newberry Parks  UNIT 23:Parks, Ponds & Green Spaces | Mossy Creek Lane (Units 4,6,9)  UNIT 31:Magnolia Park (Rows, Parks & Pond) WD090N (Pond)  WD290 (Pond) | WD090S (Pond) WD290 (Pond) |
| UNIT 14:Avon Park  UNIT 14:Buffers | UNIT 10:Green Spaces (2)  UNIT 10:New Dawn Park | UNIT 35:Merchants Row Entry Feature  UNIT 4:Grove Park Dr |  |  |
| UNIT 17:WD253  UNIT 17:WD284 | UNIT 10:Trails  UNIT 10:WD141 | UNIT 5:Merchants Row  UNIT 7:Grove Park Dr |  |  |
| UNIT 18:WD281  UNIT 2:Tremont | UNIT 10:WD160  UNIT 16:Faulkner RoW | UNIT 8:WD140 |  |  |
| UNIT 25:Longfellow Park & Pocket Parks | UNIT 16:Poe Park |  |  |  |
| UNIT 26:Strolling Way Parks | UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park |  |  |  |
| UNIT 27:New Village  UNIT 27:TR221A UNIT 27:TR221B | UNIT 16:Salinger Drainage Easement (LF) UNIT 16:Salinger Way  UNIT 19:Twain Park |  |  |  |
| UNIT 35:Merchants Row West | UNIT 2:Endicott Park |  |  |  |
|  | UNIT 29:Coneflower Park  UNIT 30:Woodland Fields Park |  |  |  |
|  | Unit 32:Overcup Way |  |  |  |
|  | UNIT 4:Terrebone Dr. |  |  |  |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext. |  | Central Park  Central Park:Butterfly Garden | Central Park  UNIT 5:Capital Circle SE Buffer |
| **Hand Weeding** | | | | |
|  |  | CP Butterfly Garden |  | |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Pruning** | | | | |
|  |  | Trees - Remove sucker growth | Trees - Remove sucker growth |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Detail service** | | | | |
| Central Park  UNIT 19:Twain Park  UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks | Unit 32:Overcup Way |  |  |  |



**Post-Emergent:** Product Used - Certainty & Celsius

**Irrigation Inspection**

**IPM**

**Irrigation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  | UNIT 10:New Dawn Park UNIT 16:FL230  UNIT 23:Parks, Ponds & Green Spaces | UNIT 23:Parks, Ponds & Green Spaces |
|  |
| **Pre-Emergent:** Product used - Dithiopyr 2L | | | | |
|  |  |  | UNIT 10:New Dawn Park  UNIT 16:FL230  UNIT 23:Parks, Ponds & Green Spaces | UNIT 23:Parks, Ponds & Green Spaces |
|  |
|  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
|  |  |  | UNIT 10:New Dawn Park UNIT 16:FL230  UNIT 23:Parks, Ponds & Green Spaces | UNIT 23:Parks, Ponds & Green Spaces |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Insecticide:** Product Used Advion | | | | |
| Tot Lot @ Central Park | Roadways & Medians |  |  | Roadways & Medians |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Controller #10 Unit #29 Wet Test |  | Controller #21 Unit #19 Wet Test |  |

**Irrigation Troubleshooting (In Contract)**

|  |  |  |  |
| --- | --- | --- | --- |
| Controller | Unit Number | Date | Description |
| 10 | 29 | 6/8 | Wet Test |
| 21 | 19 | 6/10 | Wet Test & Check Clock |

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| Battery Operated Controller | 31 | 6/9 | Replace Damaged Clocks & Batteries | 193137 |
| 6 | Central Park | 6/10 | Replace Damaged Rotor | 193163 |
| 23 | 17 | 6/10 | Replace Sprayheads & Nozzles | 193135 |
| 21 | 19 | 6/10 | Replace Damaged Rotors | 193134 |

**Work in Progress**

|  |  |  |
| --- | --- | --- |
| Unit | Date | Description |
| 17 |  | Removal of Sycamore @ Shady View Pump Station |



**Storm Clean-up/ Debris**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Central Park Debris |  | Unit #23 Parks Ponds & Green Spaces | Roadways & Medians |  |



**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting (Friday)

**Routine service**



Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district. Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.





|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **6/14/21** | **Tuesday**  **6/15/21** | **Wednesday**  **6/16/21** | **Thursday**  **6/17/21** | **Friday**  **6/18/21** |
|  |  |  |  |  |

**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 106°F Lo 71°F | Hi 102°F Lo 71°F | Hi 93°F Lo 69°F | Hi 94°F Lo 70 | Hi 92°F Lo 71°F |
|  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
| Biltmore Ave (Units 16,2,25)  Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29)  UNIT 1:Verdura Point Park UNIT 14:Avon Park  UNIT 18:Cummings Park  UNIT 2:Carollton Park  UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 36:Bluff Oak Way  UNIT 7:Riverton (Grove Park to Four Oaks) | Blair Stone Rd (Units 5,17) Orange Ave  RECURRING UNITS  UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 10:New Dawn Park UNIT 19:Twain Park  UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave | Shumard Oak Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) TR209A  UNIT 1:Iberville Park UNIT 14:Green Space  UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Jasmine Hill  Unit 32:Coneflower ROW UNIT 35:Merchants Row West UNIT 4:Grove Park Dr  UNIT 7:Grove Park Dr | Bermuda Plot (CP)  Blair Stone Rd (Units 5,17) Central Park:FL131  Hemingway Blvd & Trail (Units 2,4) UNIT 2:Butterfly Parks  UNIT 2:Newberry Parks  UNIT 21 & Arch Site:Arch Site Exterior UNIT 31:FL070  UNIT 31:FL170 & Buffer  UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way  Unit 32:Green Space Unit 32:Lantana Lane Unit 32:Overcup Way UNIT 4:Grove Park Dr | Central Park:Trail  NON-UNIT:Artemis Way  UNIT 20:Esplanade North (Unit 20) UNIT 21 & Arch Site:Arch Site Exterior  UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 37:Esplanade Nature Trail  UNIT 37:Green Space |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Central Park UNIT 17:WD253 | UNIT 27:SW Field on CC  UNIT 5:Natural Area by Urban Park UNIT 5:SE Field on CC / TR216 | UNIT 21 & Arch Site:Arch Site Conservation Area (In | UNIT 31:FL070  UNIT 31:FL170 & Buffer | Four Oaks Blvd (Units 1,17,29) NON-UNIT:FL040 - Mossy Creek  NON-UNIT:Mossy Creek Nature Trail  UNIT 20:WD162 on Esplanade North UNIT 31 |
| UNIT 5:Four Oaks (Shumard to Tram) |

**Debris Cleanup**

CP Butterfly Garden

**Hand Weeding**

Storm Clean Up

Storm Clean Up

**Mulch**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  | Central Park:Butterfly Garden | Central Park:Butterfly Garden |
| **Pruning** | | | | |
|  | Trees - Remove sucker growth | Trees - Remove sucker growth | Trees - Remove sucker growth |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Detail service** | | | | |
|  | NON-UNIT:Hedges on Blairstone roundabout UNIT 18:Cummings Park  UNIT 19:Twain Park |  | Central Park |  |

**IPM**

**Fertilizer:** Product Used: Supra Poly 10-0-10 & Supra T&O Micros for Turf

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | UNIT 10:New Dawn Park  UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks |  |  |

**Post-Emergent:** Product Used - Certainty & Celsius

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Orange Ave |  |  |  |  |
|  |
| **Pre-Emergent:** Product used - Dithiopyr 2L | | | | |
|  | UNIT 4:Grove Park Dr | UNIT 18:Cummings Park | Central Park:Butterfly Garden |  |
|  | UNIT 19:Twain Park |  |  |
|  | UNIT 25:Longfellow Park & Pocket Parks |  |
|  | UNIT 29:Coneflower Park |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
| Orange Ave | UNIT 4:Grove Park Dr | UNIT 18:Cummings Park UNIT 19:Twain Park  UNIT 25:Longfellow Park & Pocket Parks  UNIT 29:Coneflower Park | Central Park:Butterfly Garden |  |
|  |
|  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Insecticide:** Product Used Advion | | | | |
|  |  |  |  |  |

**Irrigation**

**Irrigation Inspection**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller#28 Unit#31 Wet Test | Controller#6 Unit#CP WetTest | controller #10 Unit #29 Wet Test |  |  |

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| 28 | 31 | 6/14 | Repair Damged Pipe & Rotors/SprayHeads | 193155 |
| 23 | 17 | 6/15 | Replace Lightning Damaged Rotors | 193156 |
| 10 | 29 | 6/16 | Wet Test Repairs | 193157 |

**Additional Contracted Work**

|  |  |  |  |
| --- | --- | --- | --- |
| Unit | Date | Description | Invoice Number |
| 29 | 6/15 | Orange & Coneflower Mainline Sleeve | 193153 |
| 17 |  | Removal of Sycamore Tree @ shady View Pump Station | 193152 |
| 21 |  | Tree Work Mission Pond Dickinson Drive | 193151 |
| Central Park | 6-16 & 6-17 & 6-18 | Butterfly Garden Prep annual installation Weeding Pruning Tree Trimming & Mulcj | 193162 |

**Work in Progress Proposals Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting (Friday)

**Routine service**

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district. Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.









**Work in Progress Proposals**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| **Monday** | **Tuesday** | **Wednesday** | **Thursday** | **Friday** |
| **6/21/21** | **6/22/21** | **6/23/21** | **6/24/21** | **6/25/21** |
|  |  |  |  |  |
| **Weather of the Week** |  |  |  |  |
| Hi 89°F Lo 71°F | Hi 85°F Lo 71°F | Hi 93°F Lo 69°F | Hi 94°F Lo 70 | Hi 96°F Lo 71°F |
|  |  |  |  |  |
| **Full Maintenance** |  |  |  |  |
| Central Park:Park Crossing Trail Park |  |  | Esplanade Way (Unit 5) | Central Park:Park Crossing Trail Park |
| UNIT 27:New Village |  |  | LSF-7:Biltmore ROW | UNIT 10:Vacant Lot by WD160 & Trail |
| UNIT 5:Drayton Drive |  |  | UNIT 1:Barringer Hill Nature Trail | UNIT 14:Avon Park |
|  |  |  | UNIT 10:Green Spaces (2) | UNIT 2:Newberry Parks |
|  |  |  | UNIT 10:New Dawn Park | UNIT 27:New Village |
|  |  |  | UNIT 10:Overlook Park | UNIT 31:Magnolia Park (Rows, Parks & Pond) |
|  |  |  | UNIT 10:Trails | UNIT 31:Spiderlily Way |
|  |  |  | UNIT 10:WD141 |  |
|  |  |  | UNIT 10:WD160 |  |
|  |  |  | UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park |  |
|  |  |  | UNIT 16:Salinger Way |  |
|  |  |  | UNIT 19:Twain Park |  |
|  |  |  | UNIT 2:Endicott Park |  |
|  |  |  | UNIT 2:Tremont |  |
| **Standard Maintenance** |  |  |  |  |
| Central Park |  |  | NON-UNIT:Merchants Row / Four Oaks Field | Central Park |
|  |  |  |  | UNIT 1:WD240 |
|  |  |  |  | UNIT 27:TR221A |
|  |  |  |  | UNIT 27:TR221B |
| **Debris Cleanup** |  |  |  |  |
|  |  |  | Storm Clean Up | Central Park:Butterfly Garden |
|  |  |  |  | Central Park:Tot Lot |
| **Hand Weeding** |  |  |  |  |
|  |  | CP Butterfly Garden |  |  |
| **Mulch** |  |  |  |  |
|  |  | Orange Ave |  |  |
|  |  | UNIT 25:Longfellow Park & Pocket Parks |  |  |
|  |  | UNIT 26:Strolling Way Parks |  |  |
|  |  |  |  |  |
|  |  | **IPM** |  |  |
|  |  |  |  |  |
| **Post-Emergent:** Product Used | - Certainty & Celsius |  |  |  |
|  |  |  |  | Four Oaks Blvd (Units 1,17,29) |
| **Pre-Emergent:** Product used - | Dithiopyr 2L |  |  |  |
|  |  |  |  | Four Oaks Blvd (Units 1,17,29) |
|  |  |  |  |  |
| **Non-Selective:** Product used - | Roundup QuikPro |  |  |  |
|  |  |  |  | Four Oaks Blvd (Units 1,17,29) |
|  |  |  |  |  |
|  |  | **Irrigation** |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
| **Irrigation Repairs** |  |  |  |  |
| Controller | Unit Number | Date | Description | Invoice Number |
| 7 | 23 | 6/23 | Replace Valves | 193163 |
| 23 | 17 | 6/23 | Repair Clock | 193164 |
| 21 | 19 | 6/23 | install Solar Panel | 193165 |
| 15 | Orange Ave & Ponds | 6-24 & 6-25 | Replace Wires | 193166 |
| **Additional Contracted Work** |  |  |  |  |
| Unit | Date | Description |  | Invoice Number |
| Central Park Butterfly Garden 6-16-21 6-17-21 6-18-12 | | Annual & Much Installation Pruning Tri | mming Hand Weeding | 193162 |

CRCDD Weekly Review





**Accidents/Incidents:** None

**Safety and Training:** Weekly "Toolbox" Safety Meeting (Friday)

**Routine service**



Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district. Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.



# *2.*

***Capital Region Community Development District***

***3196 Merchants Row* - *Suite 130 Tallahassee, Florida 32311***

***Memorandum***

***Date: June 30, 2021***

***To:***

***Rich Whetsel Operations Director***

***via email***

***From: Robert Berlin***

***Capital Region Operations Manager***

***Re: Capital Region CDD***

***Monthly Managers Report for June 2021***

*The following is a summary of activities related to the field operations of the Capital Region Community Development District.*

##### *Landscaping:*

1. Please review field report from Kim Bishop (All-Pro)

##### *GMS:*

* 1. All Pro installing irrigation sleeves along Biltmore Ave for new construction at Big House, contractor working on paver repairs on Merchants Row in Town Center, working on draft of O and M budget for FY 2022, received tree credit list from COTGM concerning Fleming violation (1 June)
  2. Exchanged emails with Naturegraphics concerning 6 new information signs in Central Park on structure, photos and content, (2 June)
  3. Conference call for District meeting agenda, All Pro repairing irrigation valve in Unit 10, M-Inc continues spreading rock for nature trail system in LSF-3, submitted

estimated cost for tree credits and delivery to Southwood and emailed to COTGM (3 June)

* 1. M-Inc paving nature trail section in LSF-3, continued to work with Naturegraphics on panels for new signage in Central Park and approving 2 for construction, updated tree credit quantity and type with COTGM for Fleming violation settlement (4 June)
  2. Continue panel reviews for new informational signage in Central Park, addressed resident request to place armadillo traps in common area behind fence in Unit 26, received shipping notice for second set of volleyball poles, addressed concerns on SWMF Fl 130 with resident on Greyfield Drive in Unit 1, (7 June)
  3. Exchanging emails with graphics designer on design ideas for last panel of information signage in Central Park, speak with homeowner on cutting and pine straw installation in common area in Unit 32 Phase 2 adjacent to her property (8 June)
  4. All Pro repairing damaged irrigation controller in Unit 31, mows and installs pine straw in Unit 32 common area as per homeowner request , exchange emails with COTGM on tree quantity and location dealing with Fleming violation (9 June)
  5. All Pro installing and pouring concrete for volleyball sleeves at new sand court, set up also repairing irrigation in Units 17 and 19 as well as Central Park, received updated maintenance map from Atkins for review, attended monthly CDD meeting (10 June)
  6. Broke down Community Center after monthly District meeting, exchanged emails with vendor trying to locate on-off stair sections for Tot Lot, spoke with FWC on obtaining permit for Canada Goose egg and nest removal also received link to USFWS site to apply for Federal permit (11 June)
  7. Installed volleyball net at new sand court, All begins irrigation installation for LSF- 3 running main and wire line on Orange Ave to entry of same, reviewed new information panels for Central Park, emailed resident on protocols for street tree replacement , emailed link to website per resident request (14 June)
  8. All Pro continues main and wireline installation in south right of way of Orange Ave from Controller 52 east to entry ofLSF-3 and irrigation along common areas and right of way of same, met with JP II reps on routing for modular classrooms delivery in August, registered CDD with Federal Fish and Wildlife to remove Canada Goose eggs and nests in Southwood (15 June)
  9. All Pro and Sandco installing sleeve, 6" mainline zone and wirelines at Coneflower and Orange Ave entry to LDR-5 Phase 3, proofed information signage for Central Park, received special use app and spoke with homeowner concerning same,

scheduled street tree trimming on Four Oaks at 3731 with homeowner, met with wildlife controller officer and requested quote to displace Canada Geese from SWMF FL 130 (16 June)

* 1. Received proposal from BlackThumb Services for geese relocation from SWMF FL-130, proof read verbiage for information signage in Central Park and exchanged emails with Graphic Designer dealing with typos, received quote for replacement stairs on Tot Lot (17 June)
  2. Received update from engineering company concerning monitor well installation for Gate Petroleum gas spill, received posters for requested special event app to be held adjacent to Tot Lot, sent water tests data for SWMF FL 130 as per request from homeowner and received confirmation of receipt from same, requested right of way repair caused by developer landscape installation in Unit 37 (18 June)
  3. Rain beginning mid-morning and continuing off and on, field operations suspended, working with naturegraphics on "panel #6" about snakes in Central Park for last informational sign, addressed homeowner request for "No Parking" signage in Iberville Park (21 June)
  4. Heavy rains in AM all field operations suspended, received data for additional water tests done at SWMF FL 130 as per homeowner concerns, exchanged emails with graphic designer concerning final panel layout for new information signage in Central Park (22 June)
  5. All Pro resumes irrigation installation at west entry of LSF-7 and common areas with sod delivered in afternoon, spoke with resident on stump grinding and possible ground cover installation and sidewalk cleaning in common area in Unit 2 (Appleton) (23 June)
  6. Met with All Pro in LSF-3 and made decision to install roll Bahia sod in place of Centipede sod along both sides of trail as they continue irrigation and sod install at west entry, M-Inc grading and forming for sidewalk adjacent to common areas in LSF-3 (24 June)
  7. M-Inc continues forming for sidewalk adjacent to common areas in LSF-3, All Pro continues irrigation and sod installation at west entry of LSF-3, trapper continues feral hog removal on east side of Biltmore (25 June)
  8. All Pro continues irrigation and installing sod on west entry to LSF-3, spoke with homeowner on clearing fallen tree limb and drainage swale mowing in LSF-3, M­ Inc hydro-seeding various disturbed areas in LSF-3, COT Public Works refreshing thermo-striping at various intersections (28 June)
  9. M-Inc continues grading and forming for sidewalk adjacent to common areas in LSF-3, All Pro completes installation of irrigation and sod at west entry of LSF-3,

speak with Premier Homes realtor on nature trails and CDD responsibility in LDR- 5 phases (29 June)

* 1. All Pro sodding nature trail in LSF-3 and trimming street tree on Four Oaks Blvd impacting homeowner roof, M-Inc- continues forming sidewalk in LSF-3, received COI and W-9 for fence installer for new dog park (30 June)

#### Lake and SWMF Maintenance

Algae bloom in FL 130 and in all facilities holding water

#### Southwood Infrastructure Report/Status: (K. Bishop/GMS)

COT Streets and Sidewalk Maintenance continues installing new "flex concrete" for sidewalk repairs

#### Security/Accident Reports:

Median vandalism along Four Oaks Blvd (opposite LSF-3) and Orange Avenues

#### Special Events:

Fourth of July parade, picnic and fireworks. Domino Tournament by Tot Lot

#### Open Items:

LSF-3 open space and SWMF maintenance Entry signage at Tallahassee Classical School

*Should you have any questions or comments regarding the above information , please feel.free to contact Robert Berlin at (850) 727-5310 or Rich Whetsel at (904) 759-8923*

# *3.*

COMMENTS

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| 34000 Management fees | 10,500 00 | | $ 10,500 00 | | 0.00% GMS FY 2021 contracted services | |
| 34500 Secunty |  | | **500 00** | | 500.00 100.00% Halloween road closures | |
| 34010 Communications |  | 50000 | $ 500 00 | |  | 0.00% Bulldog FY 2021 contracted services |
| 46200 Landscape Ma1nt Contracted |  | 81 ,977 92 | $ 81,977 92 | |  | 0.00% All Pro FY 2021 contracted services |
| 46225 Landscape Ma1nt New Units |  | 784 84 | $ 62500 | | (159.84) | -25.54% Artemis *Way* Unit 50 |
| 46500 Pond Ma1nt Contract |  |  | 291 67 | | $ 291.67 | 100.00% None onhne this month |
| 46525 Pond Main! New Units |  |  | 83 33 | | $ 83.33 | 0.00% None online this month |
| 46550 Pond Repairs Current Unrts |  | 1,480 00 | **s** 2,916 67 | | 1,436 .67 | 49 .26% Canada Goose removal FL 130 |
| 46575 Pond Repairs New Unrts |  |  | 125 00 | | 125 .00 | 0.00% None online this month |
| 46600 SWMF Operating Permit Fees |  |  | 688 50 | | 688 50 | 100 .00% COTGM Operating Permit Fee for SWMF |
| 46400 lrng Maint Contracted |  | 4,252 50 | $ 4,252 50 | |  | 0.00% All Pro FY 2021 contracted services |
| 46425 lrng Ma1nt New Unrts |  | 150.60 | **s** 41 67 | | (108.93) | -261.44% Artemis *Way* Unit 50 |
| 46450 1mg Repairs Current Units |  | 4,120.03 | 3,333 33 | | (786 .70) | -23.60% Replace two controllers damaged by lightning stnkes, install battery clock and various mainline repairs |
| 46475 lrrig, Repairs *NM* Unit, |  |  |  | |  | **0.00% Not Included** In **budget** for **FY 2021** |
| 46465 1mg System Upgrades | $ |  | 104 17 | | $ 104 .17 | 0.00% None online this month |
| Pump Ststion Maintenance | $ |  |  | | $ | 0.00% Not lnduded In budget for FY 2021 |
| 47000 Preserve Maintenance | 1,209 80 | | $ 3.333 33 | | **2,123.53** | 63.71% Butterfly Garden plant Install, pine straw and hand weeding |
| 46485 Tot Lot Inspection/Maintenance |  | | 41667 | | $ 416.67 | 100.00% None online this month |
| 46490 Storm Event/Repair/Cleaning | $ 1,620 00 | | $ 2,916 67 | | $ **1,296.67** | 44 .46% Tree removal and stump grinding in Units 17, 18 and 21 |
| 40495 ReuM Retrofit | $ | | $ | | $ | **0.00% Not Included** in **budget** ro, FY 2021 |
| 46520 Alleyway Maintenance |  | | 41667 | | $ 416.67 | 100.00% None online this month |
| 46900 M1cellaneous Maintenance | 82500 | | $ 416 67 | | **(408.33)** | -98 .00% Paver repairs on Merchants Row in Town Center |
| 43000 Ut111!ies |  | | 3 , 750 00 | | 3,750.00 | 100.00% None online this month |
| 49400 Special Events |  | | 416 67 | | $ 416.67 | 100.00% None online this month |
| 46650 Other - Contingency |  | | 25000 | | $ 250.00 | 100.00% None online this month |
| 65000 Budget StabfflzttJOn  61000 Capital Expenditures | 13,123 73 | | **s** | 750 00 | $ 0.00% Not Included in **budge1** for FY 2021  (12,373 .73) -1649 .83% Additional sleeves for mainline on Biltmore , volleyball pole install, Orange Ave mainline extension to LSF-3 | |
| 60000 Reserve for Capital - R&R | 7,434 08 | | | | 7,434.08 | 100.00% None online this month |
| 46910 Common Area Maintenance | 416 67 | | | | 416 .67 | 100 .00% None online this month |

TOTAL 120 ,544.22 126,457.17 5,912.95 4.68%

- -

lill8&Il/Al. lill..l!Ul!!lli

COMMENTS

34000 Management fees 94,500.00 94,500.00 0.00% GMS FY 2021 contracted services

34500 Security 6,491.00 4,500.00 (1,991 .00) -44.24% Halloween road closures

34010 Communications 4,500.00 4,500.00 **s** 0.00% Bulldog FY 2021 contracted services 46200 Landscape Maint Contracted 737,801.28 737,801.28 s O.CX)% All Pro FY 2021 contracted services 46225 Landscape Ma,nt New Unrts 7,034.76 5,625.00 s

|  |  |
| --- | --- |
| (1,409.76) | -25.06% Artemis Way Unit 50 |
| 895.00 | 34.10% None online this month |
| 750.00 | 0.00% None online this month |
| 7,774.45 | 29.62% Canada Goose removal FL 130 |
| 1,125.00 | 0.00% None online this month |

46500 Pond Mamt Contract s 1,730.00 2,625.00 s 46525 Pond Mamt New Units s 750.00 s 46550 Pond Repairs Current Units s 18,475.55 s 26,250.00 s 46575 Pond Repairs New Units s s 1,125.00 s

46600 SWMF Operating Permrt Fees s 6,885.00 s 6,196.50 s (688.50) -11.11% COTGM Operating Permit Fee for SWMF 46400 1mg Main! Contracted s 38,272.50 s 38.272.50 s 0.00% All Pro FY 2021 contracted services

45425 lrrig Main! New Unrts s 1,082.40 s 375.00 s (707.40) -188.64% Artemis Way Umt 50

46450 lrrig Repairs Current Units s 33,092.51 s 30,000 .00 s (3,092.51) -10.31% Replace two controllers damaged by lightning strikes, install battery clock and various mainline repairs

4EM7S lr:rig. Repa.lrs New Unit,, $ $ $ 0.00% Not lnduded In budge1 for FY 2021

46-465 1mg System Upgrades s 873.87 s 937.50 s 63.63 0.00% None online this month

Pump stetloo Ma1ntenanc. $ s $ 0.00% Not included in budget for FY 2021

47000 Preserve Maintenance s 26,537.28 s 30,000.00 s 3,462.72 11.54% Butterfly Garden plant install, pine straw and hand weeding 46485 Tot lot Inspection/Maintenance s 7,211.80 $ 3,750.00 s (3,461.80) -92.31% None online this month

46490 Storm Event/Repair/Cleaning s 13,010.65 s 26,250.00 s 13,239.35 50.44% Tree removal and stump grinding in Units 17, 18 and 21

**46496 RIIIIN Retrofit** *$ $* $ 0.00% Not Included in **budget** for FY 2021

46520 Alleyway Ma,ntenance s 2,398.50 s 3,750.00 s 1,351.50 36.04% None online this month

46900 M1cellaneou1 Mamtenance s 2,062.95 3,750.00 1,687.05 44.99% Paver repairs on Merchants Row in Town Center

43000 Ut1hties s 18,933.68 33,750.00 14,816.32 43.90%

49400 Special Events s 3,750.00 3,750.00 100.00% None online this month

46650 Other - Contingency s 2,284.80 2,250.00 s (34.80) -1.55% None online this month

85000 Budget stebillzatfOn s 5 $ 0.00% **Not** included In budge1 for FY 2021

61000 Capital Expenditures s 30,985.79 s 6,750.00 (24,235.79) -359.05% Additional sleeves for mainline on Biltmore , volleyball pole Install , Orange Ave mainline extension to LSF-3 60000 Reserve for Caprtal - R&R s 4 ,694. 33 s 66,906.75 62,212.42 92.98% None online this month

46910 Common Area Mamtenance 6,258.85 s 3 ,750.00 (2,508.85) -66.90% None online this month

TOTAL $ 1,058,858.65 $ 1,138,114.53 79,255.88 6.96%