***CAPITAL REGION***

*Community Development District August 12, 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/)

August 5, 2021

Board of Supervisors

Capital Region Community Development District Dear Board Members:

The Capital Region Community Development District Meeting is scheduled for **Thursday, August 12, 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. Affidavit of Publication
4. Approval of Consent Agenda
   1. Approval of the Minutes of the July 8, 2021 Meeting
   2. Balance Sheet as of June 30, 2021 and Statement of Revenues & Expenditures for the Period Ending June 30, 2021
   3. Allocation of Assessment Receipts
   4. Check Register
5. Public Hearing to Consider the Adoption of the Fiscal Year 2022 Budget
   1. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022
6. Public Hearing to Consider Imposing Operations and Maintenance Special Assessments for Fiscal Year 2022
   1. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
   2. Consideration of Direct Collection Agreement with St. Joe Company
7. Update Regarding Park Pull Up Bar
8. Staff Reports
   1. Attorney
   2. Dantin Consulting
   3. Property Management
      1. All Pro Reports
      2. Operations Memorandum
      3. Variance Report
      4. Dog Park Project
   4. Manager – Discussion of Fiscal Year 2022 Meeting Schedule
9. Supervisors Requests
10. Audience Comments
11. Next Scheduled Meeting – TBD @ 6:30 p.m.
12. 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*

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**Tallahassee• com**

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**Al1n: SARAH SWEETING CAPITAL REGION COMMUNITY 5385 KNOB HILL RD**

**SUNRISE, FL 33351**

STATE OF FLORIDA COUNTY OF LEON

**llf fore** ,\_ **the** undersigned authority personally appeared who on oath says that he or she is a Legal

Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

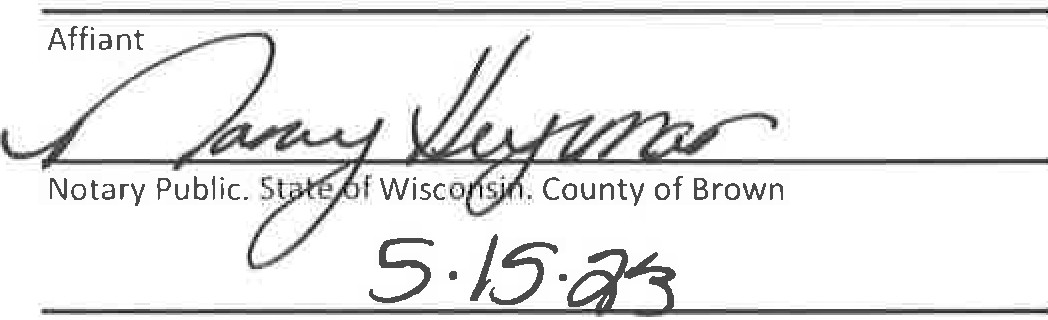
**PUBLIC NOTICE**

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

**7/19/2021;7/26/2021**

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

subscribed before me this 26th day of July, 2021 by

**-- -d=> r:f;;,t,. -**...

My commission expires

**- who** is personally known to me.

NANCY HEYRMAN

Notary Public State of Wisconsin

j EGION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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The Boa,d ol Supervisors for lhe Capital Heg1on Communily Uevelopmenl U1st n c.t l"Dislnct") will hold lhe lollowmg two pubhc hearings, ano a ,egular m ellnq:

TWO PVBLlc,\_HEJ.IBIN.Gs.AND A REGULAR MEETING

DATE: August 12, 2021

TIME: 6:30 pm

LOCATION: Southwood Community Genier 4675 Grove Park Drive Tallahassee, Florida 32311

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The Disbic1 imposes O&M Assessments on benelllted proper1y wilhin !he Disl1icl ror lhe purpose al tuntJing the Dislric 1"1'i g t!,ll!lul admimslral rvt:. \)l,IIIHI1ioml and maintenance l) f) l(4f!,l, •.t11ich, atnnng other lhings. luncJs lhe D1str1c:irs rrmlntenan C<t0 1 Di5:hict-owed sto1r'1'J.1i1it!t, patkl t ealion, and olher improvements and activilies. The DIJ'llflct pis 1\s budget lot UtGSa Operations and ma111l t 1LJ r<ca o.>,p tt•lSM e ach year alter cons1deralion by 1he B ·1,d after )he holding of a public hru:Hlt19. A .Qt!Ographic depiction of the Districl (i.e., the property potentially subject lo !he assessment) is idenll fied in the map allached hereto

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The !able below shows lhe schedule of lhe proposed O&M Assessmenls for each product type within lhe Dislrict:

Assessmen\s on the Property, which are subject lo change at \he hearing:

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| Apartments | $242.41 |
| Townhomes | $233,27 |
| Duplex | $217.70 |
| 30' Lot | rus., 9 |
| 40' Lot | $272.)5 |
| 55'Lot | $330.46 |
| 65' Lot | $408.22 |
| 75' Lot | $466.53 |
| 85' Lot | $507.74 |
| 90' Lot | $573 .91 |
| I00'Lot | $583.18 |
| ½Acre | $699.82 |
| I Acre | $913-65 |
| Adult Living Facility | $122.42 |
| Blended Commercial | **$2..**722. 15 |
| Golf Club | $14,948.44 |
| Catholic School | $0.00 |
| SouthWood House | $2 722.15 |

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late, elechng lo collect !hose or other assessments in a dilfe1ent manner al a future time.

For all O&M Assessments levied for Fi5cal Year 2021/2022, lhe Distrtct expects to collect no more than $1,835,659 in gross revenuE

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Jim Oliver District Manager

8£.SOLUTION 2021-D5"

A RESOL\_UTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGETS FOR FISCAL YEAR 202i/20:!2; DECU\HING SPECIA L ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADOR $SING PUBLICJ\TION; ADDRESSING SEVERABILITY; AND PRO Vf OINC AN EFFECTIVE D ATE.

budget*("*s*P :,:•, ::e : l!rr* haenr. *:r :, ee* r J f e:n ;: !rs =;rn-( ,; :r Ja I ;, r i nCommunity Developmen1Dis tr ic t 1 ' Dis lr ic l") prior to June1 5, 2021. lhe proposed

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11 o r ; ; cgee :l: ldlorth in theProposed Budgets by levy ol special assessments pursuant to Chapters 170,

WHE ll EAS the Districl herirb-j 04•fMminC-5 Ill.hi beHelils would accrue to lhe fJrg,>n1tW'I •,11hin the District, as oull1ned within the Proposed Budg tcls , in on omount equal lo or in e.11cess Gt 11-,e Assessmenls, and thal sua:h Assessmenl \'/Qtlld be la1rly and rtra!',,Qnnbty al!C>e:Jl1t..od OJ sel lor1h in the Proposed fJud e- ; and

WHEREAS, the Board has considered lhe Proposed Budgets, including the Assessmenls, and desires to sel the required public hearings thereon; NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGETS APPROVED The Proposed Budgels prepared by lhe District Manager for Fiscal Year 2021/2022 attached hereto as Exhibit A are hereby appro·,ed as lhe basis tor conducling a public

he.iring to arJopl said Proposed Budgets

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SETTING PUBLIC HEARINGS. Pubhc hearings on said approved Proposed BudgH ond Assessments are hereby decl;ired and sel lor· DATE: Augusl 12, 2021

HOUR: 6:30 pm

LOCATION: Southwood Communily Center 4675 Grove Park Drive Tallahassee Florida 32311

3 TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The Oislricl Manager 1s herE.-by dneclHl to subm11 ::i copy or tti.! P,oposed Budgets \o Lron County and the City ol T.;ll;i t1c1ssee al least sbcty (60) days prior lo lhe hearing sel .:ibo ve.

4, POSTING OF PROPOSED BUDGETS. In accordance w1lh Secl1on 189 016, Florid::i Sl::ilules, the Districrs Secrelary 1s rurther directed lo po.st lhe upnroved Proposed Budgets on the D1s1r1cl s website ol least l\\O 12J , 1;, f.S belore 1he budgel hearing dale as sel lorth in Section 3 and shall remain on lhe website lor al least lorty-f1ve (45) days

5 - PUBLICATION OF NOTICE- The Oislricf sh.:ill cause lh1s Resolution lo be pubhshed once a week lor a period ol two (2) weeks in a newspaper *at* general c1rcula11011 published in Leon Countr AUd1lionally, notice of 1n e public hearings shall be published m the manner p,escnbed by Florida law

6. SEVERABILITY. The 1nvalid1ty or unenlo,ceab1lily al any one or more p,ovisions ol lhis Resoluhon shall nol aHect the validity or entorceab1hty ot the rema1111ng port•ons al lh1s Resolution or any pan thereol

1. EFFECTIVE DATE. This Resolution shall lake *eHec\* immediately upon adoplion .

PASSED AND ADOPTED THIS 10TH DAY OF JUNE, 2021.

Al TEST: CAPITAL REGION COMMUNITY

DEVELOPMENT DISTRICT

# *FOURTH 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, July 8, 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 (by telephone)

Corbin deNagy Supervisor

Andrew Wiggins Supervisor Also present were:

James Oliver District Manager

Joe Brown District Counsel

Robert Berlin Operations Manager - GMS

Keith Dantin Engineering Consultant

The following is a summary of the actions taken at the July 8, 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 Audience Comments**

A resident asked what is happening with St. Joe and their big fix?

Mr. Rojas stated John Curtis is no longer with St. Joe and we haven’t heard what they are doing at this point.

Mr. Berlin stated they are in the process of trying to get the stormwater plan approved.

There is not a lot they can do until that is done.

July 8, 2021 Capital Region CDD

A resident stated looking at the reports on the water analysis we are still waiting on the last report and I suspect that will show high fecal matter from geese. I encourage you to come up with a long-term game plan rather than waiting for it to go away.

**THIRD ORDER OF BUSINESS 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 Assessments**
  4. **Check Register**

On MOTION by Mr. Wiggins seconded by Ms. Johnston with all in favor the consent agenda items were approved.

**FOURTH ORDER OF BUSINESS Acceptance of Fiscal Year 2020 Audit Report**

On MOTION by Mr. deNagy seconded by Mr. Wiggins with all in favor the fiscal year 2020 audit was accepted.

**FIFTH ORDER OF BUSINESS Discussion of Approved Fiscal Year 2022**

**Budget**

Mr. Oliver stated the purpose of this item today is to set the maximum assessment amount for inclusion in the published notice of public hearing, as well as the mailed notice to be sent to all property owners. There are three key reasons for the increase. First, last year the adopted budget used $97,000 in carry forward surplus to subsidize the budget. This year we show zero carry forward surplus to balance the budget. Seconds, as recommended in capital reserve study, we are including a $135,000 contribution into the capital reserve account for repairs and replacement of capital assets. Third, operations costs are increasing, particularly landscape maintenance due to the increase in common areas. We are looking at an increase in of almost 13%. If you wish to notice a smaller percentage increase, we could use carry forward surplus or a reduction in capital reserve contribution to achieve that.

July 8, 2021 Capital Region CDD

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor staff was authorized to send the mailed notice to the property owners with the approximate 13% increase in assessments.

**SIXTH ORDER OF BUSINESS Update Regarding Ponds Water**

**Quality/Geese Control**

Mr. Berlin stated we have someone spraying around the ponds and it seems to be helping.

We had a permit to remove nests and eggs, which will be renewed.

I had water quality tests done at the request of a homeowner and we will be getting a second quarter testing next month. The water quality for a stormwater pond is on par with the rest of the stormwater ponds and your lakes.

**SEVENTH ORDER OF BUSINESS Staff Reports**

1. **Attorney**

There being none, the next item followed.

1. **Dantin Consulting**

There being none, the next item followed.

1. **Property Management Report**
   1. **All Pro Reports**

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

* 1. **Operations Memorandum**

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

* 1. **Variance Report**

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

1. **Manager**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS Supervisor’s Requests**

July 8, 2021 Capital Region CDD

Ms. Johnston asked is there an update on the dog park?

Mr. Rojas responded not at this time. We will have a better report at the next meeting.

**NINTH ORDER OF BUSINESS Audience Comments**

A resident asked if the water quality comes back with an increase in fecal matter but is still in the acceptable range, if that goes into an unacceptable range what is the recourse to bring that under control.

Mr. Berlin stated I can’t answer that question, but I will get an answer. From what I understand from the lab guys is we have some sort of raw sewage leaking into the pond someway. The testing is such that the fecal coliform test is whatever it is at that particular point in time. DEP now requires that you take ten of them within a 30-day period so you are looking at more than once a week to do the steps, then you come up with a line and it is based on that average or they go with a one-time test. It indicates warm blooded animal fecal matter, which could be human also.

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – August 12, 2021 at**

**6:30 p.m. at the Southwood Community Center**

Mr. Rojas stated the next scheduled meeting is August 12, 2021 at 6:30 p.m.

On MOTION by Mr. Rojas seconded by Ms. Johnston with all in favor the meeting adjourned at 7:21 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

# *B.*

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| **Capital Region** |
| **Community Development District** |
| **Unaudited Financial Statements** |
| **June 30, 2021** |
| **Meeting Date** |
| **August 12, 2021** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | | | |
| **BALANCE SHEET** | | | | | | | | | | |
| **June 30, 2021** | | | | | | | | | | |
|  |  |  |  |  |  |  |  |  |  | **Total** |
|  |  |  | **Debt** | **Capital Project** | | |  | **Non-Major** |  | **Governmental** |
|  | **General** |  | **Service** |  |  | **Fund** |  | **Fund** |  | **Funds** |
| **ASSETS:** |  |  |  |  |  |  |  |  |  |  |
| CASH | $63,946 |  |  | --- |  | --- |  | --- |  | $63,946 |
| Capital Reserve | --- |  |  | --- |  | --- |  | $28,319 |  | $28,319 |
|  |  |  |  |  |  | --- |  |  |  |  |
| Due From General Fund - SRS 2013 | --- | $5,418 | | |  | --- |  | --- |  | $5,418 |
| Due From General Fund - SRS 2018A1 | --- | $1,768 | | |  | --- |  | --- |  | $1,768 |
| Due From General Fund - SRS 2018A1 | --- | $11,115 | | |  | --- |  | --- |  | $11,115 |
| Due From General Fund - SRS 2021 | --- | $2,242 | | |  | --- |  | --- |  | $2,242 |
| INVESTMENTS: |  |  |  |  |  |  |  |  |  |  |
| State Board | $991,720 |  |  | --- |  | --- |  | --- |  | $991,720 |
| ***Series 2013*** |  |  |  |  |  |  |  |  |  |  |
| Reserve | --- | $430,379 | | |  | --- |  | --- |  | $430,379 |
| Revenue | --- | $340,155 | | |  | --- |  | --- |  | $340,155 |
| Prepayment | --- | $334 | | |  | --- |  | --- |  | $334 |
| ***Series 2018A1*** |  |  |  |  |  |  |  |  |  |  |
| Reserve | --- | $651,198 | | |  | --- |  | --- |  | $651,198 |
| Revenue | --- | $86,812 | | |  | --- |  | --- |  | $86,812 |
| ***Series 2018A2*** |  |  |  |  |  |  |  |  |  |  |
| Reserve | --- | $135,807 | | |  | --- |  | --- |  | $135,807 |
| Revenue | --- | $38,478 | | |  | --- |  | --- |  | $38,478 |
| ***Series 2021*** |  |  |  |  |  |  |  |  |  |  |
| Interest | --- | $31,056 | | |  | --- |  | --- |  | $31,056 |
| Revenue | --- | $12,064 | | |  | --- |  | --- |  | $12,064 |
| Cost Of Issuance | --- |  |  | --- |  | $6,219 |  | --- |  | $6,219 |
| **TOTAL ASSETS** | $1,055,665 | $1,746,826 | | |  | $6,219 |  | $28,319 |  | $2,837,030 |
| **LIABILITIES:** |  |  |  |  |  |  |  |  |  |  |
| Accounts Payable | $24,352 |  |  | --- |  | --- |  | $5,465 |  | $29,817 |
| Due to General Fund | --- | $481 | | |  | --- |  | --- |  | $481 |
| Due to Debt Service - SRS 2013 | $5,418 |  |  | --- |  | --- |  | --- |  | $5,418 |
| Due to Debt Service - SRS 2018A1 | $1,768 |  |  | --- |  | --- |  | --- |  | $1,768 |
| Due to Debt Service - SRS 2018A2 | $11,115 |  |  | --- |  | --- |  | --- |  | $11,115 |
| Due to Debt Service - SRS 2021 | $2,242 |  |  | --- |  | --- |  | --- |  | $2,242 |
| **TOTAL LIABILITIES** | $44,895 | $481 | | |  | $0 |  | $5,465 |  | $50,841 |
| **FUND BALANCES:** |  |  |  |  |  |  |  |  |  |  |
| UNASSIGNED FOR GENERAL FUND | $1,010,770 |  |  | --- |  | --- |  | --- |  | $1,010,770 |
| ASSIGNED FOR CAPITAL PROJECTS | --- |  |  | --- |  | --- |  | $22,855 |  | $22,855 |
| RESTRICTED FOR DEBT SERVICE | --- | $1,746,345 | | |  | --- |  | --- |  | $1,746,345 |
| RESTRICTED FOR CAPITAL PROJECT | --- |  |  | --- |  | $6,219 |  | --- |  | $6,219 |
| **LIABILITIES & FUND BALANCE** | $1,055,665 | $1,746,826 | | |  | $6,219 |  | $28,319 |  | $2,837,030 |

*Page 1*

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| --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **GENERAL FUND** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | |
|  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Special Assessment-On Roll | $1,236,552 |  | $1,236,552 |  | $1,242,005 |  | $5,454 |
| Special Assessment-Direct - St Joe | $391,936 |  | $287,739 |  | $287,739 |  | $0 |
| Interest Income/Miscellaneous | $9,400 |  | $7,050 |  | $810 |  | ($6,240) |
| Emergency Management - Hurricane Michael | $0 |  | $0 |  | $3,263 |  | $3,263 |
| ***TOTAL REVENUES*** | **$1,637,888** |  | **$1,531,340** |  | **$1,533,816** |  | **$2,476** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |
| ***ADMINISTRATIVE:*** |  |  |  |  |  |  |  |
| Supervisors Fees | $6,000 |  | $5,800 |  | $5,800 |  | $0 |
| FICA Expense | $459 |  | $444 |  | $444 |  | $0 |
| Engineering | $30,000 |  | $22,500 |  | $9,955 |  | $12,545 |
| Arbitrage | $1,800 |  | $1,200 |  | $1,200 |  | $0 |
| Dissemination | $7,300 |  | $5,475 |  | $5,475 |  | $0 |
| Attorney | $57,000 |  | $42,750 |  | $45,362 |  | ($2,612) |
| Annual Audit | $4,550 |  | $3,710 |  | $3,710 |  | $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 |  | $36,465 |  | $36,465 |  | $0 |
| Information Technology | $2,800 |  | $2,100 |  | $2,100 |  | $0 |
| Records Storage | $150 |  | $113 |  | $0 |  | $113 |
| Travel & Per Diem | $1,500 |  | $1,125 |  | $0 |  | $1,125 |
| Telephone | $300 |  | $225 |  | $508 |  | ($283) |
| Postage | $1,000 |  | $750 |  | $564 |  | $186 |
| Printing & Binding | $2,000 |  | $1,500 |  | $1,169 |  | $331 |
| Insurance | $18,412 |  | $18,412 |  | $17,936 |  | $476 |
| Legal Advertising | $3,500 |  | $2,625 |  | $951 |  | $1,674 |
| Other Current Charges | $1,600 |  | $1,200 |  | $1,163 |  | $37 |
| Office Supplies | $200 |  | $150 |  | $77 |  | $73 |
| Dues, Licenses, Subscriptions | $3,175 |  | $2,381 |  | $175 |  | $2,206 |
| Capital Outlay | $250 |  | $187 |  | $0 |  | $187 |
| ***TOTAL ADIMINISTRATIVE*** | **$218,135** |  | **$176,132** |  | **$160,070** |  | **$16,062** |
| ***FIELD:*** |  |  |  |  |  |  |  |
| Management Fees | $126,000 |  | $94,500 |  | $94,500 |  | $0 |
| Security | $6,000 |  | $4,500 |  | $6,466 |  | ($1,966) |
| Communications | $6,000 |  | $4,500 |  | $4,500 |  | $0 |
| Utilities | $45,000 |  | $33,750 |  | $36,635 |  | ($2,885) |
| Landscape Maintenance - Contract | $983,735 |  | $737,801 |  | $737,801 |  | ($0) |
| Landscape Maintenance - New Units/Street Trees | $7,500 |  | $5,625 |  | $7,035 |  | ($1,410) |
| Pond Maintenance - Contract | $3,500 |  | $2,625 |  | $1,730 |  | $895 |
| Pond Maintenance - New Units | $1,000 |  | $750 |  | $0 |  | $750 |
| Pond Repairs - Current Units | $35,000 |  | $26,250 |  | $14,976 |  | $11,274 |
| Pond Repairs - New Units | $1,500 |  | $1,125 |  | $0 |  | $1,125 |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **GENERAL FUND** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | | |
|  |  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **EXPENDITURES:** |  |  |  |  |  |  |  |  |
| ***FIELD: (continued)*** |  |  |  |  |  |  |  |  |
| SWMF Operating Permit Fees |  | $8,262 |  | $6,197 |  | $6,426 |  | ($230) |
| Irrigation Maintenance - Contract |  | $51,030 |  | $38,273 |  | $38,273 |  | $0 |
| Irrigation Maintenance - New Units |  | $500 |  | $375 |  | $1,082 |  | ($707) |
| Irrigation Repairs - Current Units |  | $40,000 |  | $30,000 |  | $33,269 |  | ($3,269) |
| Irrigation Systems Upgrades |  | $1,250 |  | $938 |  | $874 |  | $64 |
| Preserve Maintenance |  | $40,000 |  | $30,000 |  | $27,357 |  | $2,643 |
| Tot Lot Inspection/Maintenance |  | $5,000 |  | $3,750 |  | $6,653 |  | ($2,903) |
| Tree Removal/Trimming/Cleanup |  | $35,000 |  | $26,250 |  | $13,011 |  | $13,239 |
| Alleyway Maintenance |  | $5,000 |  | $3,750 |  | $2,399 |  | $1,352 |
| Miscellaneous Maintenance |  | $5,000 |  | $3,750 |  | $2,473 |  | $1,277 |
| Special Events |  | $5,000 |  | $3,750 |  | $0 |  | $3,750 |
| Other-Contingency |  | $3,000 |  | $2,250 |  | $2,310 |  | ($60) |
| Capital Expenditures |  | $9,000 |  | $6,750 |  | $0 |  | $6,750 |
| Reserve for Capital - R&R |  | $89,209 |  | $0 |  | $0 |  | $0 |
| Common Area Maintenance |  | $5,000 |  | $3,750 |  | $6,259 |  | ($2,509) |
| ***TOTAL FIELD*** |  | **$1,517,486** |  | **$1,071,208** |  | **$1,044,027** |  | **$27,181** |
| ***TOTAL EXPENDITURES*** |  | **$1,735,622** |  | **$1,247,339** |  | **$1,204,096** |  | **$43,243** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **($97,734)** |  | **$284,001** |  | **$329,720** |  | **$45,719** |
| ***NET CHANGE IN FUND BALANCE*** |  | **($97,734)** |  | **$284,001** |  | **$329,720** |  | **$45,719** |
| FUND BALANCE - Beginning |  | $97,734 |  |  |  | $681,051 |  |  |
| FUND BALANCE - Ending |  | ($0) |  |  |  | $1,010,770 |  |  |

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| **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 | $13,546 |  |  |  |  | $1,242,005 |
| Special Assessment-Direct - St Joe | $391,936 | $65,323 | $32,661 | $32,913 | $32,661 | $35,532 | $13,100 | $53,666 | $20,028 | $1,854 |  |  |  |  | $287,739 |
| Interest Income/Miscellaneous | $9,400 | $131 | $63 | $44 | $76 | $114 | $112 | $99 | $93 | $78 |  |  |  |  | $810 |
| Emergency Management - Hurricane Michael | $0 | $1,762 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $1,500 |  |  |  |  | $3,263 |
| **TOTAL REVENUES** | **$1,735,621** | **$67,215** | **$167,461** | **$792,995** | **$311,573** | **$55,126** | **$29,555** | **$70,105** | **$22,807** | **$16,979** |  | **$0** | **$0** | **$0** | **$1,533,816** |
| ***EXPENDITURES:*** |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| *Administrative:* |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Supervisors Fees | $6,000 | $800 | $200 | $1,000 | $0 | $1,000 | $1,000 | $800 | $0 | $1,000 |  |  |  |  | $5,800 |
| FICA Expense | $459 | $61 | $15 | $77 | $0 | $77 | $77 | $61 | $0 | $77 |  |  |  |  | $444 |
| Engineering | $30,000 | $1,825 | $335 | $2,000 | $1,050 | $0 | $2,250 | $600 | $1,044 | $852 |  |  |  |  | $9,955 |
| Arbitrage | $1,800 | $0 | $0 | $0 | $0 | $600 | $0 | $0 | $600 | $0 |  |  |  |  | $1,200 |
| Dissemination | $7,300 | $608 | $608 | $608 | $608 | $608 | $608 | $608 | $608 | $608 |  |  |  |  | $5,475 |
| Attorney | $57,000 | $17,515 | $7,258 | $4,196 | $1,678 | $3,244 | $6,157 | $1,140 | $590 | $3,585 |  |  |  |  | $45,362 |
| Annual Audit | $4,550 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $3,710 |  |  |  |  | $3,710 |
| Annual Report | $500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Trustee Fees | $15,520 | $4,337 | $0 | $4,148 | $0 | $0 | $0 | $7,031 | $0 | $0 |  |  |  |  | $15,516 |
| Assessment Roll Services | $11,500 | $11,500 | $0 | $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 | $4,052 |  |  |  |  | $36,465 |
| Information Technology | $2,800 | $233 | $233 | $233 | $233 | $233 | $233 | $233 | $233 | $233 |  |  |  |  | $2,100 |
| Records Storage | $150 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Travel & Per Diem | $1,500 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Telephone | $300 | $0 | $43 | $44 | $40 | $60 | $40 | $116 | $116 | $49 |  |  |  |  | $508 |
| Postage | $1,000 | $120 | $75 | $64 | $27 | $62 | $98 | $3 | $37 | $77 |  |  |  |  | $564 |
| Printing & Binding | $2,000 | $41 | $186 | $34 | $213 | $2 | $270 | $274 | $100 | $50 |  |  |  |  | $1,169 |
| Insurance | $18,412 | $17,936 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $17,936 |
| Legal Advertising | $3,500 | $0 | $202 | $0 | $0 | $151 | $339 | $0 | $165 | $94 |  |  |  |  | $951 |
| Other Current Charges | $1,600 | $179 | $141 | $129 | $91 | $161 | $257 | $48 | $83 | $75 |  |  |  |  | $1,163 |
| Office Supplies | $200 | $0 | $13 | $0 | $15 | $0 | $21 | $15 | $13 | $0 |  |  |  |  | $77 |
| Dues, Licenses, Subscriptions | $3,175 | $175 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $175 |
| Capital Outlay | $250 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| **Total Administrative** | **$218,135** | **$59,383** | **$13,361** | **$16,585** | **$8,008** | **$10,249** | **$15,403** | **$14,980** | **$7,640** | **$14,460** |  | **$0** | **$0** | **$0** | **$160,070** |

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| **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 | $10,500 |  |  |  |  | $94,500 |
| Security | $6,000 | $6,466 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $6,466 |
| Communications | $6,000 | $500 | $500 | $500 | $500 | $500 | $500 | $500 | $500 | $500 |  |  |  |  | $4,500 |
| Utilities | $45,000 | $5,649 | $3,693 | $2,725 | $1,983 | $2,108 | $3,223 | $3,642 | $3,343 | $10,269 |  |  |  |  | $36,635 |
| Landscape Maintenance - Contract | $983,735 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 | $81,978 |  |  |  |  | $737,801 |
| Landscape Maintenance - New Units/Street Trees | $7,500 | $758 | $785 | $785 | $785 | $785 | $785 | $785 | $785 | $785 |  |  |  |  | $7,035 |
| Pond Maintenance - Contract | $3,500 | $0 | $0 | $0 | $865 | $0 | $0 | $0 | $865 | $0 |  |  |  |  | $1,730 |
| Pond Maintenance - New Units | $1,000 | $0 | $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 | $1,480 |  |  |  |  | $14,976 |
| Pond Repairs - New Units | $1,500 | $0 | $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 | $0 |  |  |  |  | $6,426 |
| Irrigation Maintenance - Contract | $51,030 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 | $4,253 |  |  |  |  | $38,273 |
| Irrigation Maintenance - New Units | $500 | $112 | $112 | $112 | $112 | $112 | $112 | $112 | $151 | $151 |  |  |  |  | $1,082 |
| Irrigation Repairs - Current Units | $40,000 | $3,375 | $3,391 | $2,453 | $0 | $3,603 | $5,182 | $4,293 | $6,851 | $4,120 |  |  |  |  | $33,269 |
| Irrigation Systems Upgrades | $1,250 | $274 | $0 | $0 | $0 | $600 | $0 | $0 | $0 | $0 |  |  |  |  | $874 |
| Preserve Maintenance | $40,000 | $2,748 | $6,687 | $3,734 | $0 | $0 | $6,490 | $5,388 | $1,100 | $1,210 |  |  |  |  | $27,357 |
| Tot Lot Inspection/Maintenance | $5,000 | $0 | $0 | $0 | $0 | $1,767 | $4,296 | $0 | $590 | $0 |  |  |  |  | $6,653 |
| Tree Removal/Trimming/Cleanup | $35,000 | $930 | $250 | $2,800 | $7,411 | $0 | $0 | $0 | $0 | $1,620 |  |  |  |  | $13,011 |
| Alleyway Maintenance | $5,000 | $0 | $0 | $0 | $0 | $1,350 | $269 | $780 | $0 | $0 |  |  |  |  | $2,399 |
| Miscellaneous Maintenance | $5,000 | $173 | $780 | $0 | $0 | $95 | $163 | $28 | $410 | $825 |  |  |  |  | $2,473 |
| Special Events | $5,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |  |  |  |  | $0 |
| Other-Contingency | $3,000 | $25 | $0 | $1,345 | $0 | $0 | $0 | $0 | $500 | $440 |  |  |  |  | $2,310 |
| Capital Expenditures | $9,000 | $0 | $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 |  |  |  |  | $0 |
| Common Area Maintenance | $5,000 | $658 | $0 | $0 | $737 | $404 | $1,286 | $3,173 | $0 | $0 |  |  |  |  | $6,259 |
| **Total Maintenance** | **$1,517,486** | **$118,856** | **$119,092** | **$113,370** | **$116,157** | **$108,053** | **$119,036** | **$118,648** | **$112,684** | **$118,130** |  | **$0** | **$0** | **$0** | **$1,044,027** |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **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** | **$134,439** | **$133,628** | **$120,324** | **$132,590** |  | **$0** | **$0** | **$0** | **$1,204,096** |
| **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)** | **($104,885)** | **($63,524)** | **($97,518)** | **($115,611)** |  | **$0** | **$0** | **$0** | **$329,720** |

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| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **CAPITAL RESERVE** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | | |
|  |  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **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 |  | $32,575 |  | ($32,575) |
| Other Charges |  | $600 |  | $450 |  | $429 |  | $21 |
| ***TOTAL EXPENDITURES*** |  | **$600** |  | **$450** |  | **$33,004** |  | **($32,554)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** |  | **$88,609** |  | **(450.00)** |  | **(26,004.38)** |  | **(25,554.38)** |
| FUND BALANCE - Beginning |  | $148,399 |  |  |  | $48,859 |  |  |
| FUND BALANCE - Ending |  | $237,008 |  |  |  | $22,855 |  |  |

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| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2011A1 & A2** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | |
|  |  |  |  |  |  |  |  |
|  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Special Assessments - Residential | $379,445 |  | $379,445 |  | $378,580 |  | ($864) |
| Interest Income | $1,000 |  | $750 |  | $56 |  | ($694) |
| ***TOTAL REVENUES*** | **$380,445** |  | **$380,195** |  | **$378,636** |  | **($1,559)** |
| **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 |  | $210,000 |  | $3,035,000 |  | ($2,825,000) |
| ***TOTAL EXPENDITURES*** | **$371,673** |  | **$371,673** |  | **$3,201,536** |  | **($2,829,863)** |
| ***EXCESS (DEFICIT) OF REVENUES*** |  |  |  |  |  |  |  |
| ***OVER EXPENDITURES*** | **$8,772** |  | **$8,522** |  | **($2,822,899)** |  | **($2,831,421)** |
| **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** |  | **$8,522** |  | **($280,260)** |  | **($288,782)** |
| FUND BALANCE - Beginning | $94,327 |  |  |  | $280,260 |  |  |
| FUND BALANCE - Ending | $103,098 |  |  |  | $0 |  |  |

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| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2013A** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | | |
|  |  |  |  |  |  |  |  |  |
|  |  | **ADOPTED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $381,326 |  | $381,326 |  | $380,539 |  | ($786) |
| Special Assessments - Commercial |  | $480,848 |  | $480,848 |  | $485,106 |  | $4,258 |
| Interest Income |  | $2,500 |  | $1,875 |  | $214 |  | ($1,661) |
| ***TOTAL REVENUES*** |  | **$864,674** |  | **$864,049** |  | **$865,859** |  | **$1,810** |
| **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)** |  | **($2,664)** |  | **($5,704)** |  | **($3,040)** |
| FUND BALANCE - Beginning |  | $351,184 |  |  |  | $781,989 |  |  |
| FUND BALANCE - Ending |  | $349,145 |  |  |  | $776,285 |  |  |

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| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2018A1** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | | |
|  |  |  |  |  |  |  |  |  |
|  |  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $149,435 |  | $149,435 |  | $149,127 |  | ($308) |
| Special Assessments - Commercial |  | $153,684 |  | $153,684 |  | $155,059 |  | $1,375 |
| Special Assessments - Direct |  | $1,002,976 |  | $707,070 |  | $707,070 |  | $0 |
| Interest Income |  | $2,500 |  | $1,875 |  | $43 |  | ($1,832) |
| ***TOTAL REVENUES*** |  | **$1,308,594** |  | **$1,012,064** |  | **$1,011,299** |  | **($765)** |
| **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)** |  | **($300,199)** |  | **($309,989)** |  | **($9,790)** |
|  |  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** |  | **($3,669)** |  | **($300,199)** |  | **($309,989)** |  | **($9,790)** |
| FUND BALANCE - Beginning |  | $397,549 |  |  |  | $1,049,287 |  |  |
| FUND BALANCE - Ending |  | $393,881 |  |  |  | $739,298 |  |  |

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| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2018A1** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | | |
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|  |  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $149,435 |  | $149,435 |  | $149,127 |  | ($308) |
| Special Assessments - Commercial |  | $153,684 |  | $153,684 |  | $155,059 |  | $1,375 |
| Special Assessments - Direct |  | $1,002,976 |  | $707,551 |  | $707,551 |  | $0 |
| Interest Income |  | $2,500 |  | $1,875 |  | $43 |  | ($1,832) |
| ***TOTAL REVENUES*** |  | **$1,308,594** |  | **$1,012,545** |  | **$1,011,780** |  | **($765)** |
| **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)** |  | **($299,718)** |  | **($309,508)** |  | **($9,790)** |
|  |  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** |  | **($3,669)** |  | **($299,718)** |  | **($309,508)** |  | **($9,790)** |
| FUND BALANCE - Beginning |  | $397,549 |  |  |  | $1,049,287 |  |  |
| FUND BALANCE - Ending |  | $393,881 |  |  |  | $739,779 |  |  |

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| **CAPITAL REGION** | | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2018A2** | | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | | |
|  |  |  |  |  |  |  |  |  |
|  |  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** |  | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |  |
| Special Assessments - Residential |  | $273,055 |  | $273,055 |  | $275,449 |  | $2,394 |
| Interest Income |  | $2,500 |  | $1,875 |  | $12 |  | ($1,863) |
| ***TOTAL REVENUES*** |  | **$275,555** |  | **$274,930** |  | **$275,461** |  | **$531** |
| **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** |  | **$1,133** |  | **($8,107)** |  | **($9,239)** |
|  |  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** |  | **$1,758** |  | **$1,133** |  | **($8,107)** |  | **($9,239)** |
| FUND BALANCE - Beginning |  | $57,226 |  |  |  | $193,507 |  |  |
| FUND BALANCE - Ending |  | $58,984 |  |  |  | $185,400 |  |  |

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| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **DEBT SERVICE FUND - SERIES 2021** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | |
|  |  |  |  |  |  |  |  |
|  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **VARIANCE** |
| **REVENUES:** |  |  |  |  |  |  |  |
| Special Assessments | $0 |  | $0 |  | $2,242 |  | $2,242 |
| Interest Income | $0 |  | $0 |  | $2 |  | $2 |
| ***TOTAL REVENUES*** | **$0** |  | **$0** |  | **$2,244** |  | **$2,244** |
| **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** |  | **$2,244** |  | **$2,244** |
| **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** |  | **$45,361** |  | **$45,361** |
| FUND BALANCE - Beginning | $0 |  |  |  | $0 |  |  |
| FUND BALANCE - Ending | $0 |  |  |  | $45,361 |  |  |

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| **CAPITAL REGION** | | | | | | | |
| **COMMUNITY DEVELOPMENT DISTRICT** | | | | | | | |
| **CAPITAL PROJECT FUND - SERIES 2021** | | | | | | | |
| Statement of Revenues, Expenditures and Changes in Fund Balances | | | | | | | |
| For the Period Ended June 30, 2021 | | | | | | | |
|  |  |  |  |  |  |  |  |
|  | **PROPOSED** |  | **PRORATED BUDGET** |  | **ACTUAL** |  |  |
| **DESCRIPTION** | **BUDGET** |  | **THRU 06/30/21** |  | **THRU 06/30/21** |  | **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** |  | **$185,993** |  | **$185,993** |
|  |  |  |  |  |  |  |  |
| ***NET CHANGE IN FUND BALANCE*** | **$0** |  | **$0** |  | **$6,219** |  | **$6,219** |
| FUND BALANCE - Beginning | $0 |  |  |  | $0 |  |  |
| FUND BALANCE - Ending | $0 |  |  |  | $6,219 |  |  |

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

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **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** |

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| **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 | | - 707,715.56 - - - - 707,715.56 323,271.32 1,030,986.88 | | | | | | | | |
| **TOTAL DUE DIRECT INVOICE - 295,260.10 - - - - 295,260.10 68,664.68 363,924.78**  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%** | **70.56%** | **0.00%** | **0.00%** | **0.00%** | **0.00%** | **70.56%** | **82.48%** | **73.91%** |
| **% 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** |  |
| 6/28/2021 - 7/31/2021 | | |
| ***Check Date*** | ***Check #'s*** | ***Total Amount*** |
| 6/28/2021 | 2724 | $2,076.30 |
| 7/7/2021 | 2725-2732 | $95,456.99 |
| 7/19/2021 | 2733-2743 | $53,248.93 |
| 7/31/2021 | 2744-2747 | $7,934.70 |
| **Total** |  | **$158,716.92** |
|  | **Capital Reserve** |  |
| ***Check Date*** | ***Check #'s*** | ***Total Amount*** |
| 7/7/2021 | 35-36 | $13,187.10 |
| 7/31/2021 | 37 | $2,908.06 |
| **Total** |  | **$16,095.16** |
| \* FedEx invoices will be provided upon request | | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/03/21 PAGE 1

\*\*\* CHECK DATES 06/28/2021 - 07/31/2021 \*\*\* 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 #

6/28/21 00074 6/28/21 143935 202107 310-51300-42000 \* 1,023.36

POSTAGE-MAIL NOTICE

6/28/21 143935 202107 310-51300-51000 \* 1,052.94

OFFICE SUPPLIES-MAIL NTC

ADVANCED DIRECT MARKETING SERVICES 2,076.30 002724

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00024 6/15/21 193147 202107 320-57200-46200 \* 81,977.92

JULY 2021 LANDSCAPE MAINT

6/15/21 193147 202107 320-57200-46225 \* 784.64

JULY 2021 LANDSCAPE MAINT

6/15/21 193147 202107 320-57200-46400 \* 4,252.50

JULY 2021 LANDSCAPE MAINT

6/15/21 193147 202107 320-57200-46425 \* 150.60

JULY 2021 LANDSCAPE MAINT

6/28/21 193151 202106 320-57200-46490 \* 420.00

TREE WORK-MISSION POND

6/28/21 193152 202106 320-57200-46490 \* 1,200.00

TREE REMOVAL-SHADY VIEW P

6/28/21 193155 202106 320-57200-46450 \* 680.19

IRRG RPR-C28 U31 PIPE RPR

6/29/21 193156 202106 320-57200-46450 \* 222.45

IRRG RPR-C23 U17 ROTORS

6/29/21 193157 202106 320-57200-46450 \* 230.45

IRRG RPR-C10 U29 PIPE/SH

6/29/21 193162 202106 320-57200-47000 \* 1,209.80

INSTALL MULCH 6/16-18/21

6/29/21 193163 202106 320-57200-46450 \* 488.50

IRRIG RPRS-C7 U23 PARKS

6/29/21 193164 202106 320-57200-46450 \* 121.00

IRRIG RPRS-C23 U17 CLOCK

6/29/21 193165 202106 320-57200-46450 \* 290.70

IRRIG RPR-C21 U19 SOLAR P

6/29/21 193166 202106 320-57200-46450 \* 517.50

IRRG RPR-C15 U-ORANGE AVE

ALL-PRO LAND CARE OF TALLAHASSEE 92,546.25 002726

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00299 6/28/21 06282021 202106 320-57200-46550 \* 1,480.00

GOOZE DX-1 GAZEBO POND

BLACK THUMB SERVICES, INC. 1,480.00 002727

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00167 7/01/21 000509 202107 320-57200-34010 \* 500.00

JUL 2021 WEB MGMT

BULLDOG STRATEGY GROUP, LLC 500.00 002728

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00029 5/28/21 42639725 202105 320-57200-43000 \* 34.31

MAY 2021 SERVICES

CAPR CAPITAL REGION MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER

\*\*\* CHECK DATES 06/28/2021 - 07/31/2021 \*\*\* CAPITAL REGION - GENERAL FUND

BANK B CAPITAL REGION - GEN

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

|  |  |  |
| --- | --- | --- |
| CHECK REGISTER  STATUS | RUN | 8/03/21  AMOUNT |
| \* |  | 73.71 |
| \* |  | 82.92 |

PAGE 2

....CHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

5/28/21 75804856 202105 320-57200-43000

MAY 2021 SERVICES

5/28/21 96990667 202105 320-57200-43000

MAY 2021 SERVICES

CITY OF TALLAHASSEE - UTILITIES 190.94 002729

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00137 6/17/21 1258 202106 310-51300-31100 \* 350.00

SERVICE THRU 6/15/2021

DANTIN CONSULTING, LLC 350.00 002730

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00216 3/26/21 11 202103 310-51300-49100 \* 200.00

AMORT SCHED. 2018 5/1/21

DISCLOSURE SERVICES, LLC 200.00 002731

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/07/21 00061 6/15/21 449 202106 320-57200-46650 \* 189.80

MAINT SUPPLIES

GOVERNMENTAL MANAGEMENT SERVICES 189.80 002732

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| - - | - | - | - | - | - | - | - - - - |
| \* |  |  |  |  |  |  | 382.68 |

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 193225 202107 320-57200-46450

|  |  |
| --- | --- |
| 7/19/21 00024 | 7/07/21 |
|  | 7/07/21 |
|  | 7/07/21 |
|  | 7/07/21 |
|  | 7/13/21 |
|  | 7/14/21 |

IRRG RPR- C#11 U#4

193226 202107 320-57200-46450

IRRG RPR-C#7 U#23

193227 202107 320-57200-46450

IRRG RPR-C#18 U#35 SHADYV 193228 202107 320-57200-46490

TREE LIMB REMOVAL LSF7

193232 202107 320-57200-46490

TREE REMOVAL/HIT BY CAR

193234 202107 320-57200-46550

MOWING LSF7 DRAIN SWALE

|  |  |  |
| --- | --- | --- |
| \* | 242.52 |  |
| \* | 49.50 |  |
| \* | 409.50 |  |
| \* | 195.25 |  |
| \* | 376.00 |  |

- - - - - - - -

ALL-PRO LAND CARE OF TALLAHASSEE 1,655.45 002733

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00126 7/12/21 1953039 202106 310-51300-31100 \* 501.58

SERVICE THRU 6/30/2021

ATKINS NORTH AMERICA, INC. 501.58 002734

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00301 6/30/21 354714 202106 310-51300-32200 \* 3,710.00

FYE2020 AUDIT

BERGER, TOOMBS, ELAM, GAINES & 3,710.00 002735

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00106 7/19/21 07192021 202107 300-20700-10800 \* 1,768.38

TXFER TAX RCPTS 7/19/21

CAPITAL REGION CDD - SERIES 2018A1 1,768.38 002736

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00130 7/19/21 07192021 202107 300-20700-11000 \* 11,114.89

TXFER TAX RCPTS 7/19/21

CAPITAL REGION CDD - SERIES 2018A2 11,114.89 002737

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

CAPR CAPITAL REGION MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/03/21 PAGE 3

\*\*\* CHECK DATES 06/28/2021 - 07/31/2021 \*\*\* 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 #

7/19/21 00148 7/19/21 07192021 202107 300-20700-10900 \* 5,417.76

TXFER TAX RCPTS 7/19/21

CAPITAL REGIONS CDD - SERIES 2013 5,417.76 002738

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00300 7/19/21 07192021 202107 300-20700-10000 \* 2,242.18

TXFER TAX RCPTS 7/19/21

CAPITAL REGION CDD - SERIES 2021 2,242.18 002739

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00029 5/28/21 80018212 202105 320-57200-43000 \* 893.72

MAY 2021 SERVICES

5/28/21 80018212 202105 320-57200-43000 \* 304.77- MAY 2021 SERVICES PAID

6/30/21 JUNE2021 202106 320-57200-43000 \* 10,269.47

JUNE 2021 SERVICES

CITY OF TALLAHASSEE - UTILITIES 10,858.42 002740

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00004 6/29/21 74195996 202106 310-51300-42000 \* 53.64

SERVICE THRU 6/29/2021

FEDEX 53.64 002741

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 450 202107 310-51300-34000 \* 4,051.67

|  |  |
| --- | --- |
| 7/19/21 00061 | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |
|  | 7/01/21 |

JULY 2021 MGMT FEES

450 202107 310-51300-35100 \* 233.33

JULY 2021 INFO TECHNOLOGY

450 202107 310-51300-31300 \* 608.33

JULY 2021 DISSEMINATION

450 202107 310-51300-51000 \* 15.15

JULY 2021 OFFICE SUPPLIES

450 202107 310-51300-42000 \* 26.89

JULY 2021 POSTAGE

450 202107 310-51300-42500 \* 217.50

JULY 2021 COPIES

450 202107 310-51300-41000 \* 65.52

JULY 2021 PHONE

450 202107 310-51300-44200 \* 114.72

JULY 2021 MTNG ROOM

451 202107 320-57200-34000 \* 10,500.00

JULY 2021 FAC MGMT

GOVERNMENTAL MANAGEMENT SERVICES 15,833.11 002742

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/19/21 00228 6/30/21 3940923 202106 310-51300-48000 \* 93.52

NOT OF MTNG 6/28/21

TALLAHASSEE MEDIA GROUP 93.52 002743

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/31/21 00024 7/21/21 193247 202107 320-57200-47000 \* 1,692.00

ADDTL MOWING LSF7/U31 PH3

CAPR CAPITAL REGION MPHILLIPS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/03/21 PAGE 4

\*\*\* CHECK DATES 06/28/2021 - 07/31/2021 \*\*\* CAPITAL REGION - GENERAL FUND

BANK B CAPITAL REGION - GEN

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

|  |  |
| --- | --- |
| DATE | DATE |
|  | 7/21/21 |
|  | 7/27/21 |
|  | 7/27/21 |
|  | 7/27/21 |
|  | 7/27/21 |
|  | 7/27/21 |

|  |  |  |  |
| --- | --- | --- | --- |
|  | | AMOUNT | # |
| \* | 170.16 |  |  |
| \* | 385.95 |  |  |
| \* | 617.52 |  |  |
| \* | 392.40 |  |  |
| \* | 355.75 |  |  |
| \* | 228.40 |  |  |

INVOICE YRMO DPT ACCT# SUB SUBCLASS

193250 202107 320-57200-46450

IRRG RPR C#3 U#1 7/15/21 193253 202107 320-57200-46550

REMOVE MAPLE TREE UNIT 1 193254 202107 320-57200-47000

REMOVE STORM DEBRIS

193255 202107 320-57200-46450

IRRAG RPR C#7 U#23

193256 202107 320-57200-46450

RPR DAMAGED ROTORS/HEADS 193257 202107 320-57200-46450

RPLC DAMAGED ROTORSHEADS

ALL-PRO LAND CARE OF TALLAHASSEE 3,842.18 002744

- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - 7/31/21 00157 7/16/21 071321 202107 320-57200-46910 \* 484.50

PRESSURE CLEAN SIDEWALK

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| - - - - - - - - | - - - - - - - - - | DAVE  - - - - - - - - - - - - | BORDEN  - - - - - - - - - - - - - - | - | - | - | - - | - | - | - | - | - | - - - - - | - | 484.50  - - - - | 002745  - - - |
| 7/31/21 00029 | 7/01/21 35414856 | 202107 320-57200-43000 |  |  |  |  | \* |  |  |  |  |  | 23.52 |  |  |  |
|  | SERVICE | FR 5/26-6/25/2021 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | CITY | OF TALLAHASSEE - UTILITIES |  |  |  |  |  |  |  |  |  |  |  | 23.52 | 002746 |
| - - - - - - - - | - - - - - - - - - | - - - - - - - - - - - - | - - - - - - - - - - - - - - | - | - | - | - - | - | - | - | - | - | - - - - - | - | - - - - | - - - |
| 7/31/21 00008 | 7/20/21 123870 | 202106 310-51300-31500 |  |  |  |  | \* |  |  |  |  |  | 2,400.00 |  |  |  |
|  | GENERAL | COUNSEL 6/30/21 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | 7/20/21 123871 | 202106 310-51300-31500 |  |  |  |  | \* |  |  |  |  |  | 1,184.50 |  |  |  |
|  | MONTHLY | MEETING 6/30/21 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

HOPPING, GREEN & SAMS, P.A. 3,584.50 002747

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

TOTAL FOR BANK B 158,716.92

TOTAL FOR REGISTER 158,716.92

CAPR CAPITAL REGION MPHILLIPS

# *FIFTH ORDER OF BUSINESS*

|  |
| --- |
| ***Approved Budget*** |
| ***Fiscal Year 2022*** |
| ***Capital Region*** |
| ***Community Development District*** |
| ***August 12, 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** |  | **6/30/2021** |  | **3 Months** |  | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |  |  |
| Special Assessment - On Roll |  | $1,236,552 |  | $1,242,005 |  | $0 |  | $1,242,005 |  | 1,394,014 |
| Special Assessment - Direct - St Joe |  | $391,936 |  | $287,739 |  | $104,197 |  | $391,936 |  | 441,845 |
| Interest Income/Misc. Revenue |  | $9,400 |  | $810 |  | $360 |  | $1,170 |  | $8,000 |
| Emergency Management - Hurricane Michael |  | $0 |  | $3,263 |  | $0 |  | $3,263 |  | $0 |
| Carry Forward Surplus |  | $97,734 |  | $104,014 |  | $0 |  | $104,014 |  | $0 |
| **TOTAL REVENUES** |  | **$1,735,621** |  | **$1,637,830** |  | **$104,557** |  | **$1,742,388** |  | **1,843,859** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |  |  |
| ***Administrative*** |  |  |  |  |  |  |  |  |  |  |
| Supervisor Fees |  | $6,000 |  | $5,800 |  | $2,000 |  | $7,800 |  | $12,000 |
| FICA |  | $459 |  | $444 |  | $153 |  | $597 |  | $918 |
| Engineering Fees |  | $30,000 |  | $9,955 |  | $20,045 |  | $30,000 |  | $25,000 |
| Arbitrage Rebate |  | $1,800 |  | $1,200 |  | $600 |  | $1,800 |  | $1,200 |
| Dissemination Agent |  | $7,300 |  | $5,475 |  | $1,825 |  | $7,300 |  | $7,300 |
| Attorney Fees |  | $57,000 |  | $45,362 |  | $11,638 |  | $57,000 |  | $57,000 |
| Annual Audit |  | $4,550 |  | $3,710 |  | $0 |  | $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 |  | $36,465 |  | $12,155 |  | $48,620 |  | $48,620 |
| Information Technology |  | $2,800 |  | $2,100 |  | $700 |  | $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 |  | $508 |  | $169 |  | $678 |  | $300 |
| Postage |  | $1,000 |  | $564 |  | $436 |  | $1,000 |  | $1,000 |
| Printing & Binding |  | $2,000 |  | $1,169 |  | $831 |  | $2,000 |  | $2,000 |
| Insurance |  | $18,412 |  | $17,936 |  | $0 |  | $17,936 |  | $19,730 |
| Legal Advertising |  | $3,500 |  | $951 |  | $2,549 |  | $3,500 |  | $3,500 |
| Other Current Charges |  | $1,600 |  | $1,163 |  | $437 |  | $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** |  | **$160,070** |  | **$56,062** |  | **$216,131** |  | **$216,973** |
| ***Field*** |  |  |  |  |  |  |  |  |  |  |
| Management Fees |  | $126,000 |  | $94,500 |  | $31,500 |  | $126,000 |  | $132,300 |
| Security |  | $6,000 |  | $6,466 |  | $0 |  | $6,466 |  | $7,000 |
| Communications |  | $6,000 |  | $4,500 |  | $1,500 |  | $6,000 |  | $6,000 |
| Utilities |  | $45,000 |  | $36,635 |  | $8,365 |  | $45,000 |  | $45,000 |
| Landscape Maintenance - Contract |  | $983,735 |  | $737,801 |  | $245,935 |  | $983,736 |  | $1,030,628 |
| Landscape Maintenance - New Units/Street Trees |  | $7,500 |  | $7,035 |  | $465 |  | $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 |  | $14,976 |  | $20,024 |  | $35,000 |  | $37,500 |
| 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** |  | **6/30/2021** |  | **3 Months** |  | **9/30/2021** |  | **FY 2022** |
| ***Field (continued)*** |  |  |  |  |  |  |  |  |  |  |
| Irrigation Maintenance - Contract |  | $51,030 |  | $38,273 |  | $12,758 |  | $51,030 |  | $55,488 |
| Irrigation Maintenance - New Units |  | $500 |  | $1,082 |  | $0 |  | $1,082 |  | $0 |
| Irrigation Repairs - Current Units |  | $40,000 |  | $33,269 |  | $6,731 |  | $40,000 |  | $45,000 |
| Irrigation System Upgrades |  | $1,250 |  | $874 |  | $376 |  | $1,250 |  | $0 |
| Preserve Maintenance |  | $40,000 |  | $27,357 |  | $12,643 |  | $40,000 |  | $37,500 |
| Tot Lot Inspection/Maintenance |  | $5,000 |  | $6,653 |  | $0 |  | $6,653 |  | $6,500 |
| Tree Removal/Trimming/Cleanup |  | $35,000 |  | $13,011 |  | $21,989 |  | $35,000 |  | $38,000 |
| Alleyway Maintenance |  | $5,000 |  | $2,399 |  | $2,602 |  | $5,000 |  | $5,000 |
| Miscellaneous Maintenance |  | $5,000 |  | $2,473 |  | $7,376 |  | $9,849 |  | $7,500 |
| Special Events |  | $5,000 |  | $0 |  | $5,000 |  | $5,000 |  | $5,000 |
| Other - Contingency |  | $3,000 |  | $2,310 |  | $690 |  | $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 |  | $135,552 |
| Common Area Maintenance |  | $5,000 |  | $6,259 |  | $0 |  | $6,259 |  | $8,000 |
| **TOTAL FIELD EXPENDITURES** |  | **$1,517,486** |  | **$1,044,027** |  | **$482,229** |  | **$1,526,256** |  | **$1,626,886** |
|  |  |  |  |  |  |  |  |  |  |  |
| **TOTAL EXPENDITURES** |  | **$1,735,622** |  | **$1,204,096** |  | **$538,291** |  | **$1,742,387** |  | **$1,843,859** |
|  |  |  |  |  |  |  |  |  |  |  |
| **EXCESS REVENUES OVER EXPENDITURES** |  | **($0)** |  | **$433,734** |  | **($433,734)** |  | **$0** |  | **$0** |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Capital Region** |  |  |  |  |  |  |
| **Community Development District** | | | | | | |
|  | **Assessment Allocation** |  |  |  |  |  |
|  | | | **Approved** |  | | |
|  |  | **FY 2021** | **FY 2022** | **FY 2022** | **FY 2022** | **FY 2022** |
| Net Assessment |  | $1,236,552 | **$1,394,014** | **$1,273,296** | **$1,310,383** | **$1,347,469** |
| Plus Collection Fees (7%) |  | $93,074 | **$104,926** | **$95,840** | **$98,631** | **$101,422** |
| Gross Assessments |  | $1,329,625 | **$1,498,940** | **$1,369,136** | **$1,409,014** | **$1,448,891** |
| **Use of Fund Balance** |  | **$97,734** | **$0** | **$158,484** | **$109,639** | **$60,795** |
| No. of Units |  | 3,264 | **3,264** | **3,264** | **3,264** | **3,264** |
|  | |  | **12.73% increase** | **3% increase** | **6% increase** | **9% increase** |
|  | **#** | **Gross** | **Gross** | **Gross** | **Gross** | **Gross** |
| **Lot Size** | **Of Units** | **Per Unit** | **Per Unit** | **Per Unit** | **Per Unit** | **Per Unit** |
|  | **Total** | **Amount** | **Amount** | **Amount** | **Amount** | **Amount** |
|  |  | **FY 2021** | **FY 2022** | **FY 2022** | **FY 2022** | **FY 2022** |
| **Apartments** | **1,229** | $215.02 | **$242.41** | **$221.47** | **$227.92** | **$234.37** |
| **Towns** | **252** | $206.91 | **$233.27** | **$213.12** | **$219.32** | **$225.53** |
| **Duplex** | **0** | $217.70 | **$217.70** | **$0.00** | **$0.00** | **$0.00** |
| **30s** | **53** | $226.62 | **$255.49** | **$233.42** | **$240.22** | **$247.02** |
| **40s** | **224** | $241.40 | **$272.15** | **$248.64** | **$255.88** | **$263.13** |
| **55s** | **270** | $293.12 | **$330.46** | **$301.91** | **$310.71** | **$319.50** |
| **65s** | **312** | $362.10 | **$408.22** | **$372.96** | **$383.83** | **$394.69** |
| **75s** | **194** | $413.82 | **$466.53** | **$426.23** | **$438.65** | **$451.06** |
| **85s** | **102** | $450.37 | **$507.74** | **$463.88** | **$477.39** | **$490.90** |
| **90s** | **15** | $509.07 | **$573.91** | **$524.34** | **$539.61** | **$554.89** |
| **100s** | **166** | $517.29 | **$583.18** | **$532.81** | **$548.33** | **$563.85** |
| **1/2 Ac** | **142** | $620.75 | **$699.82** | **$639.37** | **$658.00** | **$676.62** |
| **1Ac** | **40** | $810.42 | **$913.65** | **$834.73** | **$859.05** | **$883.36** |
| **ACLF** | **101** | $108.59 | **$122.42** | **$111.85** | **$115.11** | **$118.36** |
| **Blended Commercial** | **161.186** | $2,414.59 | **$2,722.15** | **$2,487.03** | **$2,559.47** | **$2,631.90** |
| **Golf Club** | **1** | $13,259.51 | **$14,948.44** | **$13,657.30** | **$14,055.08** | **$14,452.87** |
| **Catholic School** | **1** | $0.00 | **$0.00** | **$0.00** | **$0.00** | **$0.00** |
| **Southwood House** | **0.39** | $2,414.59 | **$2,722.15** | **$2,487.03** | **$2,559.47** | **$2,631.90** |
| **Total** | **3,263.576** |  |  |  |  |  |
| *Page 3* | | |  |  | | |

## Capital Region

**Community Development District General Fund**

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***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.*

## Capital Region

**Community Development District General Fund**

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***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.*

## Capital Region

**Community Development District General Fund**

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| --- | --- | --- |
| ***Maintenance: (continued)***  ***Landscape/Pond/Irrigation Maintenance (continued)***  **Contracts** | **Monthly** | **Annual** |
| *Landscape Maintenance – Contract* | $85,886 | $1,030,628 |
| Landscape Maintenance – New Units/Street Trees | $417 | $5,000 |
| Pond Maintenance – Contract | $417 | $5,000 |
| Pond Repairs – Current Units | $3,125 | $37,500 |
| Irrigation Maintenance – Contract | $4,624 | $55,488 |
| Irrigation Repairs – Current Units | $3,750 | $45,000 |
| ***Total*** | ***$98,219*** | ***$1,178,616.*** |

***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) |  |  |  |

## Capital Region

**Community Development District General Fund**

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|  |  |  |  |
| --- | --- | --- | --- |
| 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** |  | **6/30/2021** |  | **3 Months** |  | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |  |  |
| Capital Reserve Contribution |  | $89,209 |  | $0 |  | $89,209 |  | $89,209 |  | $135,552 |
| Miscellaneous Revenue |  | $0 |  | $7,000 |  | $0 |  | $7,000 |  | $0 |
| Designated reserves |  | $148,399 |  | $48,859 |  | $0 |  | $48,859 |  | $101,290 |
| **TOTAL REVENUES** |  | **$237,608** |  | **$55,859** |  | **$89,209** |  | **$145,068** |  | **$236,843** |
| ***Expenditures*** |  |  |  |  |  |  |  |  |  |  |
| Reserve for Capital - R&R |  | $0 |  | $32,575 |  | $10,631 |  | $43,206 |  | $0 |
| Other Charges |  | $600 |  | $429 |  | $143 |  | $572 |  | $600 |
| **TOTAL EXPENDITURES** |  | **$600** |  | **$33,004** |  | **$10,774** |  | **$43,778** |  | **$600** |
| **ASSIGNED FUND BALANCE** |  | **$237,008** |  | **$22,855** |  | **$78,435** |  | **$101,290** |  | **$236,243** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **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** |  | **6/30/2021** |  | **3 Months** | **9/30/2021** | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $862,173 |  | $865,645 |  | $0 | $865,645 | $862,173 |
| Interest Income | $2,500 |  | $214 |  | $71 | $285 | $200 |
| Carry Forward Surplus (1) | $351,184 |  | $351,276 |  | $0 | $351,276 | $345,644 |
| **TOTAL REVENUES** | **$1,215,857** |  | **$1,217,135** |  | **$71** | **$1,217,206** | **$1,208,016** |
| ***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** |  | **$345,572** |  | **$71** | **$345,644** | **$337,331** |
| (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 |  |  |  |  |  |  |  |

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| **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** |

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| **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** |  | **6/30/2021** |  | **3 Months** | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $220,083 |  | $304,185 |  | $0 | $304,185 |  | $220,083 |
| Special Assessment - Direct | $1,086,011 |  | $707,070 |  | $295,905 | $1,002,976 |  | $1,086,011 |
| Interest Income | $2,500 |  | $43 |  | $14 | $58 |  | $50 |
| Carry Forward Surplus (1) | $397,549 |  | $398,089 |  | $0 | $398,089 |  | $384,020 |
| **TOTAL REVENUES** | **$1,706,143** |  | **$1,409,388** |  | **$295,920** | **$1,705,307** |  | **$1,690,164** |
| ***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** |  | **$88,100** |  | **$295,920** | **$384,020** |  | **$381,226** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | | |
|  |  |  |  |  |  | Series 2018A1 |  | $368,125 |

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| **Capital Region** | | | | | | |
| **Community Development District** | |  |  | **Series 2018A1 Capital Improvement Revenue Refunding Bonds** | | |
|  |  |  |  |  |  | **Debt Amortization** |
| **Date** | **Principal** |  | **Interest** | **Coupons** | **Principal Balance** | **Calendar Year** |
|  |  |  |  |  |  |  |
| 11/01/21 |  |  | $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** |

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| **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** |  | **6/30/2021** |  | **3 Months** | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $273,055 |  | $275,449 |  | $0 | $275,449 |  | $281,879 |
| Interest Income | $2,500 |  | $12 |  | $5 | $17 |  | $0 |
| Carry Forward Surplus (1) | $57,226 |  | $57,700 |  | $0 | $57,700 |  | $49,598 |
| **TOTAL REVENUES** | **$332,781** |  | **$333,161** |  | **$5** | **$333,166** |  | **$331,478** |
| ***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** |  | **$49,593** |  | **$5** | **$49,598** |  | **$59,921** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | | |
|  |  |  |  |  |  | Series 2018A2 |  | $44,888 |

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| **Capital Region** | | | | | | |
| **Community Development District** | |  |  | **Series 2018A2 Capital Improvement Revenue Refunding Bonds** | | |
|  |  |  |  |  |  | **Debt Amortization** |
| **Date** | **Principal** |  | **Interest** | **Coupons** | **Principal Balance** | **Calendar Year** |
|  |  |  |  |  |  |  |
| 11/01/21 |  |  | $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** |

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| **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** |  | **6/30/2021** |  | **3 Months** | **9/30/2021** |  | **FY 2022** |
| ***Revenues*** |  |  |  |  |  |  |  |  |
| Special Assessment - Tax Collector | $13,012 |  | $2,242 |  | $10,770 | $13,012 |  | $318,938 |
| Interest Income | $0 |  | $2 |  | $0 | $2 |  | $0 |
| Carry Forward Surplus (1) | $0 |  | $0 |  | $0 | $0 |  | $56,131 |
| **TOTAL REVENUES** | **$13,012** |  | **$2,244** |  | **$10,770** | **$13,014** |  | **$375,069** |
| ***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) | $2,570,889) |  | ($2,570,889) |  | $0 | ($2,570,889) |  | $0 |
| **TOTAL OTHER FINANCING SOURCES AND USES** | **$43,117** |  | **$43,117** |  | **$0** | **$43,117** |  | **$0** |
| **EXCESS REVENUES OVER EXPENDITURES** | **$56,129** |  | **$45,361** |  | **$10,770** | **$56,131** |  | **$46,124** |
| (1) Carry Forward Surplus is net of Reseve requirement |  |  |  |  |  | 11/1/2022 - Interest | | |
|  |  |  |  |  |  | Series 2021 |  | $31,875 |

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| **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** |

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### RESOLUTION 2021-06

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Capital Region Community Development District (**“District”**) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

**WHEREAS,** at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS,** Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS,** the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1. BUDGET**

1. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
2. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**“Adopted Budget”**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
3. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Capital Region Community Development District for the Fiscal Year Ending September 30, 2022.”
4. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of $ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|  |  |
| --- | --- |
| TOTAL GENERAL FUND | $ |
| SERIES 2021 DEBT SERVICE FUND | $ |
| SERIES 2013 DEBT SERVICE FUND | $ |
| SERIES 2018A-1 DEBT SERVICE FUND | $ |
| SERIES 2018A-2 DEBT SERVICE FUND | $ |
| TOTAL ALL FUNDS | $ |
| **SECTION 3. BUDGET AMENDMENTS** |  |

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

1. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
2. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.
3. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
4. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

### PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2021.

ATTEST: **CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: Its:

# *SIXTH ORDER OF BUSINESS*

*A.*

### RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the Capital Region Community Development District **("District")** is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS,** the District is located in the City of Tallahassee, and Leon County, Florida

**("County");** and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes;* and

**WHEREAS,** the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (**“Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (**“Fiscal Year 2020/2021”**), attached hereto as **Exhibit “A**;” and

**WHEREAS,** the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS,** Chapter 190, *Florida Statutes,* provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS,** it is in the best interests of the District to proceed with the imposition of the special assessments for operations, maintenance, and other activities in the amount set forth in the Budget; and

**WHEREAS,** the District has previously levied special assessments for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS,** Chapter 197, *Florida Statutes,* provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector **("Uniform Method"),** and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS,** it is in the best interests of the District to adopt the assessment roll **("Assessment Roll")** attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property **("Tax Roll Property")** to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property **("Direct Collect Property"),** all as set forth in **Exhibit "B;"** and

**WHEREAS,** it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

### NOW, THEREFORE, BE IT RESOLUBED BY THE BOARD OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS:

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A** and **B,** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A** and **B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

### SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

1. **Tax Roll Assessments.** The operation and maintenance special assessments and the previously levied debt service assessments for the Series 2021 Bonds, Series 2018A-1 Bonds, Series 2018A-2 Bonds, and Series 2013 Bonds, imposed on the Tax Roll Property, shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
2. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments for the Series 2018A-1 Bonds, imposed on the Direct Collect Property, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedules: (i) operation and maintenance special assessments directly collected by the District are due on a prorated monthly basis by the first day of each month beginning on October 1, 2021, and with the final payment on September 1, 2022; (ii) Series 2018A-1 Bonds debt service assessments directly collected by the District are due according to the following schedule: 20% due no later than February 1, 2022, 20% due no later than March 1, 2022, 20% due no later than April 1, 2022, 20% due no later than September 1, 2022, and 20% due no later than October 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment - including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1% ) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.
3. **Future Collection Methods.** The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the District's Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and- shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager

shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 12th day of August, 2021.

ATTEST: CAPITAL REGION COMMUNITY

DEVELOPMENT DISTRICT

Secretary/Assistant Secretary Chair/Vice Chair

**Exhibit A: Fiscal Year 2021/2022 Budget Exhibit B: Assessment Roll (Uniform Method)**

**Assessment Roll (Direct Collect)**

# *B.*

### AGREEMENT BY AND BETWEEN THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT AND THE ST. JOE COMP ANY REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021-2022

This Agreement is made and entered into effective the 1st day of October, 2021, by and between:

**The Capital Region Community Development District,** a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Tallahassee and Leon County, Florida (hereinafter “District”), and

**The St. Joe Company,** a Florida corporation and the owner of a portion of the property located within the boundaries of the District (hereinafter “Property Owner”). For purposes of this agreement, Property Owner's property is more particularly described in **Exhibit A** attached hereto (the “Property”).

Recitals

WHEREAS, the District was established by Rule of the Florida Land and Water Adjudicatory Commission, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including storm water management systems, recreational, open/green spaces, landscaping, and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property benefits from the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the special assessments against the Property once platted and collect such special assessments on the Leon County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the district's special assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Assessment Payment.** Property Owner agrees to pay the operations and maintenance assessments (“O&M Assessments”) and debt services assessments securing the Series 2018A-1 Bonds levied on the undeveloped, unplatted Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these special assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2021, indicating the exact amount of the O&M Assessments and debt services assessments securing the Series 2018A-1 Bonds being directly collected for fiscal year 2021-2022. Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the schedules below.
2. Series 2018A-1 Bonds. Series 2018A-1 Bonds debt service assessments directly collected by the District are due according to the following schedule: 20% due no later than February 1, 2022, 20% due no later than March 1, 2022, 20% due no later than April 1, 2022, 20% due no later than September 1, 2022, and 20% due no later than October 1, 2022.
3. O&M Assessments. O&M Assessments directly collected by the District are due on a prorated monthly basis by the first day of each month beginning on October 1, 2021, with the final payment due no later than September 1, 2022.

The District's decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. Property Owner agrees that the O&M Assessments imposed as a lien on the undeveloped, unplatted Property are legal, valid and binding liens on the Property they are assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims pursuant to Section 170.09, *Florida Statutes*. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such O&M Assessments.

1. **Remedies.** In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments; provided however that the Board first provides the Property Owner with written notice to the address identified in Section 4 of this Agreement of the delinquency including the total amount owned and no less than ten (10) business days to cure the delinquency.
2. **Enforcement.** This Agreement shall serve as an alternative method for collection of the special assessments. This Agreement shall not affect the District's ability to collect and enforce its special assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the special assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Leon County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment - including any remaining

partial, deferred payments for Fiscal Year 2021-2022, as well as any future installments of special assessments securing debt service - shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

1. **Notice.** All notices, payments and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: The St. Joe Company

130 Richard Jackson Blvd., Suite 200 Panama City Beach, Florida, 32407 Attn: Marek Bakun

If to the District: Capital Region Community Development District

475 West Town Place, Suite 114

St. Augustine, Florida 3 2092 Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.

119 South Monroe Street, Suite 300

P.O. Box 6526 Tallahassee, Florida 32301 Attn: Sarah R. Sandy

1. **Amendment.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
2. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
3. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.
5. **Attorneys’ Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
6. **Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
7. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.
8. **Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
9. **Effective Date.** The Agreement shall take effect as of October 1, 2021.

[signature page follows]

In witness whereof, the parties execute this agreement the day and year first written

above.

Attest: **CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary Chair/Vice Chair

**THE ST. JOE COMP ANY,** a Florida corporation

Witness

Sign: Print Name:

Title:

Exhibit A: Description of the Property

### EXHIBIT A

All those lands owned by Property Owner within the boundary of the Capital Region Community Development District as of the date of the Board of Supervisors’ adoption of Resolution 2021- imposing and certifying fiscal year 2021-2022 special assessments for collection, excluding those lands owned by Property Owner subject to special assessments that Resolution 2021- certified for collection by the Leon County Tax Collector for fiscal year 2021-2022.

*EIGHTH ORDER OF BUSINESS*

*C.*

*1.*

**CRCDD Weekly Review**



|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **6/28/21** | **Tuesday**  **6/29/21** | **Wednesday**  **6/30/21** | **Thursday**  **7/1/21** | **Friday**  **7/2/21** |
|  |  |  |  |  |

**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 Tr Roadway | Blair Stone Rd (Units 5,17) | Bermuda Plot (CP) | Central Park:FL131 | FL080 |
| Central Park:Park Crossing Trail Park | Esplanade Way (Unit 5) | Mossy Creek Lane (Units 4,6,9) | Central Park:Tot Lot | NON-UNIT:Artemis Way |
| Four Oaks Blvd (Units 1,17,29) | LSF-7:Biltmore ROW | Shumard Oak Blvd (Units 3,5) | Hemingway Blvd & Trail (Units 2,4) | NON-UNIT:Schoolhouse Rd. & Biltmore Ext. |
| Orange Ave | NON-UNIT:Goldenrod & FL162 | UNIT 14:Green Space | Mossy Creek Lane (Units 4,6,9) | UNIT 20:Esplanade North (Unit 20) |
| Shumard Oak Blvd (Units 3,5) | Schoolhouse Rd (Units 3,4) | UNIT 21 & Arch Site:Arch Site Exterior | UNIT 2:Butterfly Parks | UNIT 37:Esplanade Nature Trail |
| UNIT 1:Verdura Point Park | UNIT 1:Barringer Hill Nature Trail | UNIT 23:Parks, Ponds & Green Spaces | UNIT 2:Newberry Parks | UNIT 37:Green Space |
| UNIT 14:Avon Park | UNIT 1:Iberville Park | UNIT 35:Merchants Row Entry Feature | UNIT 31:Magnolia Park (Rows, Parks & Pond) |  |
| UNIT 14:Buffers | UNIT 1:Mulberry Park Blvd | UNIT 4:Grove Park Dr | UNIT 31:Parks, Green Space, Rows, Lift Station |  |
| UNIT 18:Cummings Park | UNIT 1:TC1 Pond (FL130) | UNIT 5:Merchants Row | Unit 32:Alley Way |  |
| UNIT 2:Tremont | UNIT 10:Green Spaces (2) | UNIT 7:Grove Park Dr | Unit 32:Green Space |  |
| UNIT 23:Riverton Park (Four Oaks to Summertree) | UNIT 10:New Dawn Park | UNIT 8:WD140 | Unit 32:Jasmine Hill |  |
| UNIT 25:Longfellow Park & Pocket Parks | UNIT 10:Overlook Park |  | Unit 32:Lantana Lane |  |
| UNIT 29 | UNIT 10:Trails |  | Unit 32:Overcup Way |  |
| UNIT 29:Orange Ave (Mossy Creek to Four Oaks) | UNIT 10:WD141 |  | Unit 32:Park (off Mossy & Coneflower) |  |
| Unit 32:Orange Ave | UNIT 10:WD160 |  | UNIT 4:Grove Park Dr |  |
| UNIT 5:Drayton Drive | UNIT 16:Faulkner RoW |  |  |  |
| UNIT 7:Riverton (Grove Park to Four Oaks) | UNIT 16:FL230 |  |  |  |
|  | UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park | |  |  |
|  | UNIT 16:Salinger Drainage Easement (LF) |  |  |  |
|  | UNIT 16:Salinger Way |  |  |
|  | UNIT 19:Twain Park |  |  |
|  | UNIT 2:Endicott Park |  |  |
|  | UNIT 21 & Arch Site:Arch Site Exterior |  |  |
|  | UNIT 29:Coneflower Park |  |  |
|  | UNIT 30:Woodland Fields Park |  |  |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| UNIT 17:WD253 | LSF-7:FL263 | UNIT 5:Four Oaks (Shumard to Tram) | Central Park | Central Park |
| UNIT 17:WD284 | NON-UNIT:Espl/Blair/Overlook Field |  | Central Park:Butterfly Garden | NON-UNIT:FL040 - Mossy Creek |
| UNIT 18:WD281 | UNIT 16:Salinger Drainage Easement (LF) |  | UNIT 31 | NON-UNIT:Mossy Creek Nature Trail |
|  | UNIT 20:WD162 on Esplanade North |  | UNIT 31:FL070 | NON-UNIT:SB161 |
|  |  |  | UNIT 31:FL170 & Buffer | UNIT 20:WD162 on Esplanade North |
|  |  |  |  | UNIT 5:Capital Circle SE Buffer |

**Debris Cleanup**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | Storm Clean Up | Central Park Storm Clean Up |  |
| **Hand Weeding** | | | | |
|  |  | CP Butterfly Garden |  | |

**Mulch**

Trees - Remove sucker growth

UNIT 21 & Arch Site:Arch Site Conservation Area (Interior) UNIT 7:Collenton Court

Trees - Remove sucker growth

**Pruning**

Four Oaks Blvd (Units 1,17,29)

UNIT 30:Woodland Fields Park

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Detail service** | | | | |
| UNIT 30:Woodland Fields Park |  |  | Central Park | Central Park |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  | UNIT 10:New Dawn Park UNIT 10:Overlook Park |  |
|  |
| **Pre-Emergent:** Product used - Dithiopyr 2L | | | | |
| UNIT 10:New Dawn Park UNIT 10:Overlook Park |  |  | UNIT 10:New Dawn Park UNIT 10:Overlook Park | Central Park:Butterfly Garden |
| Hemingway Blvd & Trail (Units 2,4) |
| UNIT 1:Mulberry Park Blvd |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
| UNIT 10:New Dawn Park UNIT 10:Overlook Park |  |  | UNIT 10:New Dawn Park UNIT 10:Overlook Park | Central Park:Butterfly Garden  Hemingway Blvd & Trail (Units 2,4) UNIT 1:Mulberry Park Blvd |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Insecticide:** Product Used Advion | | | | |
| Biltmore Ave (Units 16,2,25) |  |  |  |  |

**Irrigation**

**Irrigation Troubleshooting (In Contract)**

|  |  |  |  |
| --- | --- | --- | --- |
| Controller | Unit Number | Date | Description |
| 18 | 35 | 6/30 | Wet Test |
| 18 | 35 | 7/1 | Wet Test |

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| 11 | 4 | 6/28 | Wire & Pipe Repair | 193225 |
| 18 | 35 | 6/30 | Repair Stuck Valve | 193227 |
| 7 | 23 | 6/30 | Repair Mainline | 193226 |

**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.

**CRCDD Weekly Review**



|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **7/5/21** | **Tuesday**  **7/6/21** | **Wednesday**  **7/7/21** | **Thursday**  **7/8/21** | **Friday**  **7/9/21** |
|  |  |  |  |  |

**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 89°F Lo 71°F | Hi 85°F Lo 71°F | Hi 77°F Lo 71°F | Hi 86°F Lo 73 | Hi 85°F Lo 73°F |
| Off for July 4th Holiday |  | Rain Day |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
|  | Blair Stone Rd (Units 5,17) | UNIT 2:Endicott Park | Bermuda Plot (CP) | Central Park:FL131 |
| Esplanade Way (Unit 5) |  | Mossy Creek Lane (Units 4,6,9) | Central Park:Park Crossing Trail Park |
| LSF-7:Biltmore ROW |  | UNIT 14:Green Space | Hemingway Blvd & Trail (Units 2,4) |
| LSF-7:FL263 |  | UNIT 21 & Arch Site:Arch Site Exterior | Shumard Oak Blvd (Units 3,5) |
| NON-UNIT:Goldenrod & FL162 |  | UNIT 23:Parks, Ponds & Green Spaces | UNIT 10:Vacant Lot by WD160 & Trail |
| Schoolhouse Rd (Units 3,4) |  | UNIT 35:Merchants Row Entry Feature | UNIT 14:Avon Park |
| UNIT 1:Barringer Hill Nature Trail |  | UNIT 4:Grove Park Dr | UNIT 2:Butterfly Parks |
| UNIT 1:Iberville Park |  | UNIT 5:Merchants Row | UNIT 2:Drainage Easment (Longfellow & Appleton) |
| UNIT 1:Mulberry Park Blvd |  | UNIT 7:Grove Park Dr | UNIT 2:Endicott Park |
| UNIT 1:Verdura Point Park |  | UNIT 8:WD140 | UNIT 2:Newberry Parks |
| UNIT 10:Green Spaces (2) |  |  | UNIT 2:Tremont |
| UNIT 10:New Dawn Park |  |  | UNIT 20:Esplanade North (Unit 20) |
| UNIT 10:Overlook Park |  |  | UNIT 31:Magnolia Park (Rows, Parks & Pond) |
| UNIT 10:Trails |  |  | UNIT 31:Parks, Green Space, Rows, Lift Station |
| UNIT 10:WD141 |  |  | Unit 32:Alley Way |
| UNIT 10:WD160 |  |  | Unit 32:Green Space |
| UNIT 16:FL230 |  |  | Unit 32:Jasmine Hill |
| UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park |  |  | Unit 32:Lantana Lane |
| UNIT 16:Salinger Way |  |  | Unit 32:Overcup Way |
| UNIT 17:Shady View Pond (WD260) |  |  | Unit 32:Park (off Mossy & Coneflower) |
| UNIT 19:Twain Park |  |  | UNIT 37:Esplanade Nature Trail |
| UNIT 2:Endicott Park |  |  | UNIT 37:Green Space |
| UNIT 21 & Arch Site:Arch Site Exterior |  |  | UNIT 4:Grove Park Dr |
| UNIT 29:Coneflower Park |  |  |  |
| UNIT 30:Woodland Fields Park |  |  |  |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | NON-UNIT:Espl/Blair/Overlook Field |  | Central Park | Central Park |
| UNIT 16:Salinger Drainage Easement (LF) | NON-UNIT:Merchants Row / Four Oaks Field | UNIT 20:WD162 on Esplanade North |
| UNIT 20:WD162 on Esplanade North | UNIT 1:WD240 | UNIT 31:FL070 |
| UNIT 26:Mossy Creek Nature Trail Ext. |  | UNIT 31:FL170 & Buffer |
|  |  | Unit 32 |
|  |  | UNIT 5:Capital Circle SE Buffer |

**Debris Cleanup**

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

**Mulch**

Trees - Remove sucker growth

Trees - Remove sucker growth

**Pruning**

NON-UNIT:Goldenrod & FL162 UNIT 1:Mulberry Park Blvd UNIT 31:Goldenrod Way

**IPM**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Pre-Emergent:** Product used - Dithiopyr 2L | | | | |
|  | UNIT 25:Longfellow Park & Pocket Parks |  | UNIT 21 & Arch Site:Arch Site Exterior |  |
| UNIT 31:FL070  UNIT 31:FL170 & Buffer UNIT 31:Lift Station  UNIT 31:Parks Ponds and Rows | UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
|  | UNIT 25:Longfellow Park & Pocket Parks |  | UNIT 21 & Arch Site:Arch Site Exterior |  |
| UNIT 31:FL070 | UNIT 25:Longfellow Park & Pocket Parks |
| UNIT 31:FL170 & Buffer UNIT 31:Lift Station  UNIT 31:Parks Ponds and Rows | UNIT 26:Strolling Way Parks |
|  |

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

**Irrigation**

**Irrigation Inspection**

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

**Irrigation Troubleshooting (In Contract)**

|  |  |  |  |
| --- | --- | --- | --- |
| Controller | Unit Number | Date | Description |
|  |  |  |  |

**Storm Clean-up/ Debris**

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

**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.



**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **7/12/21** | **Tuesday**  **7/13/21** | **Wednesday**  **7/14/21** | **Thursday**  **7/15/21** | **Friday**  **7/16/21** |
|  |  |  |  |  |

**CRCDD Weekly Review**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 89°F Lo 72°F | Hi 90°F Lo 72°F | Hi 90°F Lo 72°F | Hi 89°F Lo 72 | Hi 89°F Lo 73°F |
| Rain |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
| Biltmore Ave (Units 16,2,25)  Central Park:Park Crossing Trail Park | Blair Stone Rd (Units 5,17)  Central Park:Tot Lot | Bermuda Plot (CP)  Central Park | Central Park:FL131  Central Park:Tot Lot | Central Park:Tot Lot  FL080 |
| Four Oaks Blvd (Units 1,17,29) | Esplanade Way (Unit 5) | Central Park:Tot Lot | Hemingway Blvd & Trail (Units 2,4) | LSF-7 |
| NON-UNIT:Schoolhouse Rd. & Biltmore Ext. Orange Ave  UNIT 1:Mulberry Park Blvd | Four Oaks Blvd (Units 1,17,29)  NON-UNIT:Goldenrod & FL162 Orange Ave | Mossy Creek Lane (Units 4,6,9)  NON-UNIT:Merchants Row / Four Oaks Field Schoolhouse Rd (Units 3,4) | Mossy Creek Lane (Units 4,6,9) UNIT 1:Piney Grove  UNIT 2:Butterfly Parks | NON-UNIT:Artemis Way  UNIT 20:Esplanade North (Unit 20)  UNIT 27:New Village |
| UNIT 2:Carollton Park | Schoolhouse Rd (Units 3,4) | Shumard Oak Blvd (Units 3,5) | UNIT 2:Newberry Parks | UNIT 37:Esplanade Nature Trail |
| UNIT 29:Orange Ave (Mossy Creek to Four Oaks)  UNIT 5:Drayton Drive | UNIT 1:Barringer Hill Nature Trail  UNIT 1:Iberville Park | Shumard Oaks Blvd West (Unit 35) TR209A | UNIT 23:Parks, Ponds & Green Spaces  UNIT 31:Magnolia Park (Rows, Parks & Pond) | UNIT 37:Green Space  WD090N (Pond) |
| UNIT 7:Riverton (Grove Park to Four Oaks) | UNIT 1:Mulberry Park Blvd | UNIT 1:TC1 Pond (FL130) | UNIT 31:Parks, Green Space, Rows, Lift Station | WD090S (Pond) |
|  | UNIT 1:Verdura Point Park | UNIT 14:Green Space | Unit 32:Alley Way | WD290 (Pond) |
|  | UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park  UNIT 10:Overlook Park | UNIT 16:Faulkner RoW  UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces | Unit 32:Green Space  Unit 32:Jasmine Hill Unit 32:Lantana Lane |  |
|  | UNIT 10:Trails | UNIT 27:New Village | Unit 32:Overcup Way |  |
|  | UNIT 10:WD141 | UNIT 35:Merchants Row Entry Feature | Unit 32:Park (off Mossy & Coneflower) |  |
|  | UNIT 10:WD160 | UNIT 35:Merchants Row West | UNIT 4:Grove Park Dr |  |
|  | UNIT 16:Faulkner RoW | UNIT 4:Grove Park Dr |  |  |
|  | UNIT 16:FL230  UNIT 16:Poe Park | UNIT 7:Grove Park Dr  UNIT 8:WD140 |  |  |
|  | UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park |  |  |  |
|  | UNIT 16:Salinger Way |  |  |  |
|  | UNIT 18:Cummings Park |  |  |  |
|  | UNIT 19:Twain Park |  |  |  |
|  | UNIT 2:Endicott Park |  |  |  |
|  | UNIT 2:Tremont |  |  |  |
|  | UNIT 21 & Arch Site:Arch Site Exterior |  |  |  |
|  | UNIT 23:Riverton Park (Four Oaks to Summertree) |  |  |  |
|  | UNIT 25:Longfellow Park & Pocket Parks |  |  |  |
|  | UNIT 26:Strolling Way Parks |  |  |  |
|  | UNIT 29:Coneflower Park |  |  |
|  | UNIT 29:Orange Ave (Mossy Creek to Four Oaks) |  |  |
|  | UNIT 30:Woodland Fields Park |  |  |
|  | Unit 32:Orange Ave |  |  |
|  | UNIT 4:Terrebone Dr. |  |  |
|  | UNIT 7:Riverton (Grove Park to Four Oaks) |  |  |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | TR209 TR209A | NON-UNIT:Espl/Blair/Overlook Field NON-UNIT:TR230 | Central Park  Central Park:Butterfly Garden | Central Park FL080 |
| UNIT 16:Salinger Drainage Easement (LF) | TR209 | UNIT 31 | NON-UNIT:FL040 - Mossy Creek |
| UNIT 17:Shady View Pond (WD260) | UNIT 20:WD162 on Esplanade North | UNIT 31:FL070 | NON-UNIT:Mossy Creek Nature Trail |
| UNIT 17:Verdura Lake Green Space | UNIT 27:TR221A | UNIT 31:FL170 & Buffer | UNIT 1:WD240 |
| UNIT 26:Mossy Creek Nature Trail Ext. |  |  | UNIT 17:WD253 |
|  |  |  | UNIT 17:WD284 |
|  |  |  | UNIT 18:WD281 |
|  |  |  | UNIT 5:Four Oaks (Shumard to Tram) |
|  |  |  | WD090N (Pond) |
| WD290 (Pond) |

**Debris Cleanup**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | Storm Clean Up | Storm Clean Up |  |
| **Hand Weeding** | | | | |
|  |  | CP Butterfly Garden |  | |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Detail service** | | | | |
|  | Central Park |  |  |  |



**IPM**



|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Pre-Emergent:** Product used - Dithiopyr 2L | | | | |
|  | UNIT 16:Faulkner Park  UNIT 23:Parks, Ponds & Green Spaces | Blair Stone Rd (Units 5,17) |  | UNIT 17:Shady View Pond (WD260) |
| UNIT 17:WD253  UNIT 23:Parks, Ponds & Green Spaces  UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 35:Merchants Row Entry Feature |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
|  | UNIT 14:Avon Park | Blair Stone Rd (Units 5,17) |  | UNIT 17:Shady View Pond (WD260) |
| UNIT 16:Faulkner Park |  | UNIT 17:WD253 |
| UNIT 23:Parks, Ponds & Green Spaces |  | UNIT 23:Parks, Ponds & Green Spaces  UNIT 23:Riverton Park (Four Oaks to Summertree) |
| UNIT 35:Merchants Row Entry Feature |

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



**Irrigation**



**Irrigation Troubleshooting (In Contract)**

|  |  |  |  |
| --- | --- | --- | --- |
| Controller | Unit Number | Date | Description |
| 3 | 1 | 7/15 | Wet Test |

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| 3 | 1 | 7/15 | Replaced Damaged Valve & Valve Box | 193250 |

**Additional Contracted Work**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Unit | Date | | Description | | Invoice Number | |
| 31 phase 3 | 7/17 |  | Extra Mowing |  | 193247 |  |
| Multi | 7/16 & | 7/17 | installation of 7 new DogiPots | Moving of TC1 DogiPot | 193248 & | 193249 |





**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.



**CRCDD Weekly Review**



|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **7/19/21** | **Tuesday**  **7/20/21** | **Wednesday**  **7/21/21** | **Thursday**  **7/22/21** | **Friday**  **7/23/21** |
|  |  |  |  |  |

**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 89°F Lo 72°F | Hi 85°F Lo 72°F | Hi 85°F Lo 72°F | Hi 85°F Lo 72 | Hi 86°F Lo 72°F |
|  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
| Central Park:Park Crossing Tr Roadway | Blair Stone Rd (Units 5,17) | Central Park | Central Park:FL131 | Bermuda Plot (CP) |
| Central Park:Park Crossing Trail Park  Four Oaks Blvd (Units 1,17,29) | Esplanade Way (Unit 5)  Four Oaks Blvd (Units 1,17,29) | Four Oaks Blvd (Units 1,17,29)  NON-UNIT:Goldenrod & FL162 | Central Park:Tot Lot  Hemingway Blvd & Trail (Units 2,4) | Biltmore Ave (Units 16,2,25) Central Park:FL131 |
| UNIT 1:Verdura Point Park  UNIT 18:Cummings Park | Schoolhouse Rd (Units 3,4)  UNIT 1:Barringer Hill Nature Trail | Schoolhouse Rd (Units 3,4)  UNIT 1:Iberville Park | Mossy Creek Lane (Units 4,6,9)  Shumard Oak Blvd (Units 3,5) | Central Park:Tot Lot  LSF-7:Biltmore ROW |
| UNIT 23:Riverton Park (Four Oaks to Summertree) | UNIT 10:Green Spaces (2) | UNIT 1:Mulberry Park Blvd | UNIT 14:Green Space | NON-UNIT:Artemis Way |
| UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 36:Bluff Oak Way  UNIT 5:Drayton Drive | UNIT 10:New Dawn Park UNIT 10:Overlook Park  UNIT 10:Trails | UNIT 1:TC1 Pond (FL130)  UNIT 10:Trails  UNIT 10:WD141 | UNIT 2:Butterfly Parks UNIT 2:Newberry Parks  UNIT 21 & Arch Site:Arch Site Exterior | NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Carollton Park  UNIT 20:Esplanade North (Unit 20) |
|  | UNIT 10:WD141 | UNIT 10:WD160 | UNIT 23:Parks, Ponds & Green Spaces | UNIT 31:Magnolia Park (Rows, Parks & Pond) |
|  | UNIT 10:WD160 | UNIT 16:FL230 | Unit 32:Alley Way | UNIT 31:Parks, Green Space, Rows, Lift Station |
|  | UNIT 14:Avon Park | UNIT 21 & Arch Site:Arch Site Exterior | Unit 32:Green Space | Unit 32:Jasmine Hill |
|  | UNIT 16:Faulkner Park | UNIT 23:Parks, Ponds & Green Spaces | Unit 32:Park (off Mossy & Coneflower) | Unit 32:Lantana Lane |
|  | UNIT 16:Faulkner RoW | UNIT 27:New Village | UNIT 4:Grove Park Dr | Unit 32:Overcup Way |
|  | UNIT 16:Poe Park | UNIT 29:Coneflower Park | UNIT 7:Grove Park Dr | UNIT 37:Esplanade Nature Trail |
|  | UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park | UNIT 30:Woodland Fields Park |  | UNIT 37:Green Space |
|  | UNIT 16:Salinger Way | UNIT 35:Merchants Row Entry Feature |  |  |
|  | UNIT 19:Twain Park | UNIT 4:Terrebone Dr. |  |  |
|  | UNIT 2:Endicott Park | UNIT 5:Merchants Row |  |  |
|  | UNIT 2:Tremont | UNIT 8:WD140 |  |  |
|  | UNIT 23:Riverton Park (Four Oaks to Summertree) |  |  |  |
|  | UNIT 25:Longfellow Park & Pocket Parks |  |  |  |
|  | UNIT 26:Strolling Way Parks |  |  |  |
|  | UNIT 7:Riverton (Grove Park to Four Oaks) |  |  |  |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| TR209 TR209A | LSF-7:FL263  NON-UNIT:Espl/Blair/Overlook Field | NON-UNIT:SB161  UNIT 26:Mossy Creek Nature Trail Ext. | Central Park  NON-UNIT:Merchants Row / Four Oaks Field | Central Park  NON-UNIT:SB111B |
| UNIT 17:Lake Verdura Conservation | UNIT 16:Salinger Drainage Easement (LF) | UNIT 3:SB111A | NON-UNIT:TR230 | NON-UNIT:SB131 |
|  | UNIT 20:WD162 on Esplanade North |  | UNIT 5:NW Field on CC | NON-UNIT:SB161 |
|  | UNIT 5:Natural Area by Urban Park |  |  | UNIT 20:WD162 on Esplanade North |
|  | UNIT 5:SE Field on CC / TR216 |  |  | UNIT 31 |
|  | UNIT 5:TR216 |  |  | UNIT 31:FL070 |
|  |  |  |  | UNIT 31:FL170 & Buffer |
|  |  |  |  | UNIT 5:Capital Circle SE Buffer |

**Debris Cleanup**

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

**IPM**

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | UNIT 1:Mulberry Park Blvd  UNIT 2:Butterfly Parks |  | UNIT 1:Mulberry Park Blvd  UNIT 2:Tremont |  |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | UNIT 2:Butterfly Parks  UNIT 2:Endicott Park UNIT 2:Newberry Parks | UNIT 1:Mulberry Park Blvd UNIT 2:Tremont  UNIT 27:New Village | UNIT 27 |
|  |
| **Pre-Emergent:** Product used - Dithiopyr 2L | | | | |
|  |  | UNIT 27:New Village | UNIT 27:New Village |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
|  |  | UNIT 27:New Village | UNIT 27:New Village | UNIT 27 |

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

**Irrigation**

**Irrigation Troubleshooting (In Contract)**

|  |  |  |  |
| --- | --- | --- | --- |
| Controller | Unit Number | Date | Description |
| 7 | 23 | 7/20 | Wet Test |
| 8 | 25 | 7/20 | Wet Test |
| 16 | 14 | 7/21 | Wet Test |

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| 7 | 23 | 7/20 | Replace Damaged Rotors/SprayHeads/Nozzles | 193255 |
| 8 | 25 | 7/20 | Replace Damaged Rotors/SprayHeads/Nozzles | 193256 |
| 16 | 14 | 7/21 | Replace Damaged Rotors/SprayHeads/Nozzles | 193257 |

**Additional Contracted Work**

|  |  |  |  |
| --- | --- | --- | --- |
| Unit | Date | Description | Invoice Number |
| 1 | 7/23 | Removal of Dead Maple Tree @ TC1 Pond | 193253 |
| CP | 7/23 | Removal of Large Limb & Debris in Central Park | 193254 |
| Multi | Multi | Installation of 7 New DogiPot Stations over 2 wks. Billed last Week | 193248 |
| LSF-7 Drainage Swale | 7/17 | Extra Mowing/Swale | 193247 |

**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.



**Weather of the Week**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Monday**  **7/26/21** | **Tuesday**  **7/27/21** | **Wednesday**  **7/28/21** | **Thursday**  **7/29/21** | **Friday**  **7/30/21** |
|  |  |  |  |  |

**CRCDD Weekly Review**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Hi 94°F Lo 76°F | Hi 93°F Lo 75°F | Hi 90°F Lo 74°F | Hi 97°F Lo 75 | Hi 93°F Lo 75°F |
|  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Full Maintenance** | | | | |
| Biltmore Ave (Units 16,2,25) | Blair Stone Rd (Units 5,17) | Bermuda Plot (CP) | Central Park:FL131 | UNIT 20:Esplanade North (Unit 20) |
| Central Park:Park Crossing Tr Roadway | Esplanade Way (Unit 5) | Mossy Creek Lane (Units 4,6,9) | Central Park:Tot Lot | UNIT 20:WD162 on Esplanade North |
| Four Oaks Blvd (Units 1,17,29)  Orange Ave | Schoolhouse Rd (Units 3,4)  UNIT 1:Barringer Hill Nature Trail | UNIT 1:Mulberry Park Blvd  UNIT 14:Green Space | Hemingway Blvd & Trail (Units 2,4)  UNIT 10:Trails | UNIT 31:Magnolia Park (Rows, Parks & Pond)  UNIT 37:Esplanade Nature Trail |
| UNIT 1:Verdura Point Park | UNIT 1:Iberville Park | UNIT 21 & Arch Site:Arch Site Exterior | UNIT 2:Newberry Parks | UNIT 37:Green Space |
| UNIT 18:Cummings Park | UNIT 1:Mulberry Park Blvd | UNIT 23:Parks, Ponds & Green Spaces | UNIT 31:Magnolia Park (Rows, Parks & Pond) |  |
| UNIT 2:Carollton Park  UNIT 23:Riverton Park (Four Oaks to Summertree) | UNIT 1:TC1 Pond (FL130)  UNIT 10:Green Spaces (2) | UNIT 35:Merchants Row Entry Feature  UNIT 4:Grove Park Dr | UNIT 31:Parks, Green Space, Rows, Lift Station  Unit 32:Alley Way |  |
| UNIT 29:Orange Ave (Mossy Creek to Four Oaks)  Unit 32:Orange Ave | UNIT 10:New Dawn Park  UNIT 10:Overlook Park | UNIT 5:Merchants Row UNIT 7:Grove Park Dr | Unit 32:Green Space  Unit 32:Jasmine Hill |  |
| UNIT 36:Bluff Oak Way  UNIT 5:Drayton Drive | UNIT 10:Trails  UNIT 10:WD141 | UNIT 8:WD140 | Unit 32:Lantana Lane  Unit 32:Overcup Way |  |
| UNIT 7:Riverton (Grove Park to Four Oaks) | UNIT 10:WD160  UNIT 16:Faulkner RoW |  | Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr |  |
|  | UNIT 16:FL230 |  |  |  |
|  | UNIT 16:Poe Park |  |  |  |
|  | UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park |  |  |  |
|  | UNIT 16:Salinger Way |  |  |  |
|  | UNIT 19:Twain Park |  |  |  |
|  | UNIT 2:Endicott Park |  |  |  |
|  | UNIT 21 & Arch Site:Arch Site Exterior  UNIT 29:Orange Ave (Mossy Creek to Four Oaks) |  |  |  |
|  | Unit 32:Orange Ave |  |  |  |

**Standard Maintenance**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| UNIT 17:WD253  UNIT 17:WD284 Pond on Four Oaks | NON-UNIT:Espl/Blair/Overlook Field  NON-UNIT:Merchants Row / Four Oaks Field | Central Park UNIT 3:SB111A | Central Park UNIT 10:WD141 | Central Park  NON-UNIT:FL040 - Mossy Creek |
| UNIT 18:WD281 | UNIT 16:Salinger Drainage Easement (LF) | UNIT 5:Four Oaks (Shumard to Tram) | UNIT 10:WD160 | NON-UNIT:Mossy Creek Nature Trail |
|  | UNIT 20:WD162 on Esplanade North |  | UNIT 31 | UNIT 20:WD162 on Esplanade North |
|  |  |  | UNIT 31:FL070 | UNIT 26:Mossy Creek Nature Trail Ext. |
|  |  |  | UNIT 31:FL170 & Buffer | UNIT 31 |
|  |  |  |  | UNIT 5:Capital Circle SE Buffer |

**Debris Cleanup**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | CRCDD:Maintenance ROW-Parks-Ponds-Common Ar LSF-7:ROW, Common Area, Pond | CRCDD:Maintenance ROW-Parks-Ponds-Common Areas |  |
| **Hand Weeding** | | | | |
|  |  | CP Butterfly Garden |  | |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Detail service Weed Eating Around Trees** | | | | |
|  |  | Central Park |  | Central Park |



**IPM**



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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| NON-UNIT:Artemis Way | UNIT 18:Cummings Park | Biltmore Ave (Units 16,2,25) Schoolhouse Rd (Units 3,4) | CRCDD:Additional Contracted Work UNIT 19:Twain Park  UNIT 23:Riverton Park (Four Oaks to Summertree)  UNIT 25:Longfellow Park & Pocket Parks |  |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| NON-UNIT:Artemis Way  UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West |  | Biltmore Ave (Units 16,2,25) Schoolhouse Rd (Units 3,4) | UNIT 23:Riverton Park (Four Oaks to Summertree) |  |
|  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Non-Selective:** Product used - Roundup QuikPro | | | | |
| UNIT 14:Avon Park | UNIT 17:WD253 |  | Biltmore Ave (Units 16,2,25) | Central Park:Butterfly Garden |
| UNIT 23:WD230 UNIT 23:WD235 | UNIT 23:Parks, Ponds & Green Spaces |  | UNIT 31:FL070 |
| UNIT 35:Merchants Row Entry Feature  UNIT 35:Merchants Row West |  |  |  |
|  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Insecticide:** Product Used Advion | | | | |
|  |  |  | UNIT 19:Twain Park  UNIT 25:Longfellow Park & Pocket Parks |  |
|  |  |



**Irrigation Troubleshooting (In Contract)**

|  |  |  |  |
| --- | --- | --- | --- |
| Controller | Unit Number | Date | Description |
| 19 | 5 | 7/28 | Wet Twst |
| 23 | 17 | 7/29 | Wet Twst |
| 16 | 14 | 7/30 | Wet Twst |

**Irrigation Repairs**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Controller | Unit Number | Date | Description | Invoice Number |
| 19 | 5 | 7/28 | Replace Valve | 193314 |
| 23 | 17 | 7/29 | Replace Rotors/SprayHeads/Nozzles | 193317 |
| Orange Ave |  | 7/29 | Install Caps | 193316 |
| 16 | 14 | 7/30 | Replace Rotors | 193319 |

**Additional Contracted Work**

|  |  |  |  |
| --- | --- | --- | --- |
| Unit | Date | Description | Invoice Number |
| CP | 7/28 | Replace Worn DogiPot Dispenserd | 193315 |
| CP | 7-27 & 7-28 | Tree Work | 193313 |



**Proposals**



Description

TC1 Gazebo - Prep/Primer/Painting

Proposal Number

62444



**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: July 31, 2021***

***To:***

***Rich Whetsel Operations Director***

***via email***

***From: Robert Berlin***

***Capital Region Operations Manager***

***Re: Capital Region CDD***

***Monthly Managers Report for July 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. Responded to resident request for fallen tree impacting fence in Unit 21 and All Pro removed with use of platform lift, received invoice from Ultimate Fencing for proposed Dog Park in Unit 8 open space, received email from resident concerning parking in Central Park for Fourth fireworks event (1 July)
  2. Met with AOL Director and All Pro field manager concerning parking for Fourth of July event and will be meeting with All Pro on site Sunday morning to install "No Parking" signage and tape/cones in Central Park, checking light tower and meeting with Tallahassee Police officers working detail, sprayed FL 130 with geese repellant (2 July)
  3. Office Closed- Fourth of July Holiday (5 July)
  4. Approaching Tropical Storm Elise All Pro has full staff doing general clean up and storm prep with first bands hitting later this evening, responded (2 emails) to email (received 4 July) from resident concerns on water testing and quality in SWMF FL 130, responded to email from Graphics Designer for needed phots for new information signage in Central Park, sprayed FL 130 with geese repellant (6 July)
  5. All Pro mowing drainage swale in LSF-7, heavy rain in PM continues, all field operations suspended (7 July)
  6. Set up Community Center for CDD meeting and attend pre-meeting to discuss agenda, All Pro installing trees and sod on west entry of LSF-3 and M-Inc grading and forming sidewalk in same (8 July)
  7. Break down Community Center from CDD meeting, contractor spraymg geese repellent around perimeter of FL 130 (9 July)
  8. Spoke with St. Joe on LSF-3 and several areas to confirm any additional land sale transactions also requested and received annual report for Southwood for checking quantity of developable lots remaining , responded to resident concern on water leak in Town Center and met with owner rep for same, continue work on Central Park information signage (12 July)
  9. Responded to homeowner concerns on dead (snag) pine in Central Park and removed P-5 inlet grates on School House Road, met with City of Tallahassee re­ use techs at plant concerning low pressure at meter on School House Road and Terrebone Drive, contractor pressure washing sidewalk at Appleton and Biltmore in Unit 2 common area, spraying geese repellant around FL 130 (13 July)
  10. Set up meeting with Tallahassee Classical School on site for final sign location at entry road and Artemis Way, All Pro re-lay sod at west entry of LSF-3 and installing irrigation at east entry, M-Inc forming sidewalk in LSF-3, contractor continues pressure washing sidewalk in Unit 2 common area, met with COT Electric designer on possible street light (alleyway) relocation (14 July)
  11. Working with All Pro laying out property comers for common areas and installation install in LSF-3 also meet with M-Inc for same, M-Inc continues sidewalk pours in LSF-3 (15 July)
  12. All Pro continues irrigation installation in LSF-3, M-Inc continues pouring sidewalk in LSF-3, spoke with resident on possible installation of pull up and parallel bars (dip) in Central Park, met with M-Inc surveyor in LSF-3 for sleeve locations and property comers, met with Tallahassee Classical School reps on site for entry sign location, treating FL 130 with "anti-goose" spray (16 July)
  13. Working with All Pro installing sleeve crossings for irrigation in LSF-3 rain begins at noon and continues till late afternoon turf maintenance field work suspended, responded to homeowner concerns dealing with concrete dumping in North Park Preserve, dying street trees in Unit 10, sent Meridian Surveyors copy of recorded drainage easement in northwest comer ofMDR-11 South (19 July)
  14. All Pro continues installation of irrigation and sleeve for same in LSF-3, crew installing utility (cable?) appear to be outside of easement in common areas adjacent to Lot 4 Blk H, rain beginning in early afternoon with field operations suspended at 2:00PM (20 July)
  15. All Pro continues irrigation installation in LSF-3 GMS laid out street tree lo cations, emailed survey showing fence encroachment in Unit 1 Lot 1 Blk H to attorney and Board Chair, spoke with St. Joe on concrete removal and stockpile spreading in North Lake Preserve, emailed plat pages highlighted with areas of concern to Comcast contractor doing installation in LSF-3 (21 July)
  16. All Pro and GMS grading and creating berm on open space to sheet flow water away from homeowner lot in LSF-3, M-Inc begins concrete waste removal and spoil pile re-grading in North Lake Preserve area (22 July)
  17. All Pro continues grading and irrigation trim out in LSF-3, M-Inc continues spoil pile regrading in North Lake Preserve area, spoke with H Mayfield on completion of drainage in LSF-7 and acceptance of SWMF FL 080 cleaning, contractor spraying geese repellant at FL 130 (23 July)
  18. Single car accident at roundabout, M-Inc completes grading spoil pile in North Park Preserve area, met with Comcast contractor on cable locations in common area in LSF-3 (26 July)
  19. Received email from resident concerning installation of pullup and dip bar equipment material and costs, contractor spraying geese repellant at FL 130, All Pro trimming out irrigation and any repairs from cable installation in LSF-3 (27 July)
  20. All Pro installing sod at east entry of LSF-3, met with M-Inc on grading issues on nature trail areas in same, exchange emails with Southwood AOL Director on upcoming fishing tournament and possible locations for kayak sailing event in Central Park (28 July)
  21. Earthwork continues on MDR 11 South, entry sign construction complete at Tallahassee Classical School on Artemis Way, All Pro capping mainline irrigation on Orange Ave median where Sandco has staked out curb and gutter for new intersection alignment at Coneflower Drive Earthwork continues on MDR 11 South, entry sign construction complete at Tallahassee Classical School on Artemis Way, All Pro capping mainline irrigation on Orange Ave median where Sandco has

staked out curb and gutter for new intersection alignment at Coneflower Drive (29 July)

* 1. Contractor finished up pressure washing gazebo prior to painting at SWMF FL 130 and now pressure washing entry signage at Merchants Row and CCSE, emailed second quarter water quality test results as per homeowner request (30 July)

**Lake and SWMF Maintenance**

Heavy rains breaking up and flushing algae bloom in FL 130 and contractor treating for geese with repellent

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

**Security/Accident Reports:**

Single car accident at roundabout, minimal damage to CDD property

**Special Events:**

**Open Items:**

LSF-3 open space and SWMF maintenance Fencing for Dog Park

*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.*

JUL ACTUAL **JUL BUDGET** $ **VARIANCE %VARIANCE COMMENTS**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **34000 Management fees** | 10,500.00 | | $ | 10,500 00 | $ |  | 0 00% GMS FY 2021 contracted services |
| 34500 Security |  | | $ | 500.00 | $ | 500.00 | 100.00% Halloween road closures |
| **34010 Communications** | 500.00 | | 500.00 | | $ | | 0.00% Bulldog FY 2021 contracted services |
| **46200 Landscape Maint. Contracted** | 81,977.92 | | 81,977.92 | | $ | | 0.00% All Pro FY 2021 contracted services |
| **46225 Landscape Maint. New Units** | $ 784.64 | | 625.00 | | $ (159.64) | | -25.54% Artemis *Way* Unit 50 |
| **46500 Pond Maint. Contract** | 865.00 | | $ 291.67 | | $ (573.33) | | -196.57% 2nd Quarter water quality test |
| **46525 Pond Maint. New Units** |  | | 83.33 | | $ 83.33 | | 0.00% None online this month |
| **46550 Pond Repairs Current Units** | 986.95 | | 2,916.67 | | $ 1,929.72 | | 66.16% Gazebo cleaning and dead tree removal FL 130 and swale mowing LSF-7 |
| **46575 Pond Repairs New Units** |  | | 12 5.00 | | $ 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 lrrig. Maint. Contracted** | $ 4,252.50 | | 4,252.50 | | $ 0.00% All Pro FY 2021 contracted services | | |
| **46425 lrrig. Maint. New Units** | $ 1 50.60 | | $ 41.67 | | $ (108.93) -261.44% Artemis *Way* Unit 50 | | |
| **46450 lrrig. Repairs Current Units** | $ 1,146 .71 | | $ 3,333.33 | | $ 2,186.62 | | 65.60% Standard irrigation repairs and valve replacement due to traffic |
| **,46,4** 75 lrrig. **Repair• New** Untts | $ | | $ | | $ | | 0.00% Not included in budget for FY 2021 |
| **46465 lrrig.System Upgrades** | $ | | $ 104.17 | | $ 104.17 | | 0.00% None online this month |
| **46480** Pump **Sla1ion Main1enanca** | $ | | $ | | $ | | 0.00% Not included In budget for FY 2021 |
| **47000 Preserve Maintenance** | $ 2,309.52 | | 3,333.33 | | $ 1,023 .81 | | 30.71% Dead tree removal mowing in conservation areas in Units 31 and LSF-7 |
| **46485 Tot Lot Inspection/Maintenance** | $ | | 416.67 | | $ 416.67 | | 100.00% None online this month |
| **46490 Storm Event/Repair/Cleaning** | $ 604.75 | | $ 2,916.67 | | $ 2,311.92 | | 79.27% Remove tree (car strike) on Biltmore, limb in Unit 16 Mission site |
| **-46495 Reuee Rotrofl1** | $ | | $ | | $ | | 0 .00% Not Included ,n budget for FY 2021 |
| **46520 Alleyway Maintenance** |  | | 416.67 | | $ 416.67 | | 100.00% None online this month |
| **46900 Micellaneous Maintenance** | 200.00 | | 416.67 | | $ 216.67 | | 52.00% Merchants Row entry signs pressure washing |
| 43000 Utilities |  | | $ 3,750.00 | | $ 3,750.00 | | 100.00% |
| **49400 Special Events** |  | | $ 416.67 | | $ 41667 | | 100.00% None online this month |
| **46650 Other - Contingency** |  | | $ 250.00 | | $ 250 00 | | 100.00% None online this month |
| **65000 Budget Stabilization** | $ |  | $ |  | $ |  | 0.00% Not Included In budget for FY 2021 |
| **61000 Capital Expenditures** |  | 10,630.56 |  | 750.00 | $ | (9,880.56) | -1317.41% New Dogi Pots/install Dog Par!< Fencing 50% for materials |
| **60000 Reserve for Capital • R&R** | $ | | $ 7,434.08 | | $ 7,434.08 | | 100.00% None online this month |
| **46910 Common Area Maintenance** | $ 484.50 | | $ 416.67 | | $ (67.83) | | -16.28% Common area sidewalk pressure washing Unit 2 Appleton/Biltmore par!< |
| TOTAL | $ | 115 ,393 .65 | $ | 126,457.17 | $ | 11,063.52 | 8.75% |

**YTO ACTUAL** YTO BUDGET $VARIANCE ')\VARIANCE COMMENTS

**34000 Management fees** s 105,000.00 s 105,000.00 s 0.00% GMS FY 2021 contracted services

**34500 Security** s 6,491.00 **s** 5,000.00 $ (1,491.00) **-29.82% Halloween road closures**

**34010 Communications** s 5,000.00 s 5,000.00 $ 0.00% Bulldog FY 2021 contracted services

**46200 Landscape Main! Contracted** $ 819,779.20 $ 819,779.20 s 0.00% All Pro FY 2021 contracted services

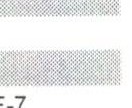
**46225 Landscape Maint. New Units** s 7,819.40 s 6,250.00 s (1,569.40) -25.11% Artemis *Way* Unit 50

**46500 Pond Maint. Contract** s 2,595.00 s 2,916.67 s 46525 Pond Maint. New Units s s 833.33 s **46550 Pond Repairs Current Units** s 19,462.50 s 29,166.67 s **46575 Pond Repairs New Units** s s 1,250.00 s **46600 SWMF Operating Permit Fees** s 6,885.00 s 6,885.00 s **46400 lrrig. Maint. Contracted** s 42,525.00 s 42,525.00 s

|  |  |
| --- | --- |
| 321.67 | 11.03% None online this month |
| 833.33 | 0.00% None online this month |
| 9,704 . 1 7 | 33.27% Gazebo cleaning and dead tree removal FL 130 and swale mowing LSF-7 |
| 1,250.00 | 0.00% None online this month |
|  | 0.00% COTGM Operating Permit Fee for SWMF |
|  | 0.00% All Pro FY 2021 contracted services |

**46425 lrrig. Maint. New Units** s 1,233.00 $ 416.67 s (816.33) -195.92% Artemis *Way* Unit 50

**46450 lrrig. Repairs Current Units** s 36,034.65 s 33,333.33 s (2,701.32) -8.10% Standard irrigation repairs and valve replacement due to traffic

,46,475 lrrig. **Repairs New** Units s $ $ 0.00"/4 Not included In budget for FY 2021

**46465 Illig .System Upgrades** s 873.87 s 1,041.67 s 167.80 **0.00% None online this month**

**,46,480** Pump Station **Mllintenanca** $ $ $ 0.00% Not included in budget for FY 2021

**47000 Preserve Maintenance** s 28,846.80 s 33,333.33 s 4,486.53 **13.46% Dead tree removal mowing in conservation areas in Units 31 and LSF-7**

**46485 Tot Lot Inspection/Maintenance** s 7,211.80 s 4,166.67 s (3,045.13) -73.08% None online this month

**46490 Storm Event/Repair/Cleaning** s 13,615.40 s 29,166.67 s 15,551.27 **53.32% Remove tree (car strike) on Biltmore , limb in Unit 16 Mission site**

**,46,495 Reuse Rel1olit** $ $ $ 0.00% Not included in budget for FY 2021

**46520 Alleyway Maintenance** s 2,398.50 s 4,166.67 s 1,768.17 42.44% None online this month

**46900 MicetlaneousMaintenance** s 2,673.22 s 4,166.67 s 1,493.45 35.84% None online this month

**43000 Utilities** s 18 ,5 13.92 s 37,500.00 s 18,986.08 50.63%

**49400 Special Events** s s 4,166.67 s 4,166.67 100.00% None online this month

**46650 Other - Contingency** s 2,284.80 $ 2,500.00 s 215.20 **8.61% None online this month**

**55000 Budget Stabillzation** $ $ $ 0.00% Not Included ,n budget for FY 2021

**61000 Capital Expenditures** s 41,616.35 s 7,500.00 $ (34,116.35) -454.88% None online this month

**60000 Reserve for Capital - R&R** s 4,694.33 s 74,340.83 s 69,646.50 **93.69% None online this month**

**46910 Common Area Maintenance** $ 6,743.35 s 4,166.67 s (2,576.68) -61.84% Common area sidewalk pressure washing Unit 2 Appleton/Biltmore par!<

TOTAL s 1,175,553.74 s 1,264,571.70 s 89,017.96 7.04%

# *D.*

NOTICE OF MEETINGS CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Capital Region Community Development District (“Southwood Community”) will hold their regularly scheduled public meetings for Fiscal Year 2022 at the **Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311** at 6:30 p.m. on the second Thursday of each month as follows:

October 14, 2021

December 9, 2021

February 10, 2022

April 14, 2022

June 9, 2022

August 11, 2022