

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

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:

- I. Roll Call
- II. Audience Comments (*regarding agenda items listed below*)
- III. Affidavit of Publication
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the July 8, 2021 Meeting
 - B. Balance Sheet as of June 30, 2021 and Statement of Revenues & Expenditures for the Period Ending June 30, 2021
 - C. Allocation of Assessment Receipts
 - D. Check Register
- V. Public Hearing to Consider the Adoption of the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022
- VI. Public Hearing to Consider Imposing Operations and Maintenance Special Assessments for Fiscal Year 2022
 - A. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
 - B. Consideration of Direct Collection Agreement with St. Joe Company

- VII. Update Regarding Park Pull Up Bar
- VIII. Staff Reports
 - A. Attorney
 - B. Dantin Consulting
 - C. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - 3. Variance Report
 - 4. Dog Park Project
 - D. Manager – Discussion of Fiscal Year 2022 Meeting Schedule
- IX. Supervisors Requests
- X. Audience Comments
- XI. Next Scheduled Meeting – TBD @ 6:30 p.m.
- XII. 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:

- A. Roadways – *Chairman Rojas*
- B. Landscaping Conservation Areas – *Chairman Rojas*
- C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Kelley*
- D. Budget / Bond Refinancing – *Supervisor deNagy*
- E. HOA Coordination – *Vice Chair Johnston*
- F. City/County Coordination – *Supervisor Wiggins*
- G. Community Liaison – *Supervisor Kelley*

THIRD ORDER OF BUSINESS

TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

Attn: SARAH SWEETING
CAPITAL REGION COMMUNITY
5385 KNOB HILL RD
SUNRISE, FL 33351

STATE OF FLORIDA COUNTY OF LEON

Before the undersigned authority personally appeared *[Signature]* 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.

Sworn to and subscribed before me this 26th day of July, 2021 by *[Signature]* who is personally known to me.

Affiant

[Signature]
Notary Public, State of Wisconsin, County of Brown

5.15.23
My commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

CAPITAL REGION 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.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors for the Capital Region Community Development District ("District") will hold the following two public hearings, and a regular meeting:

TWO PUBLIC HEARINGS AND A REGULAR MEETING

DATE: August 12, 2021
TIME: 6:30 p.m.
LOCATION: Southwood Community Center
4675 Grove Park Drive
Tallahassee, Florida 32311

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budgets for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022 Budget"). The second public hearing is being held pursuant to Chapters 170, 190, and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the District's Fiscal Year 2021/2022 Budget; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The public hearings are being conducted pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

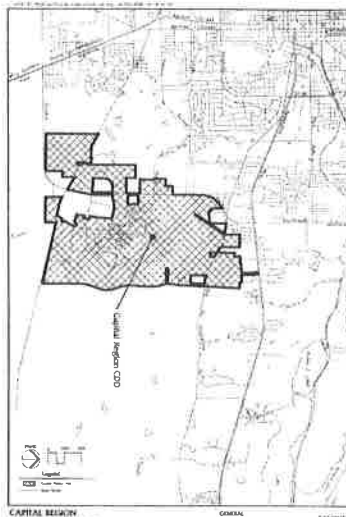
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget, which, among other things, funds the District's maintenance of District-owned stormwater, park/recreation, and other improvements and activities. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equalized Residential Units" or "ERUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed O&M Assessments for each product type within the District:

Assessments on the Property, which are subject to change at the hearing:

Lot Size	Gross Per Unit Amount FY 2022
Apartments	\$242.41
Townhomes	\$233.27
Duplex	\$217.70
30' Lot	\$255.49
40' Lot	\$272.15
55' Lot	\$330.46
65' Lot	\$408.22
75' Lot	\$466.53
85' Lot	\$507.74
90' Lot	\$573.91
100' Lot	\$583.18
½ Acre	\$699.82
1 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



The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Leon County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

For all O&M Assessments levied for Fiscal Year 2021/2022, the District expects to collect no more than \$1,835,859 in gross revenue.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Ph: (904) 940-5850, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver
District Manager

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Capital Region Community Development District ("District") prior to June 15, 2021, the proposed budgets ("Proposed Budgets") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budgets by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budgets; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budgets, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budgets; and

WHEREAS, the Board has considered the Proposed Budgets, including the Assessments, and desires to set 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 Budgets prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as Exhibit A are hereby approved as the basis for conducting a public hearing to adopt said Proposed Budgets.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budgets. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budgets and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the District's Office, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. The Assessments shall be levied within the District on all benefited lots and lands, and shall be apportioned, all as described in the Proposed Budgets and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes, or, alternatively, in one or more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes.

SETTING PUBLIC HEARINGS. Public hearings on said approved Proposed Budget and Assessments are hereby declared and set for:

DATE: August 12, 2021
HOUR: 6:30 p.m.
LOCATION: Southwood Community Center
4675 Grove Park Drive
Tallahassee, Florida 32311

3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budgets to Leon County and the City of Tallahassee at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGETS. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budgets on the District's website at least two (2) days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Leon County. Additionally, notice of the public hearings shall be published in the manner prescribed by Florida law.

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.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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

ATTES:

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.

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**

- A. Approval of the Minutes of the June 10, 2021 Meeting**
- B. Balance Sheet as of May 31, 2021 and Statement of Revenues & Expenditures for the Period Ending May 31, 2021**
- C. Allocation of Assessments**
- D. 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. Second, 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.

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

A. Attorney

There being none, the next item followed.

B. Dantin Consulting

There being none, the next item followed.

C. Property Management Report

1. All Pro Reports

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

2. Operations Memorandum

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

3. Variance Report

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

D. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District
Unaudited Financial Statements
June 30, 2021

Meeting Date
August 12, 2021

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT**

BALANCE SHEET

June 30, 2021

	General	Debt Service	Capital Project Fund	Non-Major Fund	Total Governmental Funds
<u>ASSETS:</u>					
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	<u>\$1,055,665</u>	<u>\$1,746,826</u>	<u>\$6,219</u>	<u>\$28,319</u>	<u>\$2,837,030</u>
<u>LIABILITIES:</u>					
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	<u>\$44,895</u>	<u>\$481</u>	<u>\$0</u>	<u>\$5,465</u>	<u>\$50,841</u>
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	<u>\$1,055,665</u>	<u>\$1,746,826</u>	<u>\$6,219</u>	<u>\$28,319</u>	<u>\$2,837,030</u>

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
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
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
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 ADMINISTRATIVE	\$218,135	\$176,132	\$160,070	\$16,062
<u>FIELD:</u>				
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

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>EXPENDITURES:</u>				
<u>FIELD: (continued)</u>				
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)
<u>TOTAL FIELD</u>	<u>\$1,517,486</u>	<u>\$1,071,208</u>	<u>\$1,044,027</u>	<u>\$27,181</u>
<u>TOTAL EXPENDITURES</u>	<u>\$1,735,622</u>	<u>\$1,247,339</u>	<u>\$1,204,096</u>	<u>\$43,243</u>
<u>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</u>	<u>(\$97,734)</u>	<u>\$284,001</u>	<u>\$329,720</u>	<u>\$45,719</u>
<u>NET CHANGE IN FUND BALANCE</u>	<u>(\$97,734)</u>	<u>\$284,001</u>	<u>\$329,720</u>	<u>\$45,719</u>
FUND BALANCE - Beginning	\$97,734		\$681,051	
FUND BALANCE - Ending	<u>(\$0)</u>		<u>\$1,010,770</u>	

**CAPITAL REGION CDD
GENERAL FUND
FY 2021**

Description	ADOPTED BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
<u>REVENUES:</u>														
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

**CAPITAL REGION CDD
GENERAL FUND
FY 2021**

Description	ADOPTED BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
<u>Maintenance:</u>														
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	\$112	\$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

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended June 30, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 06/30/21</u>	<u>ACTUAL THRU 06/30/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Capital Reserve Contribution	\$89,209	\$0	\$0	\$0
Miscellaneous Revenue	\$0	\$0	\$7,000	\$7,000
<i>TOTAL REVENUES</i>	<u>\$89,209</u>	<u>\$0</u>	<u>\$7,000</u>	<u>\$7,000</u>
<u>EXPENDITURES:</u>				
Reserve for Capital - R&R	\$0	\$0	\$32,575	(\$32,575)
Other Charges	\$600	\$450	\$429	\$21
<i>TOTAL EXPENDITURES</i>	<u>\$600</u>	<u>\$450</u>	<u>\$33,004</u>	<u>(\$32,554)</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$88,609</u>	<u>(450.00)</u>	<u>(26,004.38)</u>	<u>(25,554.38)</u>
FUND BALANCE - Beginning	\$148,399		\$48,859	
FUND BALANCE - Ending	<u>\$237,008</u>		<u>\$22,855</u>	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
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)
<u>EXPENDITURES:</u>				
<u>SERIES 2011-A1</u>				
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	<u>\$103,098</u>		<u>\$0</u>	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
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
<u>EXPENDITURES:</u>				
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	<u>\$349,145</u>		<u>\$776,285</u>	

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

DESCRIPTION	PROPOSED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
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)
<u>EXPENDITURES:</u>				
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	<u>\$393,881</u>		<u>\$739,298</u>	

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

DESCRIPTION	PROPOSED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL 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	<u>\$393,881</u>		<u>\$739,779</u>	

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

DESCRIPTION	PROPOSED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
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
<u>EXPENDITURES:</u>				
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	<u>\$58,984</u>		<u>\$185,400</u>	

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

DESCRIPTION	PROPOSED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$0	\$0	\$2,242	\$2,242
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2,244	\$2,244
<u>EXPENDITURES:</u>				
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	

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

DESCRIPTION	PROPOSED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL 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	<u>\$0</u>		<u>\$6,219</u>	

C.

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

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

RECEIVED BY		SERIES 2008 / 2018-1 RESIDENTIAL	SERIES 2008 / 2018-1 COMMERCIAL	SERIES 2011A-1 RESIDENTIAL	SERIES 2011A-2 / 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2021 O&M	TOTAL COLLECTED NET
ST JOE COMPANY		-	707,715.56	-	-	-	-	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		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
TOTAL DUE TAX ROLL		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 2021 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

<i>Check Date</i>	<i>Check #'s</i>	<i>Total Amount</i>
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

<i>Check Date</i>	<i>Check #'s</i>	<i>Total Amount</i>
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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/28/21	00074	6/28/21 143935	202107 310-51300-42000 POSTAGE-MAIL NOTICE		*	1,023.36	
		6/28/21 143935	202107 310-51300-51000 OFFICE SUPPLIES-MAIL NTC		*	1,052.94	
ADVANCED DIRECT MARKETING SERVICES							2,076.30 002724
7/07/21	00024	6/15/21 193147	202107 320-57200-46200 JULY 2021 LANDSCAPE MAINT		*	81,977.92	
		6/15/21 193147	202107 320-57200-46225 JULY 2021 LANDSCAPE MAINT		*	784.64	
		6/15/21 193147	202107 320-57200-46400 JULY 2021 LANDSCAPE MAINT		*	4,252.50	
		6/15/21 193147	202107 320-57200-46425 JULY 2021 LANDSCAPE MAINT		*	150.60	
		6/28/21 193151	202106 320-57200-46490 TREE WORK-MISSION POND		*	420.00	
		6/28/21 193152	202106 320-57200-46490 TREE REMOVAL-SHADY VIEW P		*	1,200.00	
		6/28/21 193155	202106 320-57200-46450 IRRG RPR-C28 U31 PIPE RPR		*	680.19	
		6/29/21 193156	202106 320-57200-46450 IRRG RPR-C23 U17 ROTORS		*	222.45	
		6/29/21 193157	202106 320-57200-46450 IRRG RPR-C10 U29 PIPE/SH		*	230.45	
		6/29/21 193162	202106 320-57200-47000 INSTALL MULCH 6/16-18/21		*	1,209.80	
		6/29/21 193163	202106 320-57200-46450 IRRIG RPRS-C7 U23 PARKS		*	488.50	
		6/29/21 193164	202106 320-57200-46450 IRRIG RPRS-C23 U17 CLOCK		*	121.00	
		6/29/21 193165	202106 320-57200-46450 IRRIG RPR-C21 U19 SOLAR P		*	290.70	
		6/29/21 193166	202106 320-57200-46450 IRRG RPR-C15 U-ORANGE AVE		*	517.50	
ALL-PRO LAND CARE OF TALLAHASSEE							92,546.25 002726
7/07/21	00299	6/28/21 06282021	202106 320-57200-46550 GOOZE DX-1 GAZEBO POND		*	1,480.00	
BLACK THUMB SERVICES, INC.							1,480.00 002727
7/07/21	00167	7/01/21 000509	202107 320-57200-34010 JUL 2021 WEB MGMT		*	500.00	
BULLDOG STRATEGY GROUP, LLC							500.00 002728
7/07/21	00029	5/28/21 42639725	202105 320-57200-43000 MAY 2021 SERVICES		*	34.31	

CAPR CAPITAL REGION MPHILLIPS

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	8/03/21	PAGE	2
*** CHECK DATES 06/28/2021 - 07/31/2021 ***														
CAPITAL REGION - GENERAL FUND														
BANK B CAPITAL REGION - GEN														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/28/21		75804856	202105 320-57200-43000		*	73.71	
		MAY 2021 SERVICES					
5/28/21		96990667	202105 320-57200-43000		*	82.92	
		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
7/19/21	00024	7/07/21 193225	202107 320-57200-46450		*	382.68	
		IRRG RPR- C#11 U#4					
7/07/21		193226	202107 320-57200-46450		*	242.52	
		IRRG RPR-C#7 U#23					
7/07/21		193227	202107 320-57200-46450		*	49.50	
		IRRG RPR-C#18 U#35 SHADYV					
7/07/21		193228	202107 320-57200-46490		*	409.50	
		TREE LIMB REMOVAL LSF7					
7/13/21		193232	202107 320-57200-46490		*	195.25	
		TREE REMOVAL/HIT BY CAR					
7/14/21		193234	202107 320-57200-46550		*	376.00	
		MOWING LSF7 DRAIN SWALE					
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							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... 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
7/19/21	00061	7/01/21 450	202107 310-51300-34000		*	4,051.67	
			JULY 2021 MGMT FEES				
		7/01/21 450	202107 310-51300-35100		*	233.33	
			JULY 2021 INFO TECHNOLOGY				
		7/01/21 450	202107 310-51300-31300		*	608.33	
			JULY 2021 DISSEMINATION				
		7/01/21 450	202107 310-51300-51000		*	15.15	
			JULY 2021 OFFICE SUPPLIES				
		7/01/21 450	202107 310-51300-42000		*	26.89	
			JULY 2021 POSTAGE				
		7/01/21 450	202107 310-51300-42500		*	217.50	
			JULY 2021 COPIES				
		7/01/21 450	202107 310-51300-41000		*	65.52	
			JULY 2021 PHONE				
		7/01/21 450	202107 310-51300-44200		*	114.72	
			JULY 2021 MTNG ROOM				
		7/01/21 451	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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/21/21 193250	202107 320-57200-46450		*	170.16	
		IRRG RPR C#3 U#1 7/15/21					
		7/27/21 193253	202107 320-57200-46550		*	385.95	
		REMOVE MAPLE TREE UNIT 1					
		7/27/21 193254	202107 320-57200-47000		*	617.52	
		REMOVE STORM DEBRIS					
		7/27/21 193255	202107 320-57200-46450		*	392.40	
		IRRAG RPR C#7 U#23					
		7/27/21 193256	202107 320-57200-46450		*	355.75	
		RPR DAMAGED ROTORS/HEADS					
		7/27/21 193257	202107 320-57200-46450		*	228.40	
		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	

FIFTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2022***

***Capital Region
Community Development District***

August 12, 2021



Capital Region Community Development District

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Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget 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

General Fund

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<i>Field (continued)</i>					
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
Net Assessment			\$1,236,552	\$1,394,014	\$1,273,296	\$1,310,383
Plus Collection Fees (7%)			\$93,074	\$104,926	\$95,840	\$98,631
Gross Assessments			\$1,329,625	\$1,498,940	\$1,369,136	\$1,409,014
Use of Fund Balance			\$97,734	\$0	\$158,484	\$109,639
No. of Units			3,264	3,264	3,264	3,264
				12.73% increase	3% increase	6% increase
						9% increase
Lot Size	# Of Units Total	Gross Per Unit Amount FY 2021	Gross Per Unit Amount FY 2022	Gross Per Unit Amount FY 2022	Gross Per Unit Amount FY 2022	Gross Per Unit Amount 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					

REVENUES

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 6 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer (Atkins) will be providing limited engineering services to the District including attendance as needed and preparation for board meetings, review and execute of documents under the District's trust indenture and monitoring of District projects. Additionally The District utilizes Dantin Engineering on an assigned project basis and for engineering consulting services.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A Capital Improvement Revenue Bonds, Series 2011A-1 and 2011A-2 Capital Improvement Revenue Refunding Bonds, and the Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with GMS, LLC to provide this service.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2008A Capital Improvement Revenue Bonds, Series 2011A1-A2 Capital Improvement Revenue Refunding Bonds and Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessment with the county tax collector.

Management Fees

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

Information Technology

The District processes all its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services.

Records Storage

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

Travel & Per Diem

Travel expenses to attend meetings, conferences, etc.

Telephone

Telephone for agenda calls or monthly meetings.

Postage

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

Printing & Binding

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies *Miscellaneous office supplies.*

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175.

Capital Outlay

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

Maintenance:

Field Management Fees

The District has contracted with GMS, LLC for the supervision and on-site management of Capital Region Community Development District. Their responsibilities include management of field services contracts such as landscape maintenance, ponds maintenance, and security patrols, oversight of capital assets and coordination of maintenance, repairs and replacement of capital assets.

Security

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

Communications

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

Landscape/Pond/Irrigation Maintenance

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

Capital Region

Community Development District

General Fund

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

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

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget 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

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget 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 Reserve requirement

11/1/2022 - Interest Series 2013	\$184,063
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Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	486	\$359	\$174,421	\$162,211
*Towns	82	\$327	\$26,828	\$24,950
40s	153	\$382	\$58,516	\$54,420
*55s	107	\$464	\$49,650	\$46,175
*65s	127	\$573	\$72,743	\$67,651
*75s	56	\$655	\$36,694	\$34,125
85s	77	\$710	\$54,642	\$50,817
*100s	40	\$818	\$32,736	\$30,444
*1/2 Ac	73	\$982	\$71,717	\$66,697
*1Ac	3	\$1,282	\$3,847	\$3,578
Epoch Apls (Acres)	1	\$3,806	\$5,386	\$5,009
Blended Commercial	113	\$6,321	\$339,888	\$316,095
Total	1318		\$927,067	\$862,173

* Certain Units have a lower debt per unit amount

Capital Region

Community Development District

Series 2013 Capital Improvement Refunding Bonds

A1 Term Bonds Due 5/1/2031

Debt Amortization

Date	Principal	Interest	Principal Balance	Calendar Year
11/01/21		\$195,342.50	\$6,980,000.00	\$195,342.50
05/01/22	\$480,000.00	\$195,342.50	\$6,500,000.00	
11/01/22		\$184,062.50	\$6,500,000.00	\$859,405.00
05/01/23	\$500,000.00	\$184,062.50	\$6,000,000.00	
11/01/23		\$171,937.50	\$6,000,000.00	\$856,000.00
05/01/24	\$525,000.00	\$171,937.50	\$5,475,000.00	
11/01/24		\$158,681.25	\$5,475,000.00	\$855,618.75
05/01/25	\$550,000.00	\$158,681.25	\$4,925,000.00	
11/01/25		\$144,243.75	\$4,925,000.00	\$852,925.00
05/01/26	\$585,000.00	\$144,243.75	\$4,340,000.00	
11/01/26		\$127,425.00	\$4,340,000.00	\$856,668.75
05/01/27	\$620,000.00	\$127,425.00	\$3,720,000.00	
11/01/27		\$109,600.00	\$3,720,000.00	\$857,025.00
05/01/28	\$660,000.00	\$109,600.00	\$3,060,000.00	
11/01/28		\$90,625.00	\$3,060,000.00	\$860,225.00
05/01/29	\$700,000.00	\$90,625.00	\$2,360,000.00	
11/01/29		\$70,500.00	\$2,360,000.00	\$861,125.00
05/01/30	\$735,000.00	\$70,500.00	\$1,625,000.00	
11/01/30		\$48,450.00	\$1,625,000.00	\$853,950.00
05/01/31	\$785,000.00	\$48,450.00	\$840,000.00	
11/01/31		\$24,900.00	\$840,000.00	\$858,350.00
05/01/32	\$830,000.00	\$24,900.00	\$10,000.00	\$854,900.00
totals	<u><u>\$6,970,000.00</u></u>	<u><u>\$2,651,535.00</u></u>		<u><u>\$9,621,535.00</u></u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget 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 Reserve 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	<u>\$15,350,000.00</u>	<u>\$8,410,856.25</u>			<u>\$23,760,856.25</u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget 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 Reserve 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	<u>\$2,155,000.00</u>	<u>\$578,251.25</u>			<u>\$2,733,251.25</u>

Capital Region

Community Development District

Debt Service Fund

Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2021	Actual Thru 6/30/2021	Projected Next 3 Months	Total Projected 9/30/2021	Approved Budget 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 Reserve 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	<u>\$2,800,000.00</u>	<u>\$408,694.44</u>			<u>\$3,208,694.44</u>

A.

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 Statutes*; 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

- a. 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.

- b. 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.
- c. 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.”
- d. 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:

- a. 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.

- b. 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.
- c. 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.
- d. 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.**

A. 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."**

B. 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.

C. 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 COMPANY 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.

- i) 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.
- ii) 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.

2. 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 owed and no less than ten (10) business days to cure the delinquency.

3. 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.

4. 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 32092
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

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. 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.

13. 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.

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 Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 2:Tremont UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 25:Longfellow Park & Pocket Parks UNIT 29 UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 5:Drayton Drive UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:Mulberry Park Blvd UNIT 1:TCI Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner Row 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	Bermuda Plot (CP) Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Central Park:FL131 Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr	FL080 NON-UNIT:Artemis Way NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space
Standard Maintenance				
UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	LSF-7:FL263 NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North	UNIT 5:Four Oaks (Shumard to Tram)	Central Park Central Park:Butterfly Garden UNIT 31 UNIT 31:FL070 UNIT 31:FL170 & Buffer	Central Park NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail NON-UNIT:SB161 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				
Four Oaks Blvd (Units 1,17,29) UNIT 30:Woodland Fields Park				
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth UNIT 21 & Arch Site:Arch Site Conservation Area (Interior) UNIT 7:Collerton Court	
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 throughout the district.				
Daily maintenance of trash cans throughout the district.				
Daily blowing of Merchant's Row at Town Center and Tot Lot.				
Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

Monday 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				
Full Maintenance				
	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-7:Blitmore ROW LSF-7:FL263 NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:Verdura Point Park UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 17:Shady View Pond (WD260) UNIT 19:Twain Park UNIT 2:Endicott Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park	UNIT 2:Endicott Park	Bermuda Plot (CP) Mossy Creek Lane (Units 4,6,9) UNIT 14:Green Space UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Central Park:FL131 Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) Shumard Oak Blvd (Units 3,5) UNIT 10:Vacant Lot by WD160 & Trail UNIT 14:Avon Park UNIT 2:Butterfly Parks UNIT 2:Drainage Easment (Longfellow & Appleton) UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 20:Esplanade North (Unit 20) UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 4:Grove Park Dr
Standard Maintenance				
	NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.		Central Park NON-UNIT:Merchants Row / Four Oaks Field UNIT 1:WD240	Central Park UNIT 20:WD162 on Esplanade North UNIT 31:FL070 UNIT 31:FL170 & Buffer Unit 32 UNIT 5:Capital Circle SE Buffer
Debris Cleanup				
Hand Weeding				
		CP Butterfly Garden		
Mulch				
			NON-UNIT:Goldenrod & FL162 UNIT 1:Mulberry Park Blvd UNIT 31:Goldenrod Way	
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	
IPM				
Pre-Emergent: Product used - Dithiopyr 2L				
	UNIT 25:Longfellow Park & Pocket Parks UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:Lift Station UNIT 31:Parks Ponds and Rows		UNIT 21 & Arch Site:Arch Site Exterior UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	
Non-Selective: Product used - Roundup QuikPro				
	UNIT 25:Longfellow Park & Pocket Parks UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:Lift Station UNIT 31:Parks Ponds and Rows		UNIT 21 & Arch Site:Arch Site Exterior UNIT 25:Longfellow Park & Pocket Parks 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 throughout the district.				
Daily maintenance of trash cans throughout the district.				
Daily blowing of Merchant's Row at Town Center and Tot Lot.				
Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

Monday 7/12/21	Tuesday 7/13/21	Wednesday 7/14/21	Thursday 7/15/21	Friday 7/16/21
Weather of the Week				
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 Four Oaks Blvd (Units 1,17,29) NON-UNIT-Schoolhouse Rd. & Biltmore Ext. Orange Ave UNIT 1: Mulberry Park Blvd UNIT 2: Carrollton Park UNIT 29: Orange Ave (Mossy Creek to Four Oaks) UNIT 5: Drayton Drive UNIT 7: Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Central Park: Tot Lot Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29) NON-UNIT: Goldenrod & FL162 Orange Ave Schoolhouse Rd (Units 3,4) UNIT 1: Barringer Hill Nature Trail UNIT 1: Iberville Park UNIT 1: Mulberry Park Blvd UNIT 1: Verdura Point Park UNIT 10: Green Spaces (2) UNIT 10: New Dawn Park UNIT 10: Overlook Park UNIT 10: Trails UNIT 10: WD141 UNIT 10: WD160 UNIT 16: Faulkner Row UNIT 16: FL230 UNIT 16: Poe Park UNIT 16: Salinge & Sidewalk, Poe, Faulkner & Park UNIT 16: Salinge 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)	Bermuda Plot (CP) Central Park Central Park: Tot Lot Mossy Creek Lane (Units 4,6,9) NON-UNIT: Merchants Row / Four Oaks Field Schoolhouse Rd (Units 3,4) Shumard Oaks Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1: TCI Pond (FL130) UNIT 14: Green Space UNIT 16: Faulkner Row UNIT 21 & Arch Site: Arch Site Exterior UNIT 23: Parks, Ponds & Green Spaces UNIT 27: New Village UNIT 35: Merchants Row Entry Feature UNIT 35: Merchants Row West UNIT 4: Grove Park Dr UNIT 7: Grove Park Dr UNIT 8: WD140	Central Park: FL131 Central Park: Tot Lot Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) UNIT 1: Piney Grove UNIT 2: Butterfly Parks UNIT 2: Newberry Parks UNIT 23: Parks, Ponds & Green Spaces UNIT 31: Magnolia Park (Rows, Parks & Pond) UNIT 31: Parks, Green Space, Rows, Lift Station Unit 32: Alley Way Unit 32: Green Space Unit 32: Jasmine Hill Unit 32: Lantana Lane Unit 32: Overcup Way Unit 32: Park (off Mossy & Coneflower) UNIT 4: Grove Park Dr	Central Park: Tot Lot FL080 LSF-7 NON-UNIT: Artemis Way UNIT 20: Esplanade North (Unit 20) UNIT 27: New Village UNIT 37: Esplanade Nature Trail UNIT 37: Green Space WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
	TR209 TR209A UNIT 16: Salinge Drainage Easement (LF) UNIT 17: Shady View Pond (WD260) UNIT 17: Verdura Lake Green Space UNIT 26: Mossy Creek Nature Trail Ext.	NON-UNIT: Esp/Blair/Overlook Field NON-UNIT: TR230 TR209 UNIT 20: WD162 on Esplanade North UNIT 27: TR221A	Central Park Central Park: Butterfly Garden UNIT 31 UNIT 31: FL070 UNIT 31: FL170 & Buffer	Central Park FL080 NON-UNIT: FL040 - Mossy Creek NON-UNIT: Mossy Creek Nature Trail UNIT 1: WD240 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 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
Insecticide: Product Used Advion				
CRCDD				
Irrigation				
Irrigation Troubleshooting (In Contract)				
Controllor	Unit Number	Date	Description	
3	1	7/15	Wet Test	
Irrigation Repairs				
Controllor	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 throughout the district.				
Daily maintenance of trash cans throughout the district.				
Daily blowing of Merchant's Row at Town Center and Tot Lot.				
Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

Monday 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 Central Park-Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) Four Oaks Blvd (Units 1,17,29) Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 14:Avon Park UNIT 16:Faulkner Park UNIT 16:Faulkner Row UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 19:Twain Park UNIT 2:Endicott Park UNIT 2:Tremont 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)	Central Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 29:Coreflower Park UNIT 30:Woodland Fields Park UNIT 35:Merchants Row Entry Feature UNIT 4:Terrebone Dr. UNIT 5:Merchants Row UNIT 8:WD140	Central Park:FL131 Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces Unit 32:Alley Way Unit 32:Green Space Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Bermuda Plot (CP) Biltmore Ave (Units 16,2,25) Central Park:FL131 Central Park:Tot Lot LSF-7:Biltmore ROW NON-UNIT:Artemis Way NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Carrollton Park UNIT 20:Esplanade North (Unit 20) UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way UNIT 37:Esplanade Nature Trail UNIT 37:Green Space
Standard Maintenance				
TR209 TR209A UNIT 17:Lake Verdura Conservation	LSF-7:FL263 NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 5:Natural Area by Urban Park UNIT 5:SE Field on CC / TR216 UNIT 5:TR216	NON-UNIT:SB161 UNIT 26:Mossy Creek Nature Trail Ext. UNIT 3:SB111A	Central Park NON-UNIT:Merchants Row / Four Oaks Field NON-UNIT:TR230 UNIT 5:NW Field on CC	Central Park NON-UNIT:SB111B NON-UNIT:SB131 NON-UNIT:SB161 UNIT 20:WD162 on Esplanade North UNIT 31 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 throughout the district.

Daily maintenance of trash cans throughout the district.

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

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

Monday 7/26/21	Tuesday 7/27/21	Wednesday 7/28/21	Thursday 7/29/21	Friday 7/30/21
Weather of the Week				
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) Central Park-Park Crossing Tr Roadway Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 2:Carillon Park UNIT 23:Riverton Park (Four Oaks to Summertime) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 36:Bluff Oak Way UNIT 5:Drayton Drive UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner Row 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	Bermuda Plot (CP) Mossy Creek Lane (Units 4,6,9) UNIT 1:Mulberry Park Blvd UNIT 14:Green Space UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Central Park:FL131 Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) UNIT 10:Trails UNIT 2:Newberry Parks UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr	UNIT 20:Esplanade North (Unit 20) UNIT 20:WD162 on Esplanade North UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space
Standard Maintenance				
UNIT 17:WD253 UNIT 17:WD284 Pond on Four Oaks UNIT 18:WD281	NON-UNIT:Esp/Blair/Overlook Field NON-UNIT:Merchants Row / Four Oaks Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North	Central Park UNIT 3:SB111A UNIT 5:Four Oaks (Shumard to Tram)	Central Park UNIT 10:WD141 UNIT 10:WD160 UNIT 31 UNIT 31:FL070 UNIT 31:FL170 & Buffer	Central Park NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext. UNIT 31 UNIT 5:Capital Circle SE Buffer
Debris Cleanup				
		CRCDD:Maintenance ROW-Parks-Ponds-Common Areas 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 Summertime) 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 Summertime)	
Non-Selective: Product used - Roundup QuikPro				
UNIT 14:Avon Park UNIT 23:WD230 UNIT 23:WD235 UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West	UNIT 17:WD253 UNIT 23:Parks, Ponds & Green Spaces		Biltmore Ave (Units 16,2,25)	Central Park:Butterfly Garden UNIT 31:FL070
Insecticide: Product Used Advion				
			UNIT 19:Twain Park UNIT 25:Longfellow Park & Pocket Parks	
Irrigation Troubleshooting (In Contract)				
Controllor	Unit Number	Date	Description	
19	5	7/28	Wet Twst	
23	17	7/29	Wet Twst	
16	14	7/30	Wet Twst	
Irrigation Repairs				
Controllor	Unit Number	Date	Description	Invoice Number
19	5	7/28	Replace Valve	193314
23	17	7/29	Replace Rotors/Spray/Heads/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				Proposal Number
TC1 Gazebo - Prep/Primer/Painting				62444

2.

Capital Region Community Development District
3196 Merchants Row - Suite 130 Tallahassee, Florida 32311

Memorandum

Date: July 31, 2021

To: Rich Whetsel via email
Operations Director

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 photos for new information signage in Central Park, sprayed FL 130 with geese repellent (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 spraying 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 repellent 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 corners 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 corners, met with Tallahassee Classical School reps on site for entry sign location, treating FL 130 with "anti-geese" 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 corner of MDR-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 locations, 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)

22. 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.

	<u>JUL ACTUAL</u>	<u>JUL BUDGET</u>	<u>\$ VARIANCE</u>	<u>% VARIANCE</u>	<u>COMMENTS</u>
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	\$ -	\$ 125.00	\$ 125.00	0.00%	None online this month
46600 SWMF Operating Permit Fees	\$ -	\$ 688.50	\$ 688.50	100.00%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 4,252.50	\$ 4,252.50	\$ -	0.00%	All Pro FY 2021 contracted services
46425 Irrig. Maint. New Units	\$ 150.60	\$ 41.67	\$ (108.93)	-261.44%	Artemis Way Unit 50
46450 Irrig. Repairs Current Units	\$ 1,146.71	\$ 3,333.33	\$ 2,186.62	65.60%	Standard irrigation repairs and valve replacement due to traffic
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2021
46465 Irrig. System Upgrades	\$ -	\$ 104.17	\$ 104.17	0.00%	None online this month
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	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 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2021
46520 Alleyway Maintenance	\$ -	\$ 416.67	\$ 416.67	100.00%	None online this month
46900 Miscellaneous 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	\$ 416.67	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 Park 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 park
TOTAL	\$ 115,393.65	\$ 126,457.17	\$ 11,063.52	8.75%	

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>\$ VARIANCE</u>	<u>% VARIANCE</u>	<u>COMMENTS</u>
34000 Management fees	\$ 105,000.00	\$ 105,000.00	\$ -	0.00%	GMS FY 2021 contracted services
34500 Security	\$ 6,491.00	\$ 5,000.00	\$ (1,491.00)	-29.82%	Halloween road closures
34010 Communications	\$ 5,000.00	\$ 5,000.00	\$ -	0.00%	Bulldog FY 2021 contracted services
46200 Landscape Maint. Contracted	\$ 819,779.20	\$ 819,779.20	\$ -	0.00%	All Pro FY 2021 contracted services
46225 Landscape Maint. New Units	\$ 7,819.40	\$ 6,250.00	\$ (1,569.40)	-25.11%	Artemis Way Unit 50
46500 Pond Maint. Contract	\$ 2,595.00	\$ 2,916.67	\$ 321.67	11.03%	None online this month
46525 Pond Maint. New Units	\$ -	\$ 833.33	\$ 833.33	0.00%	None online this month
46550 Pond Repairs Current Units	\$ 19,462.50	\$ 29,166.67	\$ 9,704.17	33.27%	Gazebo cleaning and dead tree removal FL 130 and swale mowing LSF-7
46575 Pond Repairs New Units	\$ -	\$ 1,250.00	\$ 1,250.00	0.00%	None online this month
46600 SWMF Operating Permit Fees	\$ 6,885.00	\$ 6,885.00	\$ -	0.00%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 42,525.00	\$ 42,525.00	\$ -	0.00%	All Pro FY 2021 contracted services
46425 Irrig. Maint. New Units	\$ 1,233.00	\$ 416.67	\$ (816.33)	-195.92%	Artemis Way Unit 50
46450 Irrig. Repairs Current Units	\$ 36,034.65	\$ 33,333.33	\$ (2,701.32)	-8.10%	Standard irrigation repairs and valve replacement due to traffic
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2021
46465 Irrig. System Upgrades	\$ 873.87	\$ 1,041.67	\$ 167.80	0.00%	None online this month
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2021
47000 Preserve Maintenance	\$ 28,846.80	\$ 33,333.33	\$ 4,486.53	13.46%	Dead tree removal mowing in conservation areas in Units 31 and LSF-7
46485 Tot Lot Inspection/Maintenance	\$ 7,211.80	\$ 4,166.67	\$ (3,045.13)	-73.08%	None online this month
46490 Storm Event/Repair/Cleaning	\$ 13,615.40	\$ 29,166.67	\$ 15,551.27	53.32%	Remove tree (car strike) on Biltmore, limb in Unit 16 Mission site
46495 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2021
46520 Alleyway Maintenance	\$ 2,398.50	\$ 4,166.67	\$ 1,768.17	42.44%	None online this month
46900 Miscellaneous Maintenance	\$ 2,673.22	\$ 4,166.67	\$ 1,493.45	35.84%	None online this month
43000 Utilities	\$ 18,513.92	\$ 37,500.00	\$ 18,986.08	50.63%	
49400 Special Events	\$ -	\$ 4,166.67	\$ 4,166.67	100.00%	None online this month
46650 Other - Contingency	\$ 2,284.80	\$ 2,500.00	\$ 215.20	8.61%	None online this month
65000 Budget Stabilization	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2021
61000 Capital Expenditures	\$ 41,616.35	\$ 7,500.00	\$ (34,116.35)	-454.88%	None online this month
60000 Reserve for Capital - R&R	\$ 4,694.33	\$ 74,340.83	\$ 69,646.50	93.69%	None online this month
46910 Common Area Maintenance	\$ 6,743.35	\$ 4,166.67	\$ (2,576.68)	-61.84%	Common area sidewalk pressure washing Unit 2 Appleton/Biltmore park
TOTAL	\$ 1,175,553.74	\$ 1,264,571.70	\$ 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