

***Approved Budget
Fiscal Year 2023***

***Capital Region
Community Development District***

May 12, 2022



Capital Region Community Development District

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Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Special Assessment - On Roll	\$1,394,014	\$1,444,170	\$61,352	\$1,505,522	1,630,738
Special Assessment - Direct - St Joe	\$441,845	\$190,748	\$138,950	\$329,698	360,828
Interest Income/Misc. Revenue	\$8,000	\$662	\$500	\$1,162	\$1,000
TOTAL REVENUES	\$1,843,859	\$1,635,580	\$200,802	\$1,836,382	1,992,566
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$3,000	\$6,000	\$9,000	\$12,000
FICA	\$918	\$230	\$459	\$689	\$918
Engineering Fees	\$25,000	\$3,905	\$21,095	\$25,000	\$25,000
Arbitrage Rebate	\$1,200	\$600	\$600	\$1,200	\$1,800
Dissemination Agent	\$7,300	\$3,750	\$3,550	\$7,300	\$7,300
Attorney Fees	\$57,000	\$8,865	\$48,135	\$57,000	\$57,000
Annual Audit	\$3,710	\$0	\$3,710	\$3,710	\$3,850
Annual Report	\$500	\$0	\$500	\$500	\$500
Trustee Fees	\$15,520	\$4,148	\$11,372	\$15,520	\$15,520
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500
Management Fees	\$48,620	\$24,310	\$24,310	\$48,620	\$51,051
Information Technology	\$2,800	\$1,400	\$1,400	\$2,800	\$2,800
Website Administration	\$0	\$200	\$0	\$200	\$7,200
Record Storage	\$150	\$0	\$150	\$150	\$150
Travel & Per Diem	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Telephone	\$300	\$127	\$173	\$300	\$300
Postage	\$1,000	\$406	\$594	\$1,000	\$1,000
Printing & Binding	\$2,000	\$412	\$1,588	\$2,000	\$2,000
Insurance	\$19,730	\$18,597	\$0	\$18,597	\$20,457
Legal Advertising	\$3,500	\$775	\$2,725	\$3,500	\$3,500
Other Current Charges	\$1,600	\$571	\$1,029	\$1,600	\$1,600
Office Supplies	\$200	\$60	\$140	\$200	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$250	\$0	\$250	\$250	\$250
TOTAL ADMINISTRATIVE EXPENDITURES	\$216,973	\$83,031	\$129,779	\$212,810	\$228,070
Field					
Management Fees	\$132,300	\$66,150	\$66,150	\$132,300	\$138,915
Assistant Operation Manager	\$0	\$0	\$0	\$0	\$60,000
Security	\$7,000	\$5,856	\$0	\$5,856	\$7,000
Communications	\$6,000	\$3,000	\$3,000	\$6,000	\$0
Utilities	\$45,000	\$20,535	\$15,000	\$35,535	\$45,000
Landscape Maintenance - Contract	\$1,030,628	\$515,677	\$515,676	\$1,031,353	\$1,043,365
Landscape Maintenance - New Units/Street Trees	\$5,000	\$1,020	\$3,980	\$5,000	\$5,500
Pond Maintenance - Contract	\$5,000	\$2,130	\$2,130	\$4,260	\$5,000
Pond Repairs - Current Units	\$37,500	\$38,860	\$7,196	\$46,056	\$40,000
SWMF Operating Permit Fees	\$918	\$1,377	\$0	\$1,377	\$4,131

Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Approved Budget FY 2023
<i>Field (continued)</i>					
Irrigation Maintenance - Contract	\$55,488	\$26,885	\$26,887	\$53,772	\$54,085
Irrigation Maintenance - New Units	\$0	\$10	\$0	\$10	\$500
Irrigation Repairs - Current Units	\$45,000	\$33,575	\$11,425	\$45,000	\$45,000
Preserve Maintenance	\$37,500	\$13,835	\$23,665	\$37,500	\$40,000
Tot Lot Inspection/Maintenance	\$6,500	\$0	\$6,500	\$6,500	\$7,500
Tree Removal/Trimming/Cleanup	\$38,000	\$13,851	\$24,149	\$38,000	\$38,000
Alleyway Maintenance	\$5,000	\$1,290	\$3,710	\$5,000	\$5,000
Miscellaneous Maintenance	\$7,500	\$2,509	\$4,991	\$7,500	\$7,500
Special Events	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Other - Contingency	\$5,000	\$175	\$4,825	\$5,000	\$5,000
Capital Expenditures	\$9,000	\$4,663	\$4,337	\$9,000	\$25,000
Reserve for Capital - R&R	\$135,552	\$89,000	\$46,552	\$135,552	\$175,000
Common Area Maintenance	\$8,000	\$0	\$8,000	\$8,000	\$8,000
TOTAL FIELD EXPENDITURES	\$1,626,886	\$840,397	\$783,175	\$1,623,571	\$1,764,496
TOTAL EXPENDITURES	\$1,843,859	\$923,428	\$912,954	\$1,836,382	\$1,992,566
EXCESS REVENUES OVER EXPENDITURES	\$0	\$712,152	(\$712,152)	\$0	\$0

Capital Region

Community Development District

Assessment Allocation

		Approved	
		FY 2022	FY 2023
Net Assessment		\$1,394,014	\$1,630,738
Plus Collection Fees (7%)		\$104,926	\$122,744
Gross Assessments		\$1,498,940	\$1,753,482
Use of Fund Balance		\$0	\$0
No. of Units		3,264	3,663
		12.73% increase	8.48% increase
Lot Size	# Of Units Total	Gross Per Unit Amount FY 2022	Gross Per Unit Amount FY 2023
Apartments	1,493	\$242.41	\$262.97
Townhomes	298	\$233.27	\$253.05
Duplex	0	\$0.00	\$0.00
30s	53	\$255.49	\$277.16
40s	224	\$272.15	\$295.23
55s	271	\$330.46	\$358.49
65s	348	\$408.22	\$442.84
75s	209	\$466.53	\$506.10
85s	108	\$507.74	\$550.80
90s	22	\$573.91	\$622.59
100s	190	\$583.18	\$632.64
1/2 Ac	142	\$699.82	\$759.17
1Ac	40	\$913.65	\$991.14
ACLF	101	\$122.42	\$132.81
Blended Commercial	161.186	\$2,722.15	\$2,953.03
Golf Club	1	\$14,948.44	\$16,216.28
Catholic School	1	\$0.00	\$0.00
Southwood House	0.390	\$2,722.15	\$2,953.03
Total	3,662.576		

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.

Administrative: (continued)

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.

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	\$85,946	1,031,353
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

Capital Region

Community Development District

General Fund

Utilities (continued)

Account#	Service Address	Monthly	Annual
7670485610	3766 Greyfield Dr	\$50	\$600
8001821240	Various Locations- Area Lights	\$880	\$10,560
8270485610	3603 Capital Cir SE Irr.	\$450	\$5,400
8503683950	3751 Biltmore Ave - HYD	\$50	\$600
8965428817	3559 Four Oaks Blvd	\$50	\$600
9143451140	3700 Spider Lily Way	\$50	\$600
9356890232	4583 Grove Park Dr. Temp.	\$50	\$600
9413485610	3000 School House Road	\$50	\$600
9650988960	3751 Biltmore Ave - IRR	\$50	\$600
9674588544	Various Locations, Irrigation	\$50	\$600
9699066720	3145 Mulberry Park Blvd. Area Light	\$200	\$2,400
9778998416	2471 E Orange Ave. Irr.	\$45	\$540
Total		\$ 3,750	\$45,000

Special Events

Pops in the park.

Other Contingencies

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

Capital Expenditures

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

Reserves for Capital Repairs and Replacements

This Reserve funding is for the Capital Repairs and Replacements for the District's capital assets.

Capital Region

Community Development District

Capital Reserve

<u>Description</u>	<u>Adopted Budget FY 2022</u>	<u>Actual Thru 3/31/2022</u>	<u>Projected Next 6 Months</u>	<u>Total Projected 9/30/2022</u>	<u>Approved Budget FY 2023</u>
Revenues					
Capital Reserve Contribution	\$135,552	\$89,000	\$46,552	\$135,552	\$175,000
Designated reserves	\$101,290	\$1,799	\$0	\$1,799	\$111,167
TOTAL REVENUES	\$236,843	\$90,799	\$46,552	\$137,351	\$286,167
Expenditures					
Reserve for Capital - R&R	\$0	\$15,584	\$10,000	\$25,584	\$0
Other Charges	\$600	\$255	\$345	\$600	\$600
TOTAL EXPENDITURES	\$600	\$15,839	\$10,345	\$26,184	\$600
ASSIGNED FUND BALANCE	\$236,243	\$74,960	\$36,208	\$111,167	\$285,567

Capital Region

Community Development District

Debt Service Fund
Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$862,173	\$825,741	\$37,718	\$863,459	\$862,129
Interest Income	\$200	\$89	\$35	\$124	\$100
Carry Forward Surplus ⁽¹⁾	\$345,644	\$345,761	\$0	\$345,761	\$333,533
TOTAL REVENUES	\$1,208,016	\$1,171,591	\$37,753	\$1,209,344	\$1,195,762
Expenditures					
Interest - 11/1	\$195,343	\$195,469	\$0	\$195,469	\$183,919
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$195,343	\$0	\$195,343	\$195,343	\$183,919
⁽²⁾ Principal - 5/1	\$480,000	\$0	\$480,000	\$480,000	\$500,000
TOTAL EXPENDITURES	\$870,685	\$200,469	\$675,343	\$875,811	\$872,838
EXCESS REVENUES OVER EXPENDITURES	\$337,331	\$971,122	(\$637,590)	\$333,533	\$322,924

⁽¹⁾ Carry Forward Surplus is net of Reseve requirement

⁽²⁾ The Series 2013 Bonds are subject to optional redemption by the District on or after May 1, 2024.

11/1/2023 - Interest Series 2013	\$171,794
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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
05/01/22	\$480,000.00	\$195,198.75	\$6,965,000.00	
11/01/22		\$183,918.75	\$6,485,000.00	\$859,117.50
05/01/23	\$500,000.00	\$183,918.75	\$6,485,000.00	
11/01/23		\$171,793.75	\$5,985,000.00	\$855,712.50
05/01/24	\$525,000.00	\$171,793.75	\$5,985,000.00	
11/01/24		\$158,537.50	\$5,460,000.00	\$855,331.25
05/01/25	\$550,000.00	\$158,537.50	\$5,460,000.00	
11/01/25		\$144,100.00	\$4,910,000.00	\$852,637.50
05/01/26	\$585,000.00	\$144,100.00	\$4,910,000.00	
11/01/26		\$127,281.25	\$4,325,000.00	\$856,381.25
05/01/27	\$620,000.00	\$127,281.25	\$4,325,000.00	
11/01/27		\$109,456.25	\$3,705,000.00	\$856,737.50
05/01/28	\$660,000.00	\$109,456.25	\$3,705,000.00	
11/01/28		\$90,481.25	\$3,045,000.00	\$859,937.50
05/01/29	\$695,000.00	\$90,481.25	\$3,045,000.00	
11/01/29		\$70,500.00	\$2,350,000.00	\$855,981.25
05/01/30	\$735,000.00	\$70,500.00	\$2,350,000.00	
11/01/30		\$48,450.00	\$1,615,000.00	\$853,950.00
05/01/31	\$785,000.00	\$48,450.00	\$1,615,000.00	
11/01/31		\$24,900.00	\$830,000.00	\$858,350.00
05/01/32	\$830,000.00	\$24,900.00	\$830,000.00	\$854,900.00
totals	<u>\$6,485,000.00</u>	<u>\$2,258,837.50</u>		<u>\$9,419,036.25</u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$220,083	\$427,467	\$20,130	\$447,597	\$446,802
Special Assessment - Direct	\$1,086,011	\$601,504	\$257,798	\$859,302	\$859,302
Interest Income	\$50	\$28	\$15	\$43	\$50
Carry Forward Surplus ⁽¹⁾	\$384,020	\$384,796	\$0	\$384,796	\$382,800
TOTAL REVENUES	\$1,690,164	\$1,413,795	\$277,943	\$1,691,738	\$1,688,954
Expenditures					
Interest - 11/1	\$379,469	\$379,469	\$0	\$379,469	\$368,125
Interest - 5/1	\$379,469	\$0	\$379,469	\$379,469	\$368,125
Principal - 5/1	\$550,000	\$0	\$550,000	\$550,000	\$575,000
TOTAL EXPENDITURES	\$1,308,938	\$379,469	\$929,469	\$1,308,938	\$1,311,250
EXCESS REVENUES OVER EXPENDITURES	\$381,226	\$1,034,326	(\$651,526)	\$382,800	\$377,704

⁽¹⁾ Carry Forward Surplus is net of Reserve requirement

11/1/2023 - Interest Series 2018A1	\$356,266
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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
05/01/22	\$550,000.00	\$379,468.75	4.125%	\$15,350,000.00	
11/01/22		\$368,125.00		\$14,800,000.00	\$1,297,593.75
05/01/23	\$575,000.00	\$368,125.00	4.125%	\$14,800,000.00	
11/01/23		\$356,265.63		\$14,225,000.00	\$1,299,390.63
05/01/24	\$600,000.00	\$356,265.63	4.625%	\$14,225,000.00	
11/01/24		\$342,390.63		\$13,625,000.00	\$1,298,656.25
05/01/25	\$630,000.00	\$342,390.63	4.625%	\$13,625,000.00	
11/01/25		\$327,821.88		\$12,995,000.00	\$1,300,212.50
05/01/26	\$660,000.00	\$327,821.88	4.625%	\$12,995,000.00	
11/01/26		\$312,559.38		\$12,335,000.00	\$1,300,381.25
05/01/27	\$690,000.00	\$312,559.38	4.625%	\$12,335,000.00	
11/01/27		\$296,603.13		\$11,645,000.00	\$1,299,162.50
05/01/28	\$720,000.00	\$296,603.13	4.625%	\$11,645,000.00	
11/01/28		\$279,953.13		\$10,925,000.00	\$1,296,556.25
05/01/29	\$760,000.00	\$279,953.13	5.125%	\$10,925,000.00	
11/01/29		\$260,478.13		\$10,165,000.00	\$1,300,431.25
05/01/30	\$800,000.00	\$260,478.13	5.125%	\$10,165,000.00	
11/01/30		\$239,978.13		\$9,365,000.00	\$1,300,456.25
05/01/31	\$840,000.00	\$239,978.13	5.125%	\$9,365,000.00	
11/01/31		\$218,453.13		\$8,525,000.00	\$1,298,431.25
05/01/32	\$885,000.00	\$218,453.13	5.125%	\$8,525,000.00	
10/31/32		\$195,775.00		\$7,640,000.00	\$1,299,228.13
05/01/33	\$930,000.00	\$195,775.00	5.125%	\$7,640,000.00	
11/01/33		\$171,943.75		\$6,710,000.00	\$1,297,718.75
05/01/34	\$980,000.00	\$171,943.75	5.125%	\$6,710,000.00	
11/01/34		\$146,831.25		\$5,730,000.00	\$1,298,775.00
05/01/35	\$1,030,000.00	\$146,831.25	5.125%	\$5,730,000.00	
11/01/35		\$120,437.50		\$4,700,000.00	\$1,297,268.75
04/30/36	\$1,085,000.00	\$120,437.50	5.125%	\$4,700,000.00	
10/31/36		\$92,634.38		\$3,615,000.00	\$1,298,071.88
05/01/37	\$1,145,000.00	\$92,634.38	5.125%	\$3,615,000.00	
10/31/37		\$63,293.75		\$2,470,000.00	\$1,300,928.13
05/01/38	\$1,205,000.00	\$63,293.75	5.125%	\$2,470,000.00	
11/01/38		\$32,415.63		\$1,265,000.00	\$1,300,709.38
05/01/39	\$1,265,000.00	\$32,415.63	5.125%	\$1,265,000.00	\$1,297,415.63
totals	\$14,800,000.00	\$7,651,918.75			\$23,381,387.50

Capital Region

Community Development District

Debt Service Fund

Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$281,879	\$260,847	\$14,039	\$274,886	\$274,147
Interest Income	\$0	\$8	\$5	\$13	\$0
Carry Forward Surplus ⁽¹⁾	\$49,598	\$50,333	\$0	\$50,333	\$53,676
TOTAL REVENUES	\$331,478	\$311,188	\$14,044	\$325,232	\$327,823
Expenditures					
Interest - 11/1	\$48,278	\$48,278	\$0	\$48,278	\$44,888
Interest - 5/1	\$48,278	\$0	\$48,278	\$48,278	\$44,888
Principal - 5/1	\$175,000	\$0	\$175,000	\$175,000	\$180,000
TOTAL EXPENDITURES	\$271,556	\$48,278	\$223,278	\$271,556	\$269,775
EXCESS REVENUES OVER EXPENDITURES	\$59,921	\$262,910	(\$209,234)	\$53,676	\$58,048

⁽¹⁾ Carry Forward Surplus is net of Reserve requirement

11/1/2023 - Interest Series 2018A2	\$41,400
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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
05/01/22	\$175,000.00	\$48,278.13	3.875%	\$2,155,000.00	
11/01/22		\$44,887.50		\$1,980,000.00	\$268,165.63
05/01/23	\$180,000.00	\$44,887.50	3.875%	\$1,980,000.00	
11/01/23		\$41,400.00		\$1,800,000.00	\$266,287.50
05/01/24	\$190,000.00	\$41,400.00	4.600%	\$1,800,000.00	
11/01/24		\$37,030.00		\$1,610,000.00	\$268,430.00
05/01/25	\$200,000.00	\$37,030.00	4.600%	\$1,610,000.00	
11/01/25		\$32,430.00		\$1,410,000.00	\$269,460.00
05/01/26	\$210,000.00	\$32,430.00	4.600%	\$1,410,000.00	
11/01/26		\$27,600.00		\$1,200,000.00	\$270,030.00
05/01/27	\$220,000.00	\$27,600.00	4.600%	\$1,200,000.00	
11/01/27		\$22,540.00		\$980,000.00	\$270,140.00
05/01/28	\$230,000.00	\$22,540.00	4.600%	\$980,000.00	
11/01/28		\$17,250.00		\$750,000.00	\$269,790.00
05/01/29	\$240,000.00	\$17,250.00	4.600%	\$750,000.00	
11/01/29		\$11,730.00		\$510,000.00	\$268,980.00
05/01/30	\$250,000.00	\$11,730.00	4.600%	\$510,000.00	
11/01/30		\$5,980.00		\$260,000.00	\$267,710.00
05/01/31	\$260,000.00	\$5,980.00	4.600%	\$260,000.00	\$265,980.00
totals	\$1,980,000.00	\$481,695.00			\$2,684,973.13

Capital Region

Community Development District

Debt Service Fund
Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$318,938	\$311,568	\$7,530	\$319,098	\$318,938
Interest Income	\$0	\$12	\$4	\$16	\$0
Carry Forward Surplus ⁽¹⁾	\$56,131	\$51,583	\$0	\$51,583	\$41,753
TOTAL REVENUES	\$375,069	\$363,163	\$7,534	\$370,697	\$360,690
Expenditures					
Interest - 11/1	\$43,944	\$43,944	\$0	\$43,944	\$31,875
Interest - 5/1	\$35,000	\$0	\$35,000	\$35,000	\$31,875
Principal - 5/1	\$250,000	\$0	\$250,000	\$250,000	\$255,000
TOTAL EXPENDITURES	\$328,944	\$43,944	\$285,000	\$328,944	\$318,750
EXCESS REVENUES OVER EXPENDITURES	\$46,124	\$319,219	(\$277,466)	\$41,753	\$41,940

⁽¹⁾ Carry Forward Surplus is net of Reserve requirement

11/1/2023 - Interest Series 2021	\$28,688
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Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Townhomes	60	\$215.13	\$12,908	\$12,004
Townhomes	110	\$258.87	\$28,476	\$26,483
Single Family 30s	53	\$282.54	\$14,974	\$13,926
Single Family 40s	28	\$302.61	\$8,473	\$7,880
Single Family 55s	28	\$304.76	\$8,533	\$7,936
Single Family 55s	82	\$367.13	\$30,105	\$27,997
Single Family 65s	42	\$376.47	\$15,812	\$14,705
Single Family 65s	69	\$453.20	\$31,271	\$29,082
Single Family 75s	34	\$430.26	\$14,629	\$13,605
Single Family 75s	43	\$518.46	\$22,294	\$20,733
Single Family 100s	32	\$537.82	\$17,210	\$16,005
Single Family 100s	89	\$647.54	\$57,631	\$53,597
Custom 1/2 acre	22	\$645.39	\$14,199	\$13,205
Custom 1/2 acre	44	\$777.33	\$34,203	\$31,808
Custom 1 acre	25	\$842.59	\$21,065	\$19,590
Custom 1 acre	11	\$1014.69	\$11,162	\$10,380
Total	772		\$342,943	\$318,937

Capital Region

Community Development District

Series 2021 Capital Improvement Revenue Refunding Bonds
Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
05/01/22	\$250,000.00	\$35,000.00	2.50%	\$2,800,000.00	
11/01/22		\$31,875.00	2.50%	\$2,550,000.00	\$316,875.00
05/01/23	\$255,000.00	\$31,875.00	2.50%	\$2,550,000.00	
11/01/23		\$28,687.50	2.50%	\$2,295,000.00	\$315,562.50
05/01/24	\$260,000.00	\$28,687.50	2.50%	\$2,295,000.00	
11/01/24		\$25,437.50	2.50%	\$2,035,000.00	\$314,125.00
05/01/25	\$270,000.00	\$25,437.50	2.50%	\$2,035,000.00	
11/01/25		\$22,062.50	2.50%	\$1,765,000.00	\$317,500.00
05/01/26	\$275,000.00	\$22,062.50	2.50%	\$1,765,000.00	
11/01/26		\$18,625.00	2.50%	\$1,490,000.00	\$315,687.50
05/01/27	\$285,000.00	\$18,625.00	2.50%	\$1,490,000.00	
11/01/27		\$15,062.50	2.50%	\$1,205,000.00	\$318,687.50
05/01/28	\$290,000.00	\$15,062.50	2.50%	\$1,205,000.00	
11/01/28		\$11,437.50	2.50%	\$915,000.00	\$316,500.00
05/01/29	\$295,000.00	\$11,437.50	2.50%	\$915,000.00	
11/01/29		\$7,750.00	2.50%	\$620,000.00	\$314,187.50
05/01/30	\$305,000.00	\$7,750.00	2.50%	\$620,000.00	
11/01/30		\$3,937.50	2.50%	\$315,000.00	\$316,687.50
05/01/31	\$315,000.00	\$3,937.50	2.50%	\$315,000.00	\$318,937.50
totals	\$2,550,000.00	\$329,750.00			\$3,164,750.00