

CAPITAL REGION

Community Development District

June 9, 2022

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

June 2, 2022

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Capital Region Community Development District Meeting is scheduled for **Thursday, June 9, 2022 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. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 12, 2022 Meeting
 - B. Balance Sheet as of April 30, 2022 and Statement of Revenues & Expenditures for the Period Ending April 30, 2022
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Acceptance of Fiscal Year 2021 Audit Report
- V. Discussion of Fiscal Year 2023 Approved Budget
- VI. Staff Reports
 - A. Attorney – Consideration of City of Tallahassee Temporary Construction Easement
 - B. Dantin Consulting
 - C. Property Management
 - 1. All Pro Reports

2. Operations Memorandum

3. Variance Report

D. Manager

VII. Supervisors Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – July 14, 2022 @ 6:30 p.m.

X. 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 – *Supervisor Rojas*
- B. Landscaping Conservation Areas – *Supervisor 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 – *Chairman Wiggins*
- G. Community Liaison – *Supervisor Kelley*

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, May 12, 2022 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Andrew Wiggins	Chairman
April Johnston	Vice Chairperson
Corbin deNagy	Supervisor
Kyle Rojas	Supervisor by telephone

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 May 12, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the April 14, 2022 Meeting**
- B. Balance Sheet as of March 31, 2022 and Statement of Revenues & Expenditures for the Period Ending March 31, 2022**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Mr. Wiggins seconded by Ms. Johnston with all in favor the April 14, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Discussion of Scheduling Joint Meeting
Between CDD Board and HOA Board**

This item deferred.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04
Approving the Proposed Budget for Fiscal
Year 2023 Declaring Special Assessment to
Fund the Proposed Budgets and Setting
Public Hearings**

Mr. Oliver gave an overview of the budget process and stated the proposed budget in front of you is the worst-case scenario in terms of what the assessments will be and you will refine this over the next couple months. What is driving the approximate 8% increase in this budget is capital reserve contribution, assistant operations manager, routine line-item increases.

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor Resolution 2022-04 approving the proposed fiscal year 2023 budget and setting the public hearing for August 13, 2022 was approved.

SIXTH ORDER OF BUSINESS

Review of Capital Reserve Study

A copy of the capital reserve study was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney - Report

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.

4. Request for Pool Construction

On MOTION by Mr. deNagy seconded by Ms. Johnston with all in favor district counsel was authorized to prepare an access agreement subject to review and approval by the chair.

D. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

Other items: invasive plants on Mossy Creek Trail, bond issues to be paid off, status of St. Joe construction, put budget on the screen at the next meeting, HOA/CDD joint meeting, on-street parking in Unit 27.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 9, 2022 at 6:30 p.m. at the Southwood Community Center

Mr. Wiggins stated the next scheduled meeting will be June 9th at 6:30 p.m.

The meeting adjourned at 7:21 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**Capital Region
Community Development District
Unaudited Financial Statements
April 30, 2022**

**Meeting Date
June 9, 2022**

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2022**

	<u>General</u>	<u>Debt Service</u>	<u>Non-Major Fund</u>	<u>Total Governmental Funds</u>
<u>ASSETS:</u>				
CASH	\$106,599	---	---	\$106,599
Capital Reserve	---	---	\$74,919	\$74,919
INVESTMENTS:				
State Board of Administration	\$1,193,099	---	---	\$1,193,099
Series 2013				
Reserve	---	\$430,563	---	\$430,563
Revenue	---	\$989,936	---	\$989,936
Series 2018A1				
Reserve	---	\$650,464	---	\$650,464
Revenue	---	\$1,042,361	---	\$1,042,361
Prepayment	---	\$734	---	\$734
Series 2018A2				
Reserve	---	\$135,070	---	\$135,070
Revenue	---	\$264,336	---	\$264,336
Prepayment	---	\$2,057	---	\$2,057
Series 2021				
Interest	---	\$1	---	\$1
Revenue	---	\$324,466	---	\$324,466
Prepaid Expenses	\$90,739	---	---	\$90,739
TOTAL ASSETS	<u>\$1,390,437</u>	<u>\$3,839,987</u>	<u>\$74,919</u>	<u>\$5,305,343</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$12,120	---	---	\$12,120
TOTAL LIABILITIES	<u>\$12,120</u>	<u>\$0</u>	<u>\$0</u>	<u>\$12,120</u>
FUND BALANCES:				
UNASSIGNED FOR GENERAL FUND	\$1,378,317	---	---	\$1,378,317
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$74,919	\$74,919
RESTRICTED FOR DEBT SERVICE	---	\$3,839,987	---	\$3,839,987
LIABILITIES & FUND BALANCE	<u>\$1,390,437</u>	<u>\$3,839,987</u>	<u>\$74,919</u>	<u>\$5,305,343</u>

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessment-On Roll	\$1,503,242	\$1,503,242	\$1,472,944	(\$30,298)
Special Assessment-Direct - St Joe	\$332,617	\$218,466	\$218,466	\$0
Interest Income/Miscellaneous	\$8,000	\$4,667	\$1,106	(\$3,561)
TOTAL REVENUES	\$1,843,859	\$1,726,375	\$1,692,516	(\$33,859)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$12,000	\$7,000	\$4,000	\$3,000
FICA Expense	\$918	\$536	\$306	\$230
Engineering Fees	\$25,000	\$14,583	\$3,905	\$10,678
Arbitrage Rebate	\$1,200	\$600	\$600	\$0
Dissemination Agent	\$7,300	\$4,258	\$4,375	(\$117)
Attorney Fees	\$57,000	\$33,250	\$9,332	\$23,919
Annual Audit	\$3,710	\$0	\$0	\$0
Annual Report	\$500	\$0	\$0	\$0
Trustee Fees	\$15,520	\$4,148	\$4,148	\$0
Assessment Roll Services	\$11,500	\$11,500	\$11,500	\$0
Management Fees	\$48,620	\$28,362	\$28,362	\$0
Information Technology	\$2,800	\$1,633	\$1,633	\$0
Website Administration	\$0	\$0	\$800	(\$800)
Records Storage	\$150	\$88	\$0	\$88
Travel & Per Diem	\$2,000	\$1,167	\$0	\$1,167
Telephone	\$300	\$175	\$141	\$34
Postage	\$1,000	\$583	\$467	\$117
Printing & Binding	\$2,000	\$1,167	\$412	\$754
General Liability Insurance	\$19,730	\$19,730	\$18,597	\$1,133
Legal Advertising	\$3,500	\$2,042	\$775	\$1,266
Other Current Charges	\$1,600	\$933	\$609	\$325
Office Supplies	\$200	\$117	\$60	\$57
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$146	\$0	\$146
TOTAL ADMINISTRATIVE	\$216,973	\$132,192	\$90,197	\$41,996
<u>FIELD:</u>				
Management Fees	\$132,300	\$77,175	\$77,175	\$0
Security	\$7,000	\$7,000	\$5,856	\$1,144
Communications	\$6,000	\$3,500	\$3,000	\$500
Utilities	\$45,000	\$26,250	\$24,683	\$1,567
Landscape Maintenance - Contract	\$1,030,628	\$601,623	\$601,623	\$0
Landscape Maint - New Units/Street Trees	\$5,000	\$2,917	\$1,329	\$1,587
Pond Maintenance - Contract	\$5,000	\$2,917	\$2,130	\$787
Pond Repairs - Current Units	\$37,500	\$21,875	\$38,860	(\$16,985)

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>EXPENDITURES:</u>				
<u>FIELD: (continued)</u>				
SWMF Operating Permit Fees	\$918	\$918	\$1,377	(\$459)
Irrigation Maintenance - Contract	\$55,488	\$31,365	\$31,365	\$0
Irrigation Maintenance - New Units	\$0	\$0	\$1,062	(\$1,062)
Irrigation Repairs - Current Units	\$45,000	\$26,250	\$41,141	(\$14,891)
Preserve Maintenance	\$37,500	\$21,875	\$15,367	\$6,508
Tot Lot Inspection/Maintenance	\$6,500	\$3,792	\$0	\$3,792
Tree Removal/Trimming/Cleanup	\$38,000	\$22,167	\$13,851	\$8,316
Alleyway Maintenance	\$5,000	\$2,917	\$1,290	\$1,627
Miscellaneous Maintenance	\$7,500	\$4,375	\$2,914	\$1,461
Special Events	\$5,000	\$2,917	\$5,000	(\$2,083)
Other-Contingency	\$5,000	\$2,917	\$175	\$2,742
Capital Expenditures	\$9,000	\$5,250	\$4,663	\$587
Reserve for Capital - R&R	\$135,552	\$135,552	\$89,000	\$46,552
Common Area Maintenance	\$8,000	\$4,667	\$0	\$4,667
TOTAL FIELD	\$1,626,886	\$1,008,217	\$961,862	\$46,354
TOTAL EXPENDITURES	\$1,843,859	\$1,140,409	\$1,052,059	\$88,350
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	\$0	\$585,966	\$640,457	\$54,491
NET CHANGE IN FUND BALANCE	\$0	\$585,966	\$640,457	\$54,491
FUND BALANCE - Beginning	\$0		\$737,860	
FUND BALANCE - Ending	\$0		\$1,378,317	

**CAPITAL REGION CDD
GENERAL FUND
FY 2022**

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	\$1,394,014	\$0	\$304,229	\$953,944	\$75,586	\$96,964	\$13,448	\$28,774	\$0	\$0	\$0	\$0	\$0	\$1,472,944
Special Assessment-Direct - St Joe	\$441,845	\$51,973	\$27,718	\$27,718	\$0	\$55,621	\$27,718	\$27,718	\$0	\$0	\$0	\$0	\$0	\$218,466
Interest Income/Miscellaneous	\$8,000	\$49	\$33	\$38	\$105	\$141	\$296	\$444	\$0	\$0	\$0	\$0	\$0	\$1,106
TOTAL REVENUES	\$1,843,859	\$52,022	\$331,979	\$981,699	\$75,691	\$152,726	\$41,462	\$56,936	\$0	\$0	\$0	\$0	\$0	\$1,692,516

EXPENDITURES:

Administrative:

Supervisors Fees	\$12,000	\$800	\$600	\$0	\$1,000	\$600	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$4,000
FICA Expense	\$918	\$61	\$46	\$0	\$77	\$46	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$306
Engineering Fees	\$25,000	\$875	\$307	\$875	\$0	\$1,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,905
Arbitrage Rebate	\$1,200	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination Agent	\$7,300	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$4,375
Attorney Fees	\$57,000	\$2,141	\$660	\$1,589	\$2,604	\$1,872	\$0	\$467	\$0	\$0	\$0	\$0	\$0	\$9,332
Annual Audit	\$3,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Report	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$15,520	\$0	\$0	\$4,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,148
Assessment Roll Services	\$11,500	\$11,500	\$0	\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$28,362
Information Technology	\$2,800	\$233	\$233	\$233	\$233	\$233	\$233	\$233	\$0	\$0	\$0	\$0	\$0	\$1,633
Website Administration	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$600	\$0	\$0	\$0	\$0	\$0	\$800
Records Storage	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel & Per Diem	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$300	\$2	\$0	\$44	\$38	\$21	\$23	\$14	\$0	\$0	\$0	\$0	\$0	\$141
Postage	\$1,000	\$64	\$29	\$5	\$140	\$165	\$2	\$60	\$0	\$0	\$0	\$0	\$0	\$467
Printing & Binding	\$2,000	\$42	\$104	\$91	\$1	\$83	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$412
General Liability Insurance	\$19,730	\$18,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,597
Legal Advertising	\$3,500	\$101	\$252	\$0	\$113	\$309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Other Current Charges	\$1,600	\$198	\$101	\$67	\$0	\$84	\$120	\$38	\$0	\$0	\$0	\$0	\$0	\$609
Office Supplies	\$200	\$0	\$10	\$18	\$0	\$13	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Dues, Licenses, Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$216,973	\$39,466	\$7,619	\$11,748	\$8,882	\$10,051	\$5,265	\$7,165	\$0	\$0	\$0	\$0	\$0	\$90,197

**CAPITAL REGION CDD
GENERAL FUND
FY 2022**

Description	ADOPTED BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
<i>Maintenance:</i>														
Management Fees	\$132,300	\$11,025	\$11,025	\$11,025	\$11,025	\$11,025	\$11,025	\$11,025	\$0	\$0	\$0	\$0	\$0	\$77,175
Security	\$7,000	\$5,606	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,856
Communications	\$6,000	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Utilities	\$45,000	\$2,528	\$7,697	\$2,674	\$2,134	\$1,998	\$3,503	\$4,148	\$0	\$0	\$0	\$0	\$0	\$24,683
Landscape Maintenance - Contract	\$1,030,628	\$85,946	\$85,946	\$85,946	\$85,946	\$85,946	\$85,946	\$85,946	\$0	\$0	\$0	\$0	\$0	\$601,623
Landscape Maint - New Units/Street Trees	\$5,000	\$0	\$55	\$172	\$172	\$310	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$1,329
Pond Maintenance - Contract	\$5,000	\$0	\$0	\$1,065	\$0	\$0	\$1,065	\$0	\$0	\$0	\$0	\$0	\$0	\$2,130
Pond Repairs - Current Units	\$37,500	\$0	\$11,254	-\$6,135	\$33,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,860
SWMF Operating Permit Fees	\$918	\$0	\$0	\$918	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,377
Irrigation Maintenance - Contract	\$55,488	\$4,481	\$4,481	\$4,481	\$4,481	\$4,481	\$4,481	\$4,481	\$0	\$0	\$0	\$0	\$0	\$31,365
Irrigation Maintenance - New Units	\$0	\$0	\$0	\$2	\$2	\$2	\$2	\$1,052	\$0	\$0	\$0	\$0	\$0	\$1,062
Irrigation Repairs - Current Units	\$45,000	\$7,654	\$14,236	\$971	\$5,766	\$700	\$4,248	\$7,566	\$0	\$0	\$0	\$0	\$0	\$41,141
Preserve Maintenance	\$37,500	\$2,650	\$2,454	\$1,553	\$343	\$629	\$6,207	\$1,532	\$0	\$0	\$0	\$0	\$0	\$15,367
Tot Lot Inspection/Maintenance	\$6,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tree Removal/Trimming/Cleanup	\$38,000	\$0	\$9,709	\$1,226	\$368	\$269	\$2,280	\$0	\$0	\$0	\$0	\$0	\$0	\$13,851
Alleyway Maintenance	\$5,000	\$1,140	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,290
Miscellaneous Maintenance	\$7,500	\$0	\$1,425	\$241	\$844	\$0	\$0	\$405	\$0	\$0	\$0	\$0	\$0	\$2,914
Special Events	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Other-Contingency	\$5,000	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Expenditures	\$9,000	\$0	\$0	\$1,344	\$3,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,663
Reserve for Capital - R&R	\$135,552	\$89,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,000
Common Area Maintenance	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$1,626,886	\$210,706	\$149,181	\$105,983	\$149,100	\$105,859	\$119,568	\$121,466	\$0	\$0	\$0	\$0	\$0	\$961,862
Total Recreation Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$1,843,859	\$250,172	\$156,800	\$117,731	\$157,982	\$115,910	\$124,833	\$128,631	\$0	\$0	\$0	\$0	\$0	\$1,052,059
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$0	(\$198,150)	\$175,180	\$863,969	(\$82,291)	\$36,816	(\$83,371)	(\$71,695)	\$0	\$0	\$0	\$0	\$0	\$640,457

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Capital Reserve Contribution	\$135,552	\$89,000	\$89,000	\$0
Miscellaneous Revenue	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	<u>\$135,552</u>	<u>\$89,000</u>	<u>\$89,000</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Reserve for Capital - R&R	\$0	\$0	\$15,584	(\$15,584)
Other Charges	\$600	\$350	\$296	\$54
<i>TOTAL EXPENDITURES</i>	<u>\$600</u>	<u>\$350</u>	<u>\$15,880</u>	<u>(\$15,530)</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$134,952</u>	<u>\$88,650</u>	<u>73,120.07</u>	<u>(\$15,530)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$134,952</u>	<u>\$88,650</u>	<u>\$73,120</u>	<u>(\$15,530)</u>
FUND BALANCE - Beginning	\$101,290		\$1,799	
FUND BALANCE - Ending	<u>\$236,243</u>		<u>\$74,919</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013A
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Residential	\$381,326	\$381,326	\$370,353	(\$10,973)
Special Assessments - Commercial	\$480,847	\$480,847	\$474,108	(\$6,739)
Interest Income	\$200	\$117	\$182	\$65
<i>TOTAL REVENUES</i>	<u>\$862,373</u>	<u>\$862,289</u>	<u>\$844,644</u>	<u>(\$17,646)</u>
<u>EXPENDITURES:</u>				
Interest- 11/1	\$195,343	\$195,343	\$195,469	(\$126)
Principal - 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/1	\$195,343	\$0	\$0	\$0
Principal - 5/1	\$480,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$870,685</u>	<u>\$195,343</u>	<u>\$200,469</u>	<u>(\$5,126)</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>(\$8,312)</u>	<u>\$666,947</u>	<u>\$644,175</u>	<u>(\$22,772)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>(\$8,312)</u>	<u>\$666,947</u>	<u>\$644,175</u>	<u>(\$22,772)</u>
FUND BALANCE - Beginning	\$345,644		\$776,324	
FUND BALANCE - Ending	<u>\$337,331</u>		<u>\$1,420,499</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018A1
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/22	ACTUAL THRU 04/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Residential	\$293,118	\$293,118	\$284,685	(\$8,434)
Special Assessments - Commercial	\$153,684	\$153,684	\$151,543	(\$2,141)
Special Assessments - Direct	\$859,292	\$601,504	\$601,504	\$0
Interest Income	\$50	\$29	\$35	\$6
TOTAL REVENUES	<u>\$1,306,144</u>	<u>\$1,048,336</u>	<u>\$1,037,768</u>	<u>(\$10,568)</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$379,469	\$379,469	\$379,469	\$0
Interest - 5/1	\$379,469	\$0	\$0	\$0
Principal - 5/1	\$550,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$1,308,938</u>	<u>\$379,469</u>	<u>\$379,469</u>	<u>\$0</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	<u>(\$2,794)</u>	<u>\$668,867</u>	<u>\$658,299</u>	<u>(\$10,568)</u>
NET CHANGE IN FUND BALANCE	<u>(\$2,794)</u>	<u>\$668,867</u>	<u>\$658,299</u>	<u>(\$10,568)</u>
FUND BALANCE - Beginning	\$384,020		\$1,035,260	
FUND BALANCE - Ending	<u>\$381,226</u>		<u>\$1,693,559</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018A2
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/22</u>	<u>ACTUAL THRU 04/30/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments - Commercial	\$281,879	\$281,879	\$264,328	(\$17,551)
Interest Income	\$0	\$0	\$10	\$10
<i>TOTAL REVENUES</i>	<u>\$281,879</u>	<u>\$281,879</u>	<u>\$264,338</u>	<u>(\$17,541)</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$48,278	\$48,278	\$48,278	\$0
Interest - 5/1	\$48,278	\$0	\$0	\$0
Principal - 5/1	\$175,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$271,556</u>	<u>\$48,278</u>	<u>\$48,278</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$10,323</u>	<u>\$233,601</u>	<u>\$216,060</u>	<u>(\$17,541)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$10,323</u>	<u>\$233,601</u>	<u>\$216,060</u>	<u>(\$17,541)</u>
FUND BALANCE - Beginning	\$49,598		\$185,403	
FUND BALANCE - Ending	<u>\$59,921</u>		<u>\$401,463</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended April 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 04/30/22</u>	<u>ACTUAL THRU 04/30/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$318,938	\$318,938	\$316,795	(\$2,143)
Interest Income	\$0	\$0	\$33	\$33
<i>TOTAL REVENUES</i>	<u>\$318,938</u>	<u>\$318,938</u>	<u>\$316,828</u>	<u>(\$2,110)</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$43,944	\$43,944	\$43,944	\$0
Interest - 5/1	\$35,000	\$0	\$0	\$0
Principal - 5/1	\$250,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$328,944</u>	<u>\$43,944</u>	<u>\$43,944</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>(\$10,007)</u>	<u>\$274,993</u>	<u>\$272,883</u>	<u>(\$2,110)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>(\$10,007)</u>	<u>\$274,993</u>	<u>\$272,883</u>	<u>(\$2,110)</u>
FUND BALANCE - Beginning	\$56,131		\$51,583	
FUND BALANCE - Ending	<u>\$46,124</u>		<u>\$324,466</u>	

C.

**CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 2022**

ASSESSED TO	# UNITS	SERIES 2008 / 2018-1 RESIDENTIAL	SERIES 2008 / 2018-1 COMMERCIAL	SERIES 2011A-1 / 2021 RESIDENTIAL	SERIES 2011A-2 / 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2022 O&M	TOTAL ASSESSED
ST JOE COMPANY	1,692.00	-	859,291.86	-	-	-	-	859,291.86	332,617.18	1,191,909.04
LEON CO. TAX ROLL	3,662.58	293,118.35	153,683.54	318,937.68	274,147.35	381,324.91	480,803.85	1,902,015.68	1,503,241.82	3,405,257.50
TOTAL NET ASSESSED	5,354.58	293,118.35	1,012,975.40	318,937.68	274,147.35	381,324.91	480,803.85	2,761,307.54	1,835,859.00	4,597,166.54

RECEIVED BY	DATE	SERIES 2008 / 2018-1 RESIDENTIAL	SERIES 2008 / 2018-1 COMMERCIAL	SERIES 2011A-1 / 2021 RESIDENTIAL	SERIES 2011A-2 / 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2022 O&M	TOTAL COLLECTED NET
ST JOE COMPANY		-	609,909.06	-	-	-	-	609,909.06	252,598.52	862,507.58
TOTAL DUE DIRECT INVOICE		-	249,382.80	-	-	-	-	249,382.80	80,018.66	329,401.46
LEON CO DIST 1	11/9/2021	3,166.66	-	2,793.76	-	4,119.58	-	10,080.00	8,052.27	18,132.27
LEON CO DIST 2	11/24/2021	51,073.47	29,172.96	73,896.61	60,303.90	66,442.74	91,268.52	372,158.20	296,176.25	668,334.45
LEON CO DIST 3	12/16/2021	152,777.15	89,220.08	201,616.65	186,759.31	198,751.57	279,127.87	1,108,252.63	878,232.54	1,986,485.17
LEON CO DIST 4	12/30/2021	21,678.88	3,341.54	19,052.74	13,754.76	28,202.59	10,454.12	96,484.63	75,711.24	172,195.87
LEON CO DIST 5	1/11/2022	4,732.72	19,250.21	3,983.88	-	6,156.91	60,224.90	94,348.62	75,586.14	169,934.76
INTEREST	2/2/2022	25.57	15.44	33.01	28.57	33.26	48.31	184.16	146.09	330.25
LEON CO DIST 6	2/14/2022	44,994.43	4,070.66	7,302.57	-	58,534.37	12,735.19	127,637.22	96,818.12	224,455.34
LEON CO DIST 7	3/14/2022	1,482.42	2,465.04	2,889.10	-	1,928.51	7,711.94	16,477.01	13,447.78	29,924.79
LEON CO DIST 8	4/16/2022	4,753.25	4,007.47	5,226.30	3,481.63	6,183.62	12,537.51	36,189.78	28,773.72	64,963.50
INTEREST	5/2/2022	-	-	-	-	-	-	-	17.09	17.09
LEON CO DIST 9	5/20/2022	8,340.52	-	753.27	-	10,850.39	-	19,944.18	14,872.75	34,816.93
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
TOTAL RECEIVED TAX ROLL		293,025.07	151,543.40	317,547.89	264,328.17	381,203.54	474,108.36	1,881,756.43	1,487,833.99	3,369,590.42
TOTAL DUE TAX ROLL		93.28	2,140.14	1,389.79	9,819.18	121.37	6,695.49	20,259.25	15,407.83	35,667.08

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 2022 O&M	TOTAL
% RECEIVED DIRECT INVOICE	0.00%	70.98%	0.00%	0.00%	0.00%	0.00%	70.98%	75.94%	72.36%
% RECEIVED TAX ROLL	99.97%	98.61%	99.56%	96.42%	99.97%	98.61%	98.93%	98.98%	98.95%

D.

Capital Region
Community Development District
Check Register Summary
General Fund

5/1-5/31/22

<i>Check Date</i>	<i>Check #'s</i>	<i>Total Amount</i>
General Fund		
5/3/2022	2930	\$38.93
5/6/2022	2931-2932	\$18,895.63
5/23/2022	2933-2936	\$115,678.25
Capital Project Fund		
n/a		
Total		\$134,612.81

* FedEx invoices will be provided upon request

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/03/22	00294	1/19/22 91749459	202205 310-51300-49100 2 DESK SIGNS		*	38.93	
			HC BRANDS				38.93 002930
5/06/22	00024	5/01/22 194093	202204 320-57200-46900 FUNGICIDE HEMINGWAY BLVD		*	147.07	
		5/02/22 194087	202204 320-57200-46450 CTRL6 CENTRAL PARK IRR		*	417.25	
		5/02/22 194088	202204 320-57200-46450 UNIT 31 PHSE 3 IRR REPAIR		*	544.40	
		5/02/22 194089	202204 320-57200-46450 CTRL1 UNIT 5 IRR REPAIR		*	633.41	
		5/02/22 194090	202204 320-57200-46450 CTRL2 UNIT 5 IRR REPAIR		*	972.26	
		5/03/22 194092	202204 320-57200-46900 FUNGICIDE UNIT 1,17,29		*	57.56	
			ALL-PRO LAND CARE OF TALLAHASSEE				2,771.95 002931
5/06/22	00061	5/01/22 475	202205 310-51300-34000 MAY 22 MGMT FEES		*	4,051.67	
		5/01/22 475	202205 310-51300-35110 MAY 22 WEBSITE ADMIN		*	100.00	
		5/01/22 475	202205 310-51300-35100 MAY 22 IT		*	233.33	
		5/01/22 475	202205 310-51300-31300 MAY 22 DISSEMINATION SVC		*	625.00	
		5/01/22 475	202205 310-51300-51000 MAY 22 OFFICE SUPPLIES		*	.03	
		5/01/22 475	202205 310-51300-42000 MAY 22 POSTAGE		*	25.42	
		5/01/22 475	202205 310-51300-42500 MAY 22 COPIES		*	36.60	
		5/01/22 475	202205 310-51300-41000 MAY 22 TELEPHONE		*	20.63	
		5/01/22 475	202205 320-57200-46900 MAY 22 GOOGLE		*	6.00	
		5/01/22 476	202205 320-57200-34000 MAY 22 FACILITY MGMT		*	11,025.00	
			GOVERNMENTAL MANAGEMENT SERVICES				16,123.68 002932
5/23/22	99999	5/23/22 VOID	202205 000-00000-00000 VOID CHECK		C	.00	
			*****INVALID VENDOR NUMBER*****				.00 002933
5/23/22	00024	5/04/22 194096	202204 320-57200-49400 TSO-POPS IN THE PARK 2022		*	5,000.00	

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
---------------	-------	-----------------------------------	--	-------------	--------	--------	-----------------------------

TOTAL FOR REGISTER 134,612.81



2021-2 St. Augustine Road E, Jacksonville, FL 32207
888-465-6373



INV:91749459

ACCT#	DATE	TERMS	BIN/CNT
301956	1/19/2022	NET30	5647-2
PO# NET30; NT# 8090256			

HSC_USMAIL: US Mail First Class (9 oz)

Tracking#: 9400111899561131037245

BILL TO:

GMS-GOVERNMENTAL MANAGEMENT SERVICES
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

SHIP TO:

JAMES PERRY
GMS
475 WEST TOWN PLACE SUITE 114
ST. AUGUSTINE, FL 32092

*Bank B
V# 294 001.310.513.491.*

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT -- Kyle Rojas	20.00	15.99	15.99
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT -- Andrew Wiggins	20.00	15.99	15.99
1	FIRST-I	SHIPPING AND HANDLING - USMAIL FIRST CLASS	6.95	6.95	6.95
		TOTAL			38.93

We appreciate your business !!!



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/2/2022	194087

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 6, Central Park

Quantity	Description	Rate	Amount
	Controller #6 - Central Park - Mainline Repair		
2	4" Coupling PVC SS	9.25	18.50
1	4" SCH 80 90° ELL SS	31.25	31.25
3.5	Irrigation Technician Labor Rate per hour	65.00	227.50
3.5	Irrigation Helper Labor Rate per hour	40.00	140.00
Date of Service: 4-25-2022 Damage Source: Normal Ware			
320 542 46450			

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$417.25

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/2/2022	194088

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Irrigation

Quantity	Description	Rate	Amount
	Unit # 31 Phase #3 - Irrigation Repair -		
2	Hunter Latching Solenoid	212.50	425.00
4	9 Volt Battery	3.60	14.40
1	Irrigation Technician Labor Rate per hour	65.00	65.00
1	Irrigation Helper Labor Rate per hour	40.00	40.00
	Date of Service: 4-26-2022 Damage Source: Normal Ware		

46460
DB R.O.
5/3/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$544.40

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/2/2022	194089

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 1, Unit 5

Quantity	Description	Rate	Amount
	Controller #1 Unit #5 - Irrigation Repair - Mainline Repair - Esplanade & Merchants Row		
4	4" Coupling PVC SS	9.25	37.00
1	4" SCH 80 90° ELL SS	31.25	31.25
6	DBR/Y - 6 Splice Kit Wire Connector	5.15	30.90
12	14 Gauge 1 St 1,000 ft. Red Uf Wire	0.74	8.88
2	3/4" x 3/4" x 1/2" SCH 40 PVC Tee SST	1.00	2.00
4	1/2" 90 Elbow	1.50	6.00
1	4" Pop-Up Sprayhead	9.88	9.88
0.5	Mini-Excavator Use	175.00	87.50
4	Irrigation Technician Labor Rate per hour	65.00	260.00
4	Irrigation Helper Labor Rate per hour	40.00	160.00
	Date of Service: 4-26-2022		
	Damage Source: Normal Ware		

ALASO
D.B.O.
5/3/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$633.41

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/2/2022	194090

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 2, Unit 5

Quantity	Description	Rate	Amount
	Controller #2 Merchants Row - unit #5 - Irrigation Repair - Mainline Repair		
2	3" 90° Elbow SCH 80	29.34	58.68
2	3" SCH 40 Coupling PVC SS	6.37	12.74
15	3" SCH 40 PVC BE Pipe	5.27	79.05
15	3/4" SCH 40 PVC BE Pipe	0.85	12.75
2	3/4" SCH 40 PVC Tee SSS	0.68	1.36
4	3/4" SCH 40 Coupling Soc	0.40	1.60
2	3/4" x 1/2" PVC RED Bushing SS	0.54	1.08
1	Mini-Excavator Use	175.00	175.00
6	Irrigation Technician Labor Rate per hour	65.00	390.00
6	Irrigation Helper Labor Rate per hour	40.00	240.00
<p>Date of Service: 4-27-2022 Damage Source: Metro Net</p> <p style="text-align: right;">46460 D.B.O. 5/3/2022</p>			

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$972.26

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/3/2022	194092

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Four Oaks Blvd (Units 1,17,...

Quantity	Description	Rate	Amount
	Fungicide Treatment @ Four Oaks - Unit # 1,17,29		
1	Fungicide 10gal.	5.26	5.26
0.5	IPM Technician Labor Rate per hour	65.00	32.50
0.5	IPM Helper Labor Rate per hour	40.00	20.00
	Date off Service: 4-26-2022		

46900
JFK
5/3/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$57.76

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/3/2022	194093

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Hemingway Blvd & Trail (...)

Quantity	Description	Rate	Amount
	Fungicide Treatment @ Hemingway Blvd & Trail - Unit #2, 4		
1	Fungicide 80gal.	42.07	42.07
1	IPM Technician Labor Rate per hour	65.00	65.00
1	IPM Helper Labor Rate per hour	40.00	40.00
	Date of Service: 4-25-2022		

46900
RFK
5/3/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$147.07

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 475**Invoice Date:** 5/1/22**Due Date:** 5/1/22**Case:****P.O. Number:****Bill To:**

Capital Region CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - May 2022		4,051.67	4,051.67
Website Administration - May 2022		100.00	100.00
Information Technology - May 2022		233.33	233.33
Dissemination Agent Services - May 2022		625.00	625.00
Office Supplies		0.03	0.03
Postage		25.42	25.42
Copies		36.60	36.60
Telephone		20.63	20.63
Google Web		6.00	6.00
Total			\$5,098.68
Payments/Credits			\$0.00
Balance Due			\$5,098.68

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 476

Invoice Date: 5/1/22

Due Date: 5/1/22

Case:

P.O. Number:

Bill To:

Capital Region CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - May 2022 320.572.3400		11,025.00	11,025.00
		Total	\$11,025.00
		Payments/Credits	\$0.00
		Balance Due	\$11,025.00

5/3/22
OR



All-Pro Landscaping of
Tallahassee, Inc.
P.O. Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/5/2022	171100-LS

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
	Coneflower - Grade swale, install sod		
25	Labor rate to grade & install sod	50.00	1,250.00T
750	750sqft. Centipede Sod	0.45	337.50
0.5	17D Mini-Ex	175.00	87.50T
0.5	299D Cat Track	450.00	225.00T
	Completed on: 5-4-22		
<div style="text-align: center;"> <p>49490</p> <p>RBB</p> <p>5/9/2022</p> <p>320 512</p> <p>16490</p> </div>			

Thank You For Your Business!
Office: (850) 656-5939

Fax: (850) 656-0191

Total	\$1,900.00
Payments/Credits	\$0.00
Balance Due	\$1,900.00



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/4/2022	194096

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
100	TSO - Pops In The Park 2022 General Labor Rate Set - Up & Clean - Up in Central Park Dates of Service: 4-21-2022 / 4-22-2022 / 4-23-2022 / 4-24-2022 / 4-25-2022 <div>49400 R.B.C. 5/9/2022</div>	50.00	5,000.00

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$5,000.00

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/10/2022	194099

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 11, Unit 4

Quantity	Description	Rate	Amount
	Controller # 11 Unit # 4 - Irrigation Repair - Repair Broken Pipe		
2	2" SCH 40 Coupling	1.89	3.78
1	2" Slip-Fix	27.38	27.38
1	Irrigation Technician Labor Rate per hour	65.00	65.00
1	Irrigation Helper Labor Rate per hour	40.00	40.00
Date of Service: 5-3-2022 Damage Source: Normal Ware			

46450
R.B.O.
5/12/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$136.16

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/10/2022	194100

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 22, Unit 16

Quantity	Description	Rate	Amount
	Controller # 22 Unit # 16 - Irrigation Repair - Repair Broken Pipe		
2	1 1/2" SCH 40 Coupling	1.50	3.00
1	1 1/2" Slip-Fix	15.98	15.98
17	4" Pop-Up Sprayhead	9.88	167.96
17	Nozzle	2.50	42.50
4.5	Irrigation Technician Labor Rate per hour	65.00	292.50
4.5	Irrigation Helper Labor Rate per hour	40.00	180.00
	Date of Repair: 5-3-2022 Damage Source: Normal Ware		

46450
R.B. R.Q.
5/12/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$701.94

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/10/2022	194101

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 16, Unit 14

Quantity	Description	Rate	Amount
	Controller # 16 Unit # 14 - Irrigation Repair - Replace Rotors/Sprayheads/Nozzles		
2	4" Rotor	10.38	20.76
1	4" Pop-Up Sprayhead	9.88	9.88
1	Nozzle	2.50	2.50
1	Irrigation Technician Labor Rate per hour	65.00	65.00
1	Irrigation Helper Labor Rate per hour	40.00	40.00
	Date of Repair: 5-4-2022 Damage Source: Normal Ware		

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$138.14

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/10/2022	194103

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 1, Unit 5

Quantity	Description	Rate	Amount
	Controller #1 Unit #5 - Irrigation Repair - Mainline Repair. (Metro Net Damage)		
30	4" SCH 40 PVC BE Pipe	7.42	222.60
1	4" Gasketed Repair Coupling (NO stop)	52.53	52.53
2	4" Sch 40 Coupling	15.45	30.90
30	1 1/2" SCH 40 PVC BE Pipe	2.53	75.90
4	1 1/2" x 1 1/2" x 1/2" Tee SST	8.75	35.00
4	1/2" 90 Elbow	1.50	6.00
4	4" Pop-Up Sprayhead	9.88	39.52
4	Nozzle	2.50	10.00
4	DBR/Y - 6 Splice Kit Wire Connector	5.15	20.60
1	Mini-Excavator Use	175.00	175.00
11.5	Irrigation Technician Labor Rate per hour	65.00	747.50
11.5	Irrigation Helper Labor Rate per hour	40.00	460.00
3.25	Irrigation Helper Labor Rate per hour	40.00	130.00
	Dates of Repair: 5-5-2022 & 5-6-2022		
	Damage Source: METRO NET		

46450
JTB
5/12/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$2,005.55

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/10/2022	194104

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 6, Central Park

Quantity	Description	Rate	Amount
	Controller #6 Central Park - Irrigation Repair - Replace Valve & Repair Solenoid		
1	P220 2" Toro Valve	217.91	217.91
1	2" Toro Solenoid	39.23	39.23
2	Irrigation Technician Labor Rate per hour	65.00	130.00
2	Irrigation Helper Labor Rate per hour	40.00	80.00
	Date of Service: 5-6-2022 Damage Source: Normal Ware		

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$467.14

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

320 592 46450

46450
R.B.C.
5/12/2022



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/10/2022	194105

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
18.75	LDR-5 Phase 1 & 2 - Routine Maintenance General Labor Rate 5 men @ 3.75 hrs each Date of Service: 5-2-2022 <i>46225</i> <i>DBQ</i> <i>5/12/2022</i> <i>820 572 46225</i>	50.00	937.50

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$937.50

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
6/1/2022	194115

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
Budget 2021-22	Due on receipt	Maintenance

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for JUNE - 2022		
	Landscape - Contracted Units	46200	85,946.14
	Landscape - New Units*	46225	1,000.93
	Irrigation - Contracted Units	46400	4,480.76
	Irrigation - New Units **	46425	52.63
	*Landscape - New Units: Dog Park - (7) Dogi Pots - \$55.08 LSF3 - (5) Dogi Pots - \$137.70 Dog Park Mowing - \$117.18 Maple Ridge Adjustments - \$226.09 LDR-5 added 5-4-22 - \$464.88		
	**Irrigation - New Units: LSF3 Irrigation adjustments - \$2.45 Cont 28, Unit 31 additions - \$50.18		

Robert Berlin
5/18/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$91,480.46

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/16/2022	194116

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
1	Unit # LSF-7 - Scarlet Sage Way - Removal of two Dead Trees from Common Area near the Fence. Trimming Dead Limbs over the Homeowners Property Removal of Two Dead Trees and Tripping Dead Limbs w/Crane & Jib <i>46490</i> <i>DRBQ.</i> <i>5/20/2022</i>	3,480.00	3,480.00

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$3,480.00

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/16/2022	194117

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
1	Tree Work - Unit #2 - Alleyway off Hemingway Blvd. - Removal of Four (5) Pines and grinding of the stumps. Trim the remaining Pines along the road: " At The Discretion Of The Arborist". **This Work Will Require The Use Of A Crane** Remove 5 Pines-Grind Stumps - Trim Pines along roadway - <div>46490 RBBQ 5/20/2022</div>	4,200.00	4,200.00

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$4,200.00

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/16/2022	194120

Bill To

CRCDD c/o GMS, LLC
Attn: Robert Berlin
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

P.O. No.

Terms

Project

Net 30

Controller 1, Unit 5

Quantity	Description	Rate	Amount
	Controller #1 - Unit #5 - METRO NET REPAIR - Valve and Mainline Repairs Esplanade Way		
	5-11-2022		
4	2" SCH 40 Male Adapter TXS	1.76	7.04
1	2" SCH 40 PVC Tee SSS	3.78	3.78
4	2" SCH 40 90 Elbow	3.10	12.40
2	2" Coupling	1.82	3.64
2	14 x 19 Deep Square Valve Box (Purple)	30.39	60.78
4	Irrigation Technician Labor Rate per hour	65.00	260.00
4	Irrigation Helper Labor Rate per hour	40.00	160.00
	5-12-2022		
1	4" Sch 40 Coupling	15.45	15.45
4	4" Gasketed Repair Coupling (NO stop)	81.35	325.40
3.5	Irrigation Technician Labor Rate per hour	65.00	227.50
3.5	Irrigation Helper Labor Rate per hour	40.00	140.00
	Dates of Repairs: 5-11-22 & 5-12-22		
	Damage Source: METRO NET		

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$1,215.99

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/16/2022	194121

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 5, Unit 3

Quantity	Description	Rate	Amount
	Controller #5 Unit #3 - Irrigation Repair - Replace Damaged Sprayheads / Nozzles & Pipe		
8	4" Pop-Up Sprayhead	9.88	79.04
8	Nozzle	2.50	20.00
3	1/2" 90 Male Barb Fitting	1.44	4.32
2.5	Irrigation Technician Labor Rate per hour	65.00	162.50
2.5	Irrigation Helper Labor Rate per hour	40.00	100.00
	Date Of Service: 5-10-2022 Damage Source: Normal Ware		

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$365.86

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/16/2022	194122

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 7, Unit 23

Quantity	Description	Rate	Amount
	Controller #7 - Unit #23 - METRO NET DAMAGE - Irrigation Repair - Mainline Repair		
	5-9-2022		
20	3" SCH 40 PVC BE Pipe	5.24	104.80
1	4" Gasketed Repair Coupling (NO stop)	81.35	81.35
60	14 Gauge 1 St 1,000 ft. Red Uf Wire	0.22	13.20
6	DBR/Y - 6 Splice Kit Wire Connector	5.62	33.72
5.5	Irrigation Technician Labor Rate per hour	65.00	357.50
5.5	Irrigation Helper Labor Rate per hour	40.00	220.00
	5-10-2022		
1	3" SCH 40 Coupling PVC SS	6.37	6.37
1	3" Repair Coupling (NO stop)	47.54	47.54
10	3" SCH 40 PVC BE Pipe	5.24	52.40
5	Irrigation Technician Labor Rate per hour	65.00	325.00
5	Irrigation Helper Labor Rate per hour	40.00	200.00
	5-11-2022		
1	3" SCH 40 Coupling PVC SS	6.37	6.37
1	3" Repair Coupling (NO stop)	47.54	47.54
10	3" SCH 40 PVC BE Pipe	5.24	52.40
4	Irrigation Technician Labor Rate per hour	65.00	260.00
4	Irrigation Helper Labor Rate per hour	40.00	160.00
	Dates of Service: 5-9-22 / 5-10-22 & 5-11-22 Damage Source: METRO NET		

46450
D.B.Q.
5/20/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$1,968.19

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/18/2022	194123

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 9, Unit 4,6,9 Mo...

Quantity	Description	Rate	Amount
	Controller #9 - Mossy Creek Unit #4,6,9 - METRO NET DAMAGE - irrigation Repair - Mainline 5-12-2022 & 5-13-2022		
1	4" Sch 40 Coupling	15.45	15.45
1	4" SCH 80 Gasketed Repair Coupling	81.35	81.35
6	4" SCH 40 PVC BE Pipe	7.42	44.52
5.5	Irrigation Technician Labor Rate per hour	65.00	357.50
5.5	Irrigation Helper Labor Rate per hour	40.00	220.00
	Dates of Service: 5-12-2022 & 5-13-2022 Damage Source: METRO NET		

46450
DRB
5/20/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$718.82

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Capital Region Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Invoice No. 22591
Date 05/13/2022

SERVICE	AMOUNT
Project: Arbitrage - Series 2018 FYE 2/28/22	\$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	\$ 600.00

310 513 \$ 323.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Natural Resource Planning Services

P O Box 564
San Antonio, FL 33576-
Tel: 352-588-2580 Fax: 352-588-2206

Invoice Num: 10151847
Apr 8, 2022

Page 1 of 1

Governmental Management Services, LLC
Robert Berlin, Operations Manager
3196 Merchants Row, Suite 130
Tallahassee FL 32311

Project ID: AR-20-227-UF:
Project Name: Southwood Community.
Manager: STANR

INVOICE

DESCRIPTION	AMOUNT
<u>Services:</u>	
Tree(s) evaluation & letter.	\$200.00
Subtotal:	\$200.00
Amount Due This Invoice:	\$200.00

This Invoice Is due on 5/8/2022

320
572
46900

46900
Rfb BQ.
5/9/2022

FOURTH ORDER OF BUSINESS

**Capital Region
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Capital Region Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-30
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	31-32
MANAGEMENT LETTER	33-35
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	36



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Capital Region Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart



To the Board of Supervisors
Capital Region Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Capital Region Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 1, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Capital Region Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 1, 2022

Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(10,259,119) (net position). Restricted net position was \$275,014 and net investment in capital assets was \$8,803,568. Unrestricted net position was \$(19,337,701).
- ◆ Governmental activities revenues totaled \$4,481,024 while governmental activities expenses totaled \$3,649,904.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 904,505	\$ 905,285
Restricted assets	1,904,718	2,142,143
Capital assets	14,628,858	15,122,719
Total Assets	<u>17,438,081</u>	<u>18,170,147</u>
Deferred outflows of Resources	<u>153,027</u>	<u>44,072</u>
Current liabilities	2,033,453	2,010,074
Non-current liabilities	<u>25,816,774</u>	<u>27,294,384</u>
Total Liabilities	<u>27,850,227</u>	<u>29,304,458</u>
Net Position		
Net investment in capital assets	8,803,568	8,914,237
Restricted net position	275,014	296,248
Unrestricted	<u>(19,337,701)</u>	<u>(20,300,724)</u>
Total Net Position	<u>\$ (10,259,119)</u>	<u>\$ (11,090,239)</u>

The increase in deferred outflows of resources is related to the bond refinancing in the current year.

The decrease in capital assets is mainly related to depreciation in the current year.

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

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

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 4,465,362	\$ 4,397,196
Capital contributions	-	168,807
General revenues		
Intergovernmental revenues	3,263	-
Miscellaneous revenues	10,934	37,523
Investment income	1,465	27,075
Total Revenues	<u>4,481,024</u>	<u>4,630,601</u>
Expenses		
General government	189,290	188,152
Physical environment	1,946,341	1,851,421
Interest and other charges	1,514,273	1,496,758
Total Expenses	<u>3,649,904</u>	<u>3,536,331</u>
Change in Net Position	831,120	1,094,270
Net Position - Beginning of Year	<u>(11,090,239)</u>	<u>(12,184,509)</u>
Net Position - End of Year	<u><u>\$ (10,259,119)</u></u>	<u><u>\$ (11,090,239)</u></u>

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

The decrease in capital contributions is related to the conveyance of certain infrastructure to the District in the prior year.

The increase in physical environment is related to the increase in landscape maintenance in the current year.

The increase in interest and other charges is related to the bond refinancing in the current year.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Buildings and improvements	\$ 2,312,098	\$ 2,312,098
Infrastructure	20,072,483	20,038,121
Accumulated depreciation	<u>(7,755,723)</u>	<u>(7,227,500)</u>
Total Capital Assets (Net)	<u>\$ 14,628,858</u>	<u>\$ 15,122,719</u>

The activity for the year consisted of depreciation of \$528,223 and additions to infrastructure of \$34,362.

General Fund Budgetary Highlights

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

There were no amendments to the September 30, 2021 budget.

Debt Management

Governmental Activities debt includes the following:

In September 2011, the District issued \$4,740,000 Series 2011A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2001A Capital Improvement Revenue Bonds. These bonds were refunded and redeemed in the current year.

In November 2013, the District issued \$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2002A Capital Improvement Revenue Bonds. As of September 30, 2021, the balance outstanding was \$6,975,000.

In March 2018, the District issued \$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2008A Capital Improvement Revenue Bonds. As of September 30, 2021, the balance outstanding was \$15,350,000.

In March 2018, the District issued \$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2011A-2 Capital Improvement Revenue Refunding Bonds. As of September 30, 2021, the balance outstanding was \$2,155,000.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

In March 2021, the District issued \$2,800,000 Series 2021 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2011A-1 Capital Improvement Revenue Refunding Bonds. As of September 30, 2021, the balance outstanding was \$2,800,000.

Economic Factors and Next Year's Budget

Capital Region Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

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

Capital Region Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 232,415
Investments	641,993
Prepaid expenses	30,097
Total Current Assets	<u>904,505</u>
Non-current Assets	
Restricted assets	
Investments	1,904,718
Capital assets, being depreciated	
Infrastructure	20,072,483
Buildings and improvements	2,312,098
Accumulated depreciation	<u>(7,755,723)</u>
Total Non-current Assets	<u>16,533,576</u>
Total Assets	<u>17,438,081</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>153,027</u>
 LIABILITIES	
Current Liabilities	
Accounts payable	20,995
Bonds payable	1,455,000
Accrued interest	557,458
Total Current Liabilities	<u>2,033,453</u>
Non-Current Liabilities	
Bonds payable, net	<u>25,816,774</u>
Total Liabilities	<u>27,850,227</u>
 NET POSITION	
Net investment in capital assets	8,803,568
Restricted for debt service	275,014
Unrestricted	<u>(19,337,701)</u>
Total Net Position	<u><u>\$ (10,259,119)</u></u>

See accompanying notes to financial statements.

Capital Region Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position
Governmental Activities			
General government	\$ (189,290)	\$ 194,969	\$ 5,679
Physical environment	(1,946,341)	1,441,271	(505,070)
Interest and other charges	(1,514,273)	2,829,122	1,314,849
Total Governmental Activities	<u>\$ (3,649,904)</u>	<u>\$ 4,465,362</u>	<u>815,458</u>
General Revenues			
Intergovernmental revenues			3,263
Miscellaneous revenues			10,934
Investment income			<u>1,465</u>
Total General Revenues			<u>15,662</u>
Change in Net Position			831,120
Net Position - October 1, 2020			<u>(11,090,239)</u>
Net Position - September 30, 2021			<u>\$ (10,259,119)</u>

See accompanying notes to financial statements.

Capital Region Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 229,478	\$ -	\$ 2,937	\$ 232,415
Investments	641,993	-	-	641,993
Due from other funds	-	143,851	-	143,851
Prepaid expenses	30,097	-	-	30,097
Restricted Assets				
Investments	-	1,904,718	-	1,904,718
Total Assets	\$ 901,568	\$ 2,048,569	\$ 2,937	\$ 2,953,074
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 19,857	\$ -	\$ 1,138	\$ 20,995
Due to other funds	143,851	-	-	143,851
Total Liabilities	163,708	-	1,138	164,846
FUND BALANCES				
Nonspendable-prepaid expenses	30,097	-	-	30,097
Restricted:				
Debt service	-	2,048,569	-	2,048,569
Capital projects	-	-	1,799	1,799
Unassigned	707,763	-	-	707,763
Total Fund Balances	737,860	2,048,569	1,799	2,788,228
Total Liabilities and Fund Balances	\$ 901,568	\$ 2,048,569	\$ 2,937	\$ 2,953,074

See accompanying notes to financial statements.

Capital Region Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 2,788,228
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, buildings and improvements, \$2,312,098, and infrastructure, \$20,072,483, net of accumulated depreciation, \$(7,755,723), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	14,628,858
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	153,027
Long-term liabilities, bonds payable \$(27,280,000), and bond premium, net, \$(3,302), net of bond discount, net, \$11,528, are not due and payable in the current period, and therefore, are not reported at the fund level.	(27,271,774)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(557,458)</u>
Net Position of Governmental Activities	<u><u>\$ (10,259,119)</u></u>

See accompanying notes to financial statements.

Capital Region Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,636,240	\$ 2,829,122	\$ -	\$ 4,465,362
Intergovernmental revenues	3,263	-	-	3,263
Miscellaneous revenues	-	-	10,934	10,934
Investment income	1,083	382	-	1,465
Total Revenues	<u>1,640,586</u>	<u>2,829,504</u>	<u>10,934</u>	<u>4,481,024</u>
Expenditures				
Current				
General government	188,718	-	572	189,290
Physical environment	1,395,058	-	23,060	1,418,118
Capital outlay	-	-	34,362	34,362
Debt service				
Principal	-	4,220,000	-	4,220,000
Interest	-	1,377,256	-	1,377,256
Other debt service costs	-	288,724	-	288,724
Total Expenditures	<u>1,583,776</u>	<u>5,885,980</u>	<u>57,994</u>	<u>7,527,750</u>
Total Revenues Over/(Under) Expenditures	<u>56,810</u>	<u>(3,056,476)</u>	<u>(47,060)</u>	<u>(3,046,726)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	<u>-</u>	<u>2,800,000</u>	<u>-</u>	<u>2,800,000</u>
Net Change in Fund Balances	56,810	(256,476)	(47,060)	(246,726)
Fund Balances - October 1, 2020	<u>681,050</u>	<u>2,305,045</u>	<u>48,859</u>	<u>3,034,954</u>
Fund Balances - September 30, 2021	<u>\$ 737,860</u>	<u>\$ 2,048,569</u>	<u>\$ 1,799</u>	<u>\$ 2,788,228</u>

See accompanying notes to financial statements.

Capital Region Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ (246,726)
--	--------------

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

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of that capital outlay \$34,362, was exceeded by depreciation, \$(528,223), in the current period.	(493,861)
---	-----------

The deferred amount on refunding is recognized as other debt service costs at the fund level, however at the government-wide level it is recognized as a deferred outflow of resources.	108,949
---	---------

Deferred outflows of resources for refunding debt is recognized as a component of interest on long term debt in the Statement of Activities, but not in the governmental funds. This is the amount of interest in the current year period.	(6,653)
--	---------

The issuance of new debt is recorded as an other financing source at the fund level, however, it increases liabilities at the government-wide level.	(2,800,000)
--	-------------

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	4,220,000
--	-----------

Amortization of bond discount, \$(1,080), and bond premium, \$349, does not require the use of current resources and therefore is not reported in the governmental funds. This is the amount of amortization in the current period.	(731)
---	-------

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.	<div style="border-top: 1px solid black;">50,142</div>
---	--

Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 831,120</div>
---	---

See accompanying notes to financial statements.

Capital Region Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,628,488	\$1,628,488	\$1,636,240	\$ 7,752
Intergovernmental revenues	-	-	3,263	3,263
Investment income	9,400	9,400	1,083	(8,317)
Total Revenues	<u>1,637,888</u>	<u>1,637,888</u>	<u>1,640,586</u>	<u>2,698</u>
Expenditures				
Current				
General government	218,136	218,136	188,718	29,418
Physical environment	1,419,277	1,419,277	1,395,058	24,219
Capital outlay	98,209	98,209	-	98,209
Total Expenditures	<u>1,735,622</u>	<u>1,735,622</u>	<u>1,583,776</u>	<u>151,846</u>
Net Change in Fund Balances	(97,734)	(97,734)	56,810	154,544
Fund Balances - October 1, 2020	<u>97,734</u>	<u>97,734</u>	<u>681,050</u>	<u>583,316</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 737,860</u>	<u>\$ 737,860</u>

See accompanying notes to financial statements.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity

a. Cash and Investments

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

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

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

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

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

b. Capital Assets

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

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

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

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

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

Buildings and improvements	30 years
Infrastructure	30-50 years

c. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity
(Continued)**

d. Unamortized Bond Discounts/Premiums

Bond discounts and bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized discounts are netted against the applicable long-term debt.

e. Budgets

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

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

“Total fund balances” of the District’s governmental funds, \$2,788,228, differs from “net position” of governmental activities, \$(10,259,119), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

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

Buildings and improvements	\$ 2,312,098
Infrastructure	20,072,483
Accumulated depreciation	<u>(7,755,723)</u>
Total	<u>\$ 14,628,858</u>

Deferred outflow of resources

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

Deferred amount on refunding	<u>\$ 153,027</u>
------------------------------	-------------------

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable, net	<u>\$ (27,271,774)</u>
--------------------	------------------------

Accrued interest

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

Accrued interest on bonds payable	<u>\$ (557,458)</u>
-----------------------------------	---------------------

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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

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

The “net change in fund balances” for government funds, \$(246,726), differs from the “change in net position” for governmental activities, \$831,120, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

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

Capital outlay	\$ 34,362
Depreciation	<u>(528,223)</u>
Total	<u><u>\$ (493,861)</u></u>

Long-term debt transactions

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

Issuance of long-term debt	<u><u>\$ (2,800,000)</u></u>
Payments of long-term debt	<u><u>\$ 4,220,000</u></u>
Accrued interest	<u><u>\$ 50,142</u></u>
Bond premium/discount amortization	<u><u>\$ (731)</u></u>

Deferred outflow of resources

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

Deferred amount on refunding	<u><u>\$ 108,949</u></u>
Deferred amount on refunding amortization	<u><u>\$ (6,653)</u></u>

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$235,803 and the carrying value was \$232,415. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Florida PRIME	49 days*	\$ 641,993
First American Government Obligation Fund	14 days*	1,904,718
Total Investments		<u>\$ 2,546,711</u>

*Weighted Average Maturity

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

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

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

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in Florida PRIME.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. Florida PRIME is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. As of September 30, 2021, the District's investments in Florida PRIME and First American Government Obligation Funds were rated AAAM by Standards & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Florida PRIME are 25% of the District's total investments. The investments in First American Government Obligation Funds are 75% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 2,312,098	\$ -	\$ -	\$ 2,312,098
Infrastructure	20,038,121	34,362	-	20,072,483
Accumulated depreciation	(7,227,500)	(528,223)	-	(7,755,723)
Total Capital Assets Being Depreciated	<u>\$ 15,122,719</u>	<u>\$ (493,861)</u>	<u>\$ -</u>	<u>\$ 14,628,858</u>

Depreciation of \$528,223 was charged to physical environment.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 28,700,000
Issuance of long-term debt	2,800,000
Principal payments	<u>(4,220,000)</u>
Long-term debt at September 30, 2021	\$ 27,280,000
Plus: bond premium, net	3,302
Less: bond discount, net	<u>(11,528)</u>
Bonds Payable, Net at September 30, 2021	<u><u>\$ 27,271,774</u></u>

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

Capital Improvement Revenue Refunding Bonds

\$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2039. Interest at various rates between 4.125% and 5.125% is due May and November beginning May 2018. Current portion is \$550,000. \$ 15,350,000

\$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2031. Interest at various rates between 3.875% and 4.6% is due May and November beginning November 2018. Current portion is \$175,000. 2,155,000

\$2,800,000 Series 2021 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2022 maturing May 2031. Interest at a rate of 2.8% is due May and November beginning November 2021. Current portion is \$250,000. 2,800,000

\$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2015 maturing May 2032. Interest at various rates between 2.25% and 6% is due May and November beginning May 2014. Current portion is \$480,000. 6,975,000

Bond Payable at September 30, 2021 \$ 27,280,000

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 1,455,000	\$ 1,325,376	\$ 2,780,376
2023	1,510,000	1,258,153	2,768,153
2024	1,580,000	1,196,834	2,776,834
2025	1,650,000	1,127,079	2,777,079
2026	1,730,000	1,053,116	2,783,116
2027-2031	10,000,000	3,956,169	13,956,169
2032-2036	5,740,000	1,756,681	7,496,681
2037-2039	3,615,000	376,686	3,991,686
Totals	<u>\$ 27,280,000</u>	<u>\$ 12,050,094</u>	<u>\$ 39,330,094</u>

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Refunding Bonds

Significant Bond Provisions

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

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2021 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

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

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – LONG-TERM DEBT (CONTINUED)

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

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2021:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2018A-1	\$ 651,198	\$ 650,464
Capital Improvement Revenue Refunding Bonds, Series 2018A-2	\$ 135,807	\$ 135,070
Capital Improvement Revenue Refunding Bonds, Series 2013	\$ 430,563	\$ 430,563

NOTE F – INTERFUND BALANCES

Interfund balances at September 30, 2021, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
<u>Debt Service Fund</u>	<u>General Fund</u>
	<u>\$ 143,851</u>

Interfund balances are the result of assessments collected in the General Fund on behalf of the Debt Service Fund were not remitted to the Debt Service Fund prior to year-end.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE G – ECONOMIC DEPENDENCY

The Developers own a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations. At September 30, 2021, three board members were affiliated with the Developer.

NOTE H – RISK MANAGEMENT

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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Capital Region Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 1, 2022.

Internal Control Over Financial Reporting

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

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

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



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

To the Board of Supervisors
Capital Region Community Development District

Compliance and Other Matters

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 1, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the financial statements of the Capital Region Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 1, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated June 1, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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



To the Board of Supervisors
Capital Region Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Capital Region Community Development District. It is management's responsibility to monitor the Capital Region Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

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

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Capital Region Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$7,203
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$4,141,629
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures: There were no such projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Capital Region Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$108.59 - \$13,259.51, Debt Service Fund \$156.69 - \$21,400.59.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$4,465,362.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2013, \$7,435,000 matures May 2032, Series 2018A-1, \$16,420,000 matures May 2039, Series 2018A-2, \$2,505,000 matures May 2031 and Series 2021, \$2,800,000 matures May 2031.



To the Board of Supervisors
Capital Region Community Development District

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 1, 2022



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

We have examined Capital Region Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Capital Region Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Capital Region Community Development District's compliance based on our examination.

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

In our opinion, Capital Region Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 1, 2022

FIFTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2023***

***Capital Region
Community Development District***

June 9, 2022



Capital Region Community Development District

TABLE OF CONTENTS

General Fund

Budget	Page 1 - 2
Per Unit Assessment - Schedule	Page 3
Narrative	Page 4 - 7

Capital Reserve Fund

Budget	Page 8
--------	--------

Debt Service Fund

Series 2013	
Budget	Page 9
Amortization Schedule - 2013	Page 10
Series 2018A1	
Budget	Page 11
Amortization Schedule - 2018A1	Page 12
Series 2018A2	
Budget	Page 13
Amortization Schedule - 2018A2	Page 14
Series 2021	
Budget	Page 15
Amortization Schedule - 2018A2	Page 16

Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Approved Budget FY 2023
Revenues					
Special Assessment - On Roll	\$1,503,242	\$1,472,944	\$30,298	\$1,503,241	1,625,989
Special Assessment - Direct - St Joe	\$332,617	\$218,466	\$114,151	\$332,617	359,777
Interest Income/Misc. Revenue	\$8,000	\$1,106	\$2,000	\$3,106	\$1,000
TOTAL REVENUES	\$1,843,859	\$1,692,516	\$146,448	\$1,838,964	1,986,766
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$4,000	\$5,000	\$9,000	\$12,000
FICA	\$918	\$306	\$383	\$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	\$4,375	\$2,925	\$7,300	\$7,500
Attorney Fees	\$57,000	\$9,332	\$47,669	\$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	\$28,362	\$20,259	\$48,620	\$51,051
Information Technology	\$2,800	\$1,633	\$1,167	\$2,800	\$2,800
Website Administration	\$0	\$800	\$0	\$800	\$1,200
Record Storage	\$150	\$0	\$150	\$150	\$150
Travel & Per Diem	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Telephone	\$300	\$141	\$159	\$300	\$300
Postage	\$1,000	\$467	\$533	\$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	\$609	\$991	\$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	\$90,197	\$123,214	\$213,410	\$222,270
Field					
Management Fees	\$132,300	\$77,175	\$55,125	\$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	\$0	\$3,000	\$0
Utilities	\$45,000	\$24,683	\$20,000	\$44,683	\$45,000
Landscape Maintenance - Contract	\$1,030,628	\$601,623	\$429,730	\$1,031,353	\$1,043,365
Landscape Maintenance - New Units/Street Trees	\$5,000	\$1,329	\$3,671	\$5,000	\$5,500
Pond Maintenance - Contract	\$5,000	\$2,130	\$2,130	\$4,260	\$5,000
Pond Maintenance - New Units	\$0	\$0	\$0	\$0	\$0
Pond Repairs - Current Units	\$37,500	\$38,860	\$0	\$38,860	\$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 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Approved Budget FY 2023
<i>Field (continued)</i>					
Irrigation Maintenance - Contract	\$55,488	\$31,365	\$22,407	\$53,772	\$54,085
Irrigation Maintenance - New Units	\$0	\$1,062	\$0	\$1,062	\$500
Irrigation Repairs - Current Units	\$45,000	\$41,141	\$3,859	\$45,000	\$45,000
Irrigation Repairs - New Units	\$0	\$0	\$0	\$0	\$0
Irrigation System Upgrades	\$0	\$0	\$0	\$0	\$0
Preserve Maintenance	\$37,500	\$15,367	\$22,133	\$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
Reuse Retrofit	\$0	\$0	\$0	\$0	\$0
Alleyway Maintenance	\$5,000	\$1,290	\$3,710	\$5,000	\$5,000
Miscellaneous Maintenance	\$7,500	\$2,914	\$6,564	\$9,478	\$7,500
Special Events	\$5,000	\$5,000	\$0	\$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	\$961,862	\$663,692	\$1,625,554	\$1,764,496
TOTAL EXPENDITURES	\$1,843,859	\$1,052,059	\$786,906	\$1,838,965	\$1,986,766
EXCESS REVENUES OVER EXPENDITURES	(\$0)	\$640,457	(\$640,457)	(\$0)	\$0

Capital Region

Community Development District

Assessment Allocation

		Proposed	
		FY 2022	FY 2023
Net Assessment		\$1,394,014	\$1,625,825
Plus Collection Fees (7%)		\$104,926	\$122,374
Gross Assessments		\$1,498,940	\$1,748,199
Use of Fund Balance		\$0	\$0
No. of Units		3,264	3,663
		12.73% increase	8.15% increase
Lot Size	# Of Units Total	Gross Per Unit Amount FY 2022	Gross Per Unit Amount FY 2023
Apartments	1,493	\$242.41	\$262.18
Townhomes	298	\$233.27	\$252.29
Duplex	0	\$0.00	\$0.00
30s	53	\$255.49	\$276.32
40s	224	\$272.15	\$294.34
55s	271	\$330.46	\$357.41
65s	348	\$408.22	\$441.51
75s	209	\$466.53	\$504.57
85s	108	\$507.74	\$549.14
90s	22	\$573.91	\$620.71
100s	190	\$583.18	\$630.74
1/2 Ac	142	\$699.82	\$756.89
1Ac	40	\$913.65	\$988.15
ACLF	101	\$122.42	\$132.41
Blended Commercial	161.186	\$2,722.15	\$2,944.13
Golf Club	1	\$14,948.44	\$16,167.42
Catholic School	1	\$0.00	\$0.00
Southwood House	0.390	\$2,722.15	\$2,944.13
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

Description	Adopted Budget FY 2022	Actual Thru 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
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	\$296	\$304	\$600	\$600
TOTAL EXPENDITURES	\$600	\$15,880	\$10,304	\$26,184	\$600
ASSIGNED FUND BALANCE	\$236,243	\$74,919	\$36,248	\$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 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$862,173	\$844,461	\$17,667	\$862,128	\$862,129
Interest Income	\$200	\$182	\$30	\$212	\$100
Carry Forward Surplus ⁽¹⁾	\$345,644	\$345,761	\$0	\$345,761	\$332,290
TOTAL REVENUES	\$1,208,016	\$1,190,404	\$17,697	\$1,208,101	\$1,194,519
Expenditures					
Interest - 11/1	\$195,343	\$195,469	\$0	\$195,469	\$184,050
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$195,343	\$0	\$195,343	\$195,343	\$184,050
⁽²⁾ Principal - 5/1	\$480,000	\$0	\$480,000	\$480,000	\$500,000
TOTAL EXPENDITURES	\$870,685	\$200,469	\$675,343	\$875,811	\$873,100
EXCESS REVENUES OVER EXPENDITURES	\$337,331	\$989,935	(\$657,645)	\$332,290	\$321,419

⁽¹⁾ Carry Forward Surplus is net of Reserve 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	\$171,925
-------------------------------------	-----------

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	\$195,330.00	\$6,970,000.00	
11/01/22		\$184,050.00	\$6,490,000.00	\$859,380.00
05/01/23	\$500,000.00	\$184,050.00	\$6,490,000.00	
11/01/23		\$171,925.00	\$5,990,000.00	\$855,975.00
05/01/24	\$525,000.00	\$171,925.00	\$5,990,000.00	
11/01/24		\$158,668.75	\$5,465,000.00	\$855,593.75
05/01/25	\$555,000.00	\$158,668.75	\$5,465,000.00	
11/01/25		\$144,100.00	\$4,910,000.00	\$857,768.75
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><u>\$6,490,000.00</u></u>	<u><u>\$2,259,625.00</u></u>		<u><u>\$9,424,955.00</u></u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$220,083	\$436,228	\$10,574	\$446,802	\$446,802
Special Assessment - Direct	\$1,086,011	\$601,504	\$257,798	\$859,302	\$859,302
Interest Income	\$50	\$35	\$10	\$45	\$50
Carry Forward Surplus ⁽¹⁾	\$384,020	\$384,796	\$0	\$384,796	\$382,007
TOTAL REVENUES	\$1,690,164	\$1,422,563	\$268,382	\$1,690,945	\$1,688,161
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	\$1,043,094	(\$661,087)	\$382,007	\$376,911

⁽¹⁾ Carry Forward Surplus is net of Reserve requirement

11/1/2023 - Interest Series 2018A1	\$356,266
---------------------------------------	-----------

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
APT	766	\$326.50	250,099	\$232,592
ACLF	101	\$156.69	15,826	\$14,718
DUBLEX	-	\$323.88	-	\$0
TH	46	\$297.62	13,691	\$12,732
40	43	\$346.64	14,906	\$13,862
55	54	\$421.04	22,736	\$21,145
65	110	\$519.95	57,195	\$53,191
SERIES 60	-	\$519.95	-	\$0
75	76	\$594.36	45,171	\$42,009
85	31	\$644.25	19,972	\$18,574
90	22	\$693.71	15,262	\$14,193
100	29	\$743.17	21,552	\$20,043
1/2 ACRE	3	\$891.99	2,676	\$2,489
COTTAGES	0.390	\$3,457	1,348	\$1,254
TOTAL ON ROLL	1,281		480,432	\$446,802
DEVELOPABLE ACRES	484	\$1,775	923,980	859,302

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	<u>\$14,800,000.00</u>	<u>\$7,651,918.75</u>			<u>\$23,381,387.50</u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$281,879	\$264,328	\$9,819	\$274,147	\$274,147
Interest Income	\$0	\$10	\$4	\$14	\$0
Carry Forward Surplus ⁽¹⁾	\$49,598	\$50,333	\$0	\$50,333	\$52,938
TOTAL REVENUES	\$331,478	\$314,671	\$9,823	\$324,494	\$327,085
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	\$266,393	(\$213,455)	\$52,938	\$57,310

⁽¹⁾ Carry Forward Surplus is net of Reseve requirement

11/1/2023 - Interest Series 2018A2	\$41,400
---------------------------------------	----------

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	<u>\$1,980,000.00</u>	<u>\$481,695.00</u>			<u>\$2,684,973.13</u>

Capital Region

Community Development District

Debt Service Fund

Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2022	Actual Thru 4/30/2022	Projected Next 5 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$318,938	\$316,795	\$2,143	\$318,938	\$318,938
Interest Income	\$0	\$33	\$10	\$43	\$0
Carry Forward Surplus ⁽¹⁾	\$56,131	\$51,583	\$0	\$51,583	\$41,620
TOTAL REVENUES	\$375,069	\$368,411	\$2,153	\$370,564	\$360,557
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	\$324,467	(\$282,847)	\$41,620	\$41,807

⁽¹⁾ Carry Forward Surplus is net of Reseve requirement

11/1/2023 - Interest Series 2021	\$28,688
-------------------------------------	----------

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	<u>\$2,550,000.00</u>	<u>\$329,750.00</u>			<u>\$3,164,750.00</u>

SIXTH ORDER OF BUSINESS

A.

THIS INSTRUMENT PREPARED BY:
Robert Culverhouse, Real Estate Manager
City of Tallahassee/City Hall
Real Estate Management, Box A-15
300 S. Adams Street, 3rd Floor
Tallahassee, Florida 32301
Parcel ID: 311627 0003

Leave blank for official recording.

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT, granted this ____ day of _____, 2022, by and between **CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, hereinafter called "**GRANTOR**" and the **CITY OF TALLAHASSEE**, a Florida municipal corporation, whose mailing address is 300 South Adams Street, Tallahassee, Florida 32301-1731, hereinafter called "**GRANTEE**".

W I T N E S S E T H

That the **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the **GRANTEE**, its successors and assigns, a temporary easement in, over, across, under and through the following described property in Leon County, Florida, hereinafter called "Easement Property" to wit:

**SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF**

Said temporary construction easement is for the purpose of conducting work necessary for construction of the Capital Circle Force Main Replacement Project to be undertaken by the **GRANTEE** on the **GRANTOR'S** Easement Property. The **GRANTEE**, its agents and employees, will restore the ground to its existing condition as reasonably practicable as of the date prior to any installation, or any maintenance work, within the Easement Property. In the event **GRANTEE'S** work within the Easement Property results in damage to any improvements therein, **GRANTEE** agrees to repair such improvements to their original condition as reasonably practicable as of the date prior to any installation, or any maintenance work, within the Easement Property. To the extent permitted by Florida law, **GRANTEE** agrees to indemnify and hold **GRANTOR** harmless from and against any and all damages, losses, or claims to the extent attributable to the **GRANTEE'S** negligent or wrongful act or omission in its use of the Easement Property, although nothing herein shall constitute or be constructed as a waiver of sovereign immunity rights or any limitations on liability set forth in Section 768.28, Florida Statutes, or other law. It is specifically understood that this indemnification clause does not cover or indemnify the **GRANTOR** for its own negligence. This easement shall expire upon the completion of this project, but not later than thirty-six (36) months from the date hereof, after which this easement shall terminate automatically and all interests herein conveyed shall revert to the **GRANTOR**, its successors, and assigns.

The terms, conditions, restrictions, and purposes imposed by this easement shall be binding not only upon the **GRANTOR**, but also on its agents, personal representatives, assigns and all other successors to its interest and shall continue as a servitude running with the property subject to this easement for the aforementioned term.

The said **GRANTOR** does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons claiming through or under the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** hereunto sets its hand and seal the day and year first above written.

*Signed, sealed and delivered
in the presence of:*

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

1st Witness Signature

BY: _____

Print Name: _____

Print 1st Witness Name

As Its: _____

2nd Witness Signature

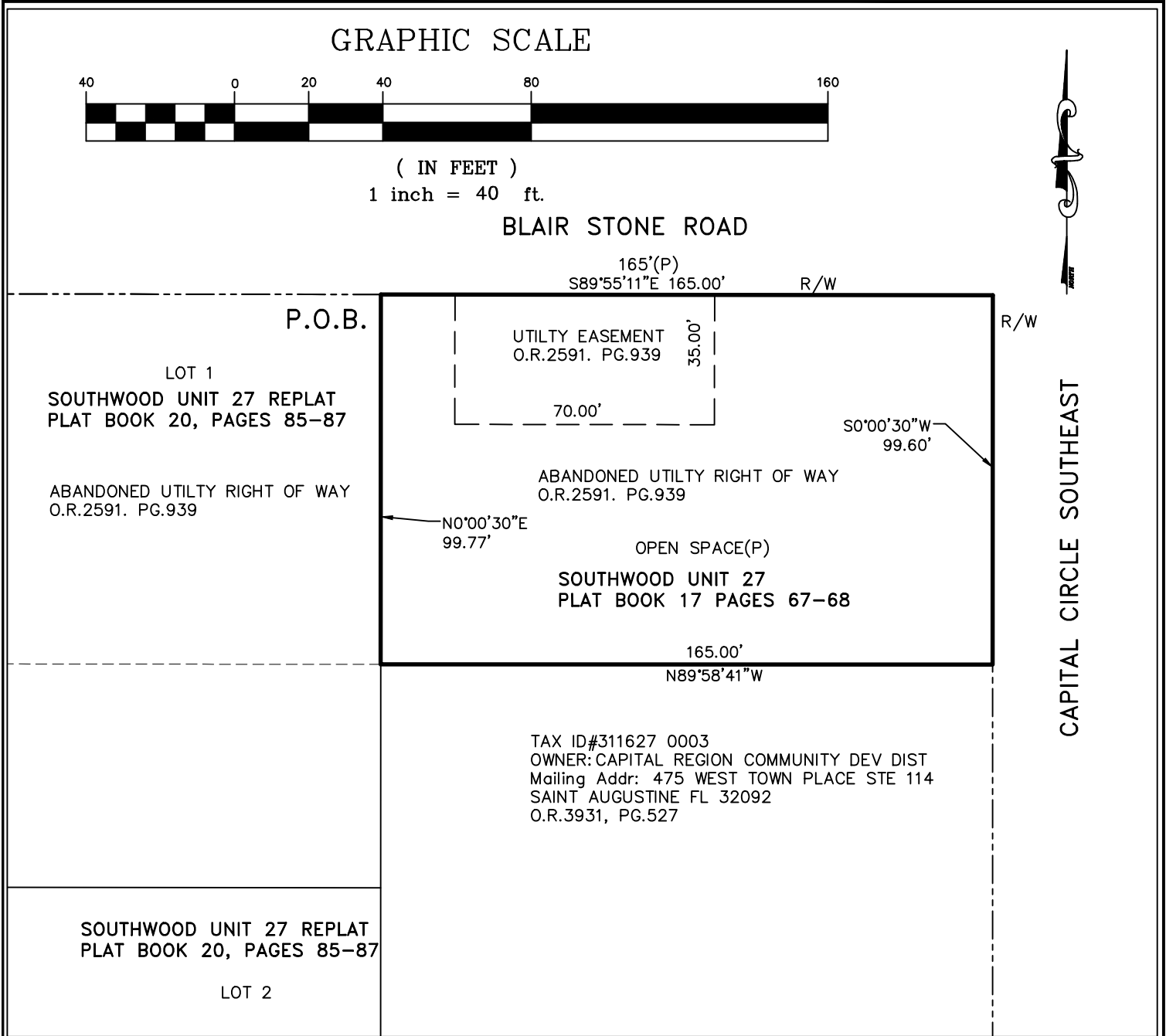
Print 2nd Witness Name

STATE OF _____
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as _____ of CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me, or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC

Print Notary Name
My Commission Expires:



LEGAL DESCRIPTION:

A tract of land lying within the property described in Official Record Book 2591, Page 939(Utility Right of Way Abandonment) of the Public Records of Leon County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 1 of Southwood Unit 27 Replat as per map or plat recorded in Plat Book 20, Pages 85-87 of the of the Public Records of Leon County, Florida also marking the Northwest corner of an Open Space of Southwood Unit 27 as per map or plat recorded in Plat Book 17, Pages 67-68 of the Public Records of Leon County, Florida, lying on the South Right of Way boundary of Blairstone Road, thence run South 89 degrees 55 minutes 11 seconds East along said Right of Way boundary and the North boundary of said Open Space a distance of 165.00 feet to the Northeast corner of said Open Space lying on the West Right of Way boundary of Capital Circle Southeast, thence run South 0 degrees 00 minutes 30 seconds West along said West Right of Way boundary a distance of 99.60 feet, thence leaving said West Right of Way boundary thence run North 89 degrees 58 minutes 41 seconds West 165.00 feet to the West boundary of said Open Space and the East boundary of the aforesaid Lot 1, thence run North 0 degrees 00 minutes 30 seconds East along said West boundary and said East boundary a distance of 99.77 feet to the POINT OF BEGINNING; containing 16,447.49 square feet, or 0.38 acres more or less.

Subject to a utility easement as recorded in Official Record Book 2591, Page.939 of the Public Records of Leon County, Florida.

NOTES:

- 1.Bearings are based on State Plane Coordinates NAD 83, Florida North Zone, U.S. feet.
2. No improvements located except as shown.
3. A boundary survey has not been performed for the sketch and description as described above, the sketch and description bearings and distances shown are from found existing monumentation and recorded deed instruments as recorded in of the Public Records of Leon County, Florida.

CERTIFICATION:

I hereby certify that the Sketch and Description shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

PROPOSED TCE

16,447.49 SQUARE FEET OR
0.38 ACRES MORE OR LESS
Abbreviations and Symbols

OWNER: CAPITAL REGIONAL
COMMUNITY DEV DISTRICT

ROBERT D. RODDENBERRY, PSM.
City of Tallahassee Land Surveyor.
Professional Surveyor and Mapper
Florida Registration No.6307

This Survey Map is not valid
without the Signature and the
Original Raised Seal of the signing
Florida Licensed Surveyor and
Mapper.

TCE = Temporary Construction Easement
C.O.T. = City of Tallahassee
TLC = Tallahassee-Leon County
F.A.C. = Florida Administrative Code
G.P.S. = Global Positioning System
L.B.# = License Business Number
R.L.S. = Registered Land Surveyor
R/W = Right-of-Way
P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
O.R. = Official Record Book

SRCTSP = Set C.O.T. Rebar & Survey Point Cap
CM = Concrete Monument
FCM = Found Concrete Monument
FTCM = Found Terra Cotta Monument
FCMLC = Found Concrete Monument-Leon County
FN&D = Found nail and disc
FNC = Found nail and cap
FIP = Found iron pipe- open
FIRC = Found iron rod and cap
FCIP = Found crimped iron pipe
AC± = Acreage more or less

(D) = Information taken from Deed
(S) = Survey Field Measurement
(C) = Calculated Measurement
(P) = Record Plat Information
D = Central Angle or Delta
R = Radius
T = Tangent
L = Length
CH=Chord Bearing and Distance
P.R.C. = Point of Reverse Curvature

ACQ. = Acquisition
No. = Number
REF. = Reference
S.F. = Square Feet
PG. = Page
D.B. = Deed Book
P.B. = Plat Book
R.P.B. = Road Plat Book
BM = Bench Mark
P.C. = Point of Curvature
P.I. = Point of intersection
P.T. = Point of Tangency

Project No.2000692
Fund No.501
Capital Cicle Forcemain Project
CAD TECH:GRM
DATE:5-12-2022

UNDERGROUND UTILITIES
AND
PUBLIC INFRASTRUCTURE



CCSE-Blairstone Forcemain Esmt.DWG
TALLAHASSEE, FLORIDA,32301



C.

1.

Monday 5/2/22	Tuesday 5/3/22	Wednesday 5/4/22	Thursday 5/5/22	Friday 5/6/22
Weather of the Week				
Hi 88°F Lo 70°F	Hi 90°F Lo 66°F	Hi 89°F Lo 66°F	Hi 91°F Lo 64	Hi 82°F Lo 64°F RAIN AFTERNOON
Full Maintenance				
Central Park:FL131 Central Park:Park Crossing Trail Park Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Riverton Park (Four Oaks to Sun) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Central Park Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROW LSF-7:Billmore ROW 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: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 23 UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Mossy Creek Lane (Units 4,6,9) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Piney Grove UNIT 14:Green Space UNIT 2:Butterfly Parks UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	UNIT 14:Avon Park	FL080 UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space WD0905 (Pond)
Standard Maintenance				
Central Park Central Park:Butterfly Garden CRCDD:Additional Contracted Work UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space	LSF-7:FL263 LSF-7:Swale & GS (Upon Request) UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	TR209A UNIT 5:Four Oaks (Shumard to Tram)	Central Park	Central Park UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
IPM				
Fertilizer: Product Used: Fertilizer 12-0-12 & Supra T&O Micros for Turf				
			UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 23:Parks, Ponds & Green Spaces	
Post-Emergent: Product Used - Celsius XTRA				
		UNIT 17:Shady View Pond (WD260)	UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 23:Parks, Ponds & Green Spaces	
Pre-Emergent: Product used - Dithiopyr 2L				
			UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 23:Parks, Ponds & Green Spaces	
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park	LSF-3 NON-UNIT:FL040 - Mossy Creek UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 31:FL265 UNIT 31:Spider Lily Park	UNIT 10:New Dawn Park UNIT 17:Shady View Pond (WD260) UNIT 17:WD284 Pond on Four Oaks UNIT 18:WD281 UNIT 2:Carrollton Park UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 2:Tremont	UNIT 1:iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:Verdura Point Park UNIT 18:WD281 UNIT 25:Longfellow Park & Pocket Parks	UNIT 26:Mossy Creek Nature Trail Ext.
Insecticide: Product Used Advion - Extinguish Plus				
UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park	UNIT 30:Woodland Fields Park UNIT 5	UNIT 2:Endicott Park		
Irrigation				
Irrigation Inspection				
Controller 21, Unit 19 Controller 22, Unit 16		Controller 16, Unit 14 Controller 5, Unit 3		
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
11	4	5/3	Pipe Repair	194099
22	16	5/3	Pipe Repair	194100
16	#14	5/4	Rotors Sprayheads Nozzles	194101
1	5	5/5 & 5/6	Metro Net Damage Mainline Repair	194103
6	CP	5/6	Valve & Solenoid Replaced	194104
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
LDR-5 Phase 1 & 2	5/2	Routine Maintenance	194105	
Accidents/Incidents: None				
Safety and Training: Weekly "Toolbox" Safety Meeting (Thursday)				
Routine service				
Bi-weekly maintenance of Dog Pits 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 5/9/22	Tuesday 5/10/22	Wednesday 5/11/22	Thursday 5/12/22	Friday 5/13/22
Weather of the Week				
Hi 88°F Lo 70°F	Hi 90°F Lo 66°F	Hi 89°F Lo 66°F	Hi 91°F Lo 64	Hi 82°F Lo 64°F
Full Maintenance				
Central Park:FL131 Central Park:Park Crossing Tr Roadway Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 2:Carollton Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 36:Bluff Oak Way 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: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:Coneflower Park UNIT 30:Woodland Fields Park UNIT 7:Collenton Court	Mossy Creek Lane (Units 4,6,9) NON-UNIT:Schoolhouse Rd. & Biltmore Ex Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Hemingway Blvd & Trail (Units 2,4) Shumard Oak Blvd (Units 3,5) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way 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 5:Drayton Drive	Biltmore Ave (Units 16,2,25) NON-UNIT:Artemis Way NON-UNIT:Dog Park UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space
Standard Maintenance				
Central Park Central Park:Butterfly Garden UNIT 1:WD240 UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 5:Natural Area by Urban Park	Central Park LSF-7:Swale & GS (Upon Request) UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park NON-UNIT:SB131 NON-UNIT:SB161 UNIT 1:WD240 UNIT 27:TR221A UNIT 27:TR221B	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas		
Hand Weeding				
				Butterfly Garden @ CP
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
IPM				
Fertilizer: Product Used: Fertilizer 12-0-12 & Supra T&O Micros for Turf				
UNIT 26:Strolling Way Parks		UNIT 25:Longfellow Park & Pocket Parks	Orange Ave UNIT 14:Avon Park UNIT 2:Carollton Park UNIT 23:Parks, Ponds & Green Spaces UNIT 23:Riverton Park (Four Oaks to Summertree)	
Post-Emergent: Product Used - Celsius XTRA				
		UNIT 25:Longfellow Park & Pocket Parks	UNIT 23:Riverton Park (Four Oaks to Summertree)	
Pre-Emergent: Product used - Dithiopyr 2L				
UNIT 26:Strolling Way Parks		UNIT 25:Longfellow Park & Pocket Parks	Orange Ave UNIT 14:Avon Park UNIT 2:Carollton Park UNIT 23:Parks, Ponds & Green Spaces UNIT 23:Riverton Park (Four Oaks to Summertree)	
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
UNIT 26:Mossy Creek Nature Trail Ext. UNIT 29:Coneflower Park Unit 32:Park (off Mossy & Coneflower)	UNIT 17:WD284 UNIT 29:Coneflower Park Utility Boxes	Esplanade Way (Unit 5)	UNIT 5:Drayton Drive UNIT 5:Merchants Row UNIT 8:WD140	
Insecticide: Product Used Advion - Extinguish Plus				
ROW, Parks, Ponds & Common Areas		Tot Lot		Tot Lot
Irrigation				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
1	5	5-11/5-12	MetroNet Damages Repaired	194120
5	3	5/10	Replace Sprayheads & Nozzles	194121
7	23-Jan	5-9/5/10-5-11	MetroNet Damages Repaired	194122
9	4,6,9	5-12/5-13	MetroNet Damages Repaired	194123
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
LSF-7	5/12	Tree Work @ Scarlet Sage Way	194116	
2-Jan	5/12	Tree Work @ Hemingway Blvd. Alleyway	194117	
CP & Trails	5/11	Removal of Vines @ Bridges along trails	194119	
Work in Progress				
Proposals				
Accidents/Incidents: None				
Safety and Training: Weekly "Toolbox" Safety Meeting (Thursday)				
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 5/16/22	Tuesday 5/17/22	Wednesday 5/18/22	Thursday 5/19/22	Friday 5/20/22
Weather of the Week				
Hi 90°F Lo 66°F	Hi 91°F Lo 67°F	Hi 92°F Lo 68°F	Hi 93°F Lo 70	Hi 89°F Lo 71°F
Full Maintenance				
Blair Stone Rd (Units 5,17) Central Park:FL131 Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park Central Park:Tot Lot Esplanade Way (Units 5,20) Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Carollton Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) UNIT 1:Barringer Hill Nature Trail 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:FL230 UNIT 19:Twain Park UNIT 2:Endicott Park	Bermuda Plot (CP) LSF-3:Maple Ridge Common Areas & ROW LSF-3:Trail Mossy Creek Lane (Units 4,6,9) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Pinney Grove UNIT 14:Green Space UNIT 21 & Arch Site:Arch Site Exterior UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Hemingway Blvd & Trail (Units 2,4) Shumard Oak Blvd (Units 3,5) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 2:Tremon UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way 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 5:Drayton Drive	NON-UNIT:Dog Park NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space WD090N (Pond) WD290 (Pond)
Standard Maintenance				
Central Park Central Park:Butterfly Garden CRCDD:Additional Contracted Work UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	Central Park NON-UNIT:Esp/Blair/Overlook Field	Central Park UNIT 5:Four Oaks (Shumard to Tram)	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park NON-UNIT:SB161 UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer UNIT 5:TR216
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
				Butterfly Garden @ CP
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	Four Oaks Biltmore
IPM				
Fertilizer: Product Used: Fertilizer 12-0-12 & Supra T&O Micros for Turf				
Hemingway Blvd & Trail (Units 2,4) UNIT 29:Coneflower Park Unit 32:Green Space Unit 32:Jasmine Hill UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 5:Merchants Row	Central Park:Park Crossing Tr Roadway Hemingway Blvd & Trail (Units 2,4) Orange Ave	Central Park:Park Crossing Trail Park UNIT 1:Barringer Hill Nature Trail UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2)		
Post-Emergent: Product Used - Celsius XTRA				
UNIT 29:Coneflower Park Unit 32:Green Space Unit 32:Jasmine Hill UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 5:Merchants Row	Central Park:Park Crossing Tr Roadway Orange Ave	Central Park:Park Crossing Trail Park UNIT 1:Barringer Hill Nature Trail UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2)		
Pre-Emergent: Product used - Dithiopyr 2L				
UNIT 29:Coneflower Park Unit 32:Green Space Unit 32:Jasmine Hill UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 5:Merchants Row	Central Park:Park Crossing Tr Roadway Orange Ave	Central Park:Park Crossing Trail Park UNIT 1:Barringer Hill Nature Trail UNIT 1:Mulberry Park Blvd UNIT 10:Green Spaces (2)		
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
Orange Ave	Four Oaks Blvd (Units 1,17,29) UNIT 31:Parks Ponds and Rows UNIT 7:Merchants Row	NON-UNIT:Artemis Way Orange Ave UNIT 35:Merchants Row West	Orange Ave Shumard Oaks Blvd West (Unit 35) UNIT 7:Grove Park Dr	
Insecticide: Product Used Advion - Extinguish Plus				
	Tot Lot	ROW, Parks Ponds and Common Areas	Tot Lot	
Irrigation				
Irrigation Inspection				
	Controller 3, Unit 1			
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
22	16	5/16	Replace Valve	194131
7	23	5/16	Clean-Out Valve-METRO NET DAMAGE	194132
6	CP	5/16	Replace Valve	194133
6	CP	5/16	Clean-Out Valve-METRO NET DAMAGE	194134
22	16	5/17	Replace Sprayheads/Nozzles	194135
15	Orange Ave	5/17	Mainline Repair	194136
3	1	5/17	Replace Sprayheads/Nozzles & Rotors	194137
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
LDR-5 Phase 1& 2	5/16	Routine Maintenance	194138	
LDR-5 Phase 2	5/20	Tree Removal per proposal #062576	194130	
Accidents/Incidents: None				
Safety and Trainings: Weekly "Toolbox" Safety Meeting (Thursday)				
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 5/23/22	Tuesday 5/24/22	Wednesday 5/25/22	Thursday 5/26/22	Friday 5/27/22
Weather of the Week				
Hi 80°F Lo 66°F	Hi 88°F Lo 68°F	Hi 89°F Lo 69°F	Hi 88°F Lo 67 RAIN DAY	Hi 88°F Lo 68°F RAIN DAY
Full Maintenance				
Biltmore Ave (Units 16,2,25) Blair Stone Rd (Units 5,17) Central Park:FL131 Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Carollton Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 36:Bluff Oak Way 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:iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) 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 UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Mossy Creek Lane (Units 4,6,9) UNIT 2:Butterfly Parks UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 35:Merchants Row Entry Feature UNIT 5:Merchants Row UNIT 8:WD140	Hemmingway Blvd & Trail (Units 2,4) UNIT 31:Magnolia Park (Rows, Parks & Pond) 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 5:Drayton Drive	NON-UNIT:Artemis Way UNIT 4:Grove Park Dr
Standard Maintenance				
Central Park Central Park:Butterfly Garden UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	Central Park LSF-7:FL263 UNIT 16:Salinger Drainage Easement (L) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	Central Park UNIT 1:WD240 UNIT 27:TR221A UNIT 27:TR221B UNIT 5:Four Oaks (Shumard to Tram) UNIT 5:Natural Area by Urban Park	UNIT 27:SW Field on CC UNIT 27:TR221A UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	UNIT 5:TR216
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas		
Hand Weeding				
				Butterfly Garden @ CP
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	Four Oaks Biltmore
IPM				
Fertilizer: Product Used: Fertilizer 12-0-12 & Supra T&O Micros for Turf				
Orange Ave UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Green Space Unit 32:Lantana Lane Unit 32:Orange Ave Unit 32:Overcup Way UNIT 5:Drayton Drive	Grove Park Dr & Unit 14 GS NON-UNIT:Artemis Way NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Butterfly Parks UNIT 2:Tremont			
Post-Emergent: Product Used - Celsius XTRA				
	Grove Park Dr & Unit 14 GS			
Pre-Emergent: Product used - Dithiopyr 2L				
Orange Ave UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Green Space Unit 32:Lantana Lane Unit 32:Orange Ave Unit 32:Overcup Way UNIT 5:Drayton Drive	NON-UNIT:Artemis Way NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Butterfly Parks UNIT 2:Tremont			
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
	UNIT 16:Faulkner Park UNIT 4:Grove Park Dr Utility Boxes	Central Park:Park Crossing Trail Park UNIT 1:iberville Park		
Insecticide: Product Used Advion - Extinguish Plus				
	Tot Lot	ROW, Parks, Ponds & Common Areas		
Irrigation				
Irrigation Inspection				
		Controller 14, Unit 26 Controller 15, Unit Orange Ave & Ponds		Controller 7, Unit 23
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
13	10	5-26/5-27	Mainline Overlook - MetroNetDamage	194149
14	26	5/25	Controller Repair	194150
3	1-Jan	5/23	Pipe Repair	194151
3	1	5/24	Zoneline Repair	194152
9	4	5/23	Sleeve & Wire Repair MetroNetDamage	194153
9	4,6,9	3/24	Zoneline Repair MetroNetDamage	194154
7	23	5/23	Cleaning Valves MetroNetDamage	194157
27	2	5/31	Mainline Repair - MetroNetDamae	194162
7	23	5/31	Pipe / Rotor MetroNetDamage	194163
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
16	5/27	Emergency Tree Removal - Faulkner Park -Water Oak 2358 Updike	194161	
CP	5-1/5-27	Butterfly Garden - Hand Weeding	194165	
Accidents/Incidents: None				
Safety and Trainings: Weekly "Toolbox" Safety Meeting (Thursday)				
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.				

2.

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

Memorandum

Date: May 31, 2022

***To: Sara Sweeting via email
Capital Region Recording Secretary***

***From: Robert Berlin
Capital Region Operations Manager***

***Re: Capital Region CDD
Monthly Managers Report for
May 2022***

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. Spoke with homeowner on possible use of CDD property for access to build new pool in backyard and received contact information on pool contractor, requested special use application from homeowner on use of Tot Lot area for birthday party, received proposed budget for FY 2023 from accounting for review (2 May)
2. Provided new address for mailing monthly lease payment for Tallahassee office, completed survey request for FSU Film School use of property, received receipts for storm water operating permit renewals for TR 221 A and B (3 May)

3. Responded to HOA on irrigation leak in Central Park adjacent to Tot Lot, All Pro repairing sprinkler damage in Unit 14, forwarded GMS office insurance audit to corporate (4 May)
4. All Pro replacing valve in Central Park and repairing mainline breaks due to Metro Net installation in Unit 5, received address map for LSF-3 aka Maple Ridge and Lake Doctors proposal for Mission Lake lily pad control from HOA, continue work on draft of FY 2023 O & M budget, staff conference call (5 May)
5. All Pro continues mainline repairs in Unit 5 due to Metro Net installation, continue work on FY 2023 O & M budget (6 May)
6. All Pro repairing mainline irrigation damage in Unit 23 due to Metro Net installation, received Southwood storm water description for storm analysis study from District engineer (9 May)
7. All Pro repairing irrigation in Unit 3 and continues repairs to mainline irrigation damage in Unit 23 due to Metro Net (10 May)
8. All Pro repairing mainline irrigation damage in Unit 5 and completes Unit 23 due to Metro Net installation, also removing vines along bridges in Central Park and trails in Units 10 and 26 (11 May)
9. Set out signage for monthly CDD meeting and set up Community Center for same, Miller Tree Service removing diseased pines from Unit 2 along alleyway 8 at Hemingway Blvd and LSF-7 common area and LSF-7 common area, All Pro continues repairing mainline irrigation damage in Unit 5 due to Metro Net installation (12 May)
10. Pick up CDD signage and break down Community Center from last night's meeting, All Pro repairing mainline irrigation repairs in Units 4, 6 and 9 due to Metro Net installation (13 May)
11. All Pro repairing irrigation mainline and cleaning valves in Units 16, 23 and Central Park due to Metro Net installation, (16 May)
12. All Pro repairing irrigation mainline and cleaning valves in Units 1,16 and along Orange Avenue due to Metro Net installation, (17 May)
13. Received signed access agreement and deposit check from Homeowner in Unit 2, met with pressure washing contractor on area/bridges needing cleaning in Central Park (18 May)
14. Interviewed prospective applicant for Assistant Operations Manager position, working with All Pro and Eddie Snipes on mainline break at Grove Park and Mossy Creek (golf course pipe) due to Metro Net installation (19 May)

15. Forwarded temporary access agreement to GMS for Board Chair signature, Miller Tree Service trimming/removing trees, clearing deadwood and grinding stumps in LDR-5 Phase II common area, met with Lake Doctors and Board supervisor on possible maintenance for Lake Verdura and FL 130 (20 May)
16. Office Closed – Vacation (23 May)
17. Office Closed – Vacation (24 May)
18. Office Closed – Vacation (25 May)
19. Office Closed – Vacation (26 May)
20. Office Closed – Vacation (27 May)
21. Office Closed – Memorial Day (30 May)
22. All Pro repairing Mainline break at Longfellow and Grove Park Drive, drove site with Kim Bishop, spoke with homeowner concerning traffic calming on Orange Ave. East, forwarded request for temporary easement from COT to District legal staff (31 May)

Lake and SWMF Maintenance

Met with Lake Doctors rep and requested quotes for various pond maintenance

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

COT continues sidewalk repairs in various areas

Security/Accident Reports:

None reported this month

Special Events:

Various birthday parties at the Tot Lot

Open Items:

Pull up Bars in Central Park

One Way signage for Unit 7 alleyway

Benches for Sand Volleyball court

Should you have any questions or comments regarding the above information, please feel free to contact Robert Berlin at (850) 727-5310

3.

	<u>MAY ACTUAL</u>	<u>MAY BUDGET</u>	<u>\$ VARIANCE</u>	<u>% VARIANCE</u>	<u>COMMENTS</u>
34000 Management fees	\$ 11,025.00	\$ 11,025.00	\$ -	0.00%	GMS FY 2022 contracted services
34500 Security	\$ -	\$ 583.33	\$ 583.33	100.00%	None online this month
34010 Communications		\$ 500.00	\$ 500.00	100.00%	None online this month
46200 Landscape Maint. Contracted	\$ 85,946.14	\$ 85,946.14	\$ -	0.00%	All Pro FY 2022 contracted services
46225 Landscape Maint. New Units	\$ 2,759.96	\$ 416.67	\$ (2,343.29)	-562.39%	New Doggi Pots, mowing in Dog Park, LDR-5 maintenance
46500 Pond Maint. Contract		\$ 416.67	\$ 416.67	100.00%	Quarterly Testing
46525 Pond Maint. New Units	\$ -	\$ -	\$ -	0.00%	None online this month
46550 Pond Repairs Current Units		\$ 3,125.00	\$ 3,125.00	100.00%	None online this month
46575 Pond Repairs New Units	\$ -	\$ -	\$ -	0.00%	None online this month
46600 SWMF Operating Permit Fees	\$ 918.00	\$ 76.50	\$ (841.50)	-1100.00%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 4,480.76	\$ 4,480.76	\$ -	0.00%	All Pro FY 2022 contracted services
46425 Irrig. Maint. New Units	\$ 2.45	\$ -	\$ (2.45)	0.00%	LSF-3 Irrigation Adjustment (not included in FY 2022 budget)
46450 Irrig. Repairs Current Units	\$ 12,013.47	\$ 3,750.00	\$ (8,263.47)	-220.36%	Mainline repairs and valve cleaning due to Metro Net installation
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46465 Irrig. System Upgrades	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
47000 Preserve Maintenance	\$ 362.50	\$ 3,125.00	\$ 2,762.50	88.40%	Weeding in Butterfly Garden
46485 Tot Lot Inspection/Maintenance		\$ 541.67	\$ 541.67	100.00%	None online this month
46490 Storm Event/Repair/Cleaning	\$ 17,380.00	\$ 3,166.67	\$ (14,213.33)	-448.84%	None online this month
46495 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46520 Alleyway Maintenance	\$ -	\$ 416.67	\$ 416.67	100.00%	None online this month
46900 Miscellaneous Maintenance		\$ 625.00	\$ 625.00	100.00%	None online this month
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		\$ 416.67	\$ 416.67	100.00%	None online this month
65000 Budget Stabilization	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
61000 Capital Expenditures	\$ -	\$ 750.00	\$ 750.00	100.00%	None online this month
60000 Reserve for Capital - R&R	\$ -	\$ 11,296.03	\$ 11,296.03	100.00%	None online this month
46910 Common Area Maintenance	\$ -	\$ 666.67	\$ 666.67	100.00%	None online this month
TOTAL	\$ 134,888.28	\$ 135,491.10	\$ 602.82	0.44%	

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>\$ VARIANCE</u>	<u>% VARIANCE</u>	<u>COMMENTS</u>
34000 Management fees	\$ 88,200.00	\$ 88,200.00	\$ -	0.00%	GMS FY 2022 contracted services
34500 Security	\$ 5,856.25	\$ 4,666.67	\$ (1,189.58)	-25.49%	None online this month
34010 Communications	\$ 3,000.00	\$ 4,000.00	\$ 1,000.00	25.00%	Bulldog FY 2022 contracted services
46200 Landscape Maint. Contracted	\$ 687,569.12	\$ 687,569.12	\$ -	0.00%	All Pro FY 2022 contracted services
46225 Landscape Maint. New Units	\$ 4,089.44	\$ 3,333.33	\$ (756.11)	-22.68%	New Doggi Pots, mowing in Dog Park, LDR-5 maintenance
46500 Pond Maint. Contract	\$ 2,130.00	\$ 3,333.33	\$ 1,203.33	36.10%	Quarterly Testing
46525 Pond Maint. New Units	\$ -	\$ -	\$ -	0.00%	None online this month
46550 Pond Repairs Current Units	\$ 38,640.36	\$ 25,000.00	\$ (13,640.36)	-54.56%	None online this month
46575 Pond Repairs New Units	\$ -	\$ -	\$ -	0.00%	None online this month
46600 SWMF Operating Permit Fees	\$ 2,295.00	\$ 612.00	\$ (1,683.00)	-275.00%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 35,846.08	\$ 35,846.08	\$ -	0.00%	All Pro FY 2022 contracted services
46425 Irrig. Maint. New Units	\$ 14.70	\$ -	\$ (14.70)		LSF-3 Irrigation Adjustment (not included in FY 2022 budget)
46450 Irrig. Repairs Current Units	\$ 53,154.86	\$ 30,000.00	\$ (23,154.86)	-77.18%	Mainline repairs and valve cleaning due to Metro Net installation
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46465 Irrig. System Upgrades	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
47000 Preserve Maintenance	\$ 13,667.58	\$ 25,000.00	\$ 11,332.42	45.33%	Weeding in Butterfly Garden
46485 Tot Lot Inspection/Maintenance	\$ -	\$ 4,333.33	\$ 4,333.33	100.00%	None online this month
46490 Storm Event/Repair/Cleaning	\$ 31,130.75	\$ 25,333.33	\$ (5,797.42)	-22.88%	None online this month
46495 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46520 Alleyway Maintenance	\$ 149.76	\$ 3,333.33	\$ 3,183.57	95.51%	None online this month
46900 Miscellaneous Maintenance	\$ 2,914.30	\$ 5,000.00	\$ 2,085.70	41.71%	None online this month
43000 Utilities	\$ 24,682.00	\$ 30,000.00	\$ 5,318.00	17.73%	
49400 Special Events	\$ 5,000.00	\$ 3,333.33	\$ (1,666.67)	-50.00%	None online this month
46650 Other - Contingency	\$ 150.00	\$ 3,333.33	\$ 3,183.33	95.50%	None online this month
65000 Budget Stabilization	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
61000 Capital Expenditures	\$ 4,390.99	\$ 6,000.00	\$ 1,609.01	26.82%	None online this month
60000 Reserve for Capital - R&R	\$ 17,072.30	\$ 90,368.23	\$ 73,295.93	81.11%	None online this month
46910 Common Area Maintenance	\$ -	\$ 5,333.33	\$ 5,333.33	100.00%	None online this month
TOTAL	\$ 1,019,953.49	\$ 1,083,928.76	\$ 63,975.27	5.90%	