

***Adopted Budget  
Fiscal Year 2024***

***Capital Region  
Community Development District***

***September 5, 2023***



# Capital Region Community Development District

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# Capital Region

## Community Development District

### General Fund

Description	Adopted Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Special Assessment - On Roll	\$1,576,859	\$1,634,202	\$0	\$1,634,202	1,722,305
Special Assessment - Direct - St Joe	\$348,906	\$302,382	\$0	\$302,382	287,187
Interest Income/Misc. Revenue	\$1,000	\$30,379	\$4,000	\$34,379	\$10,000
<b>TOTAL REVENUES</b>	<b>\$1,926,765</b>	<b>\$1,966,963</b>	<b>\$4,000</b>	<b>\$1,970,963</b>	<b>2,019,492</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$6,800	\$2,000	\$8,800	\$12,000
FICA	\$918	\$520	\$153	\$673	\$918
Engineering Fees	\$25,000	\$3,371	\$5,000	\$8,371	\$15,000
Arbitrage Rebate	\$1,800	\$1,200	\$600	\$1,800	\$1,800
Dissemination Agent	\$7,500	\$6,250	\$1,250	\$7,500	\$7,950
Attorney Fees	\$57,000	\$16,190	\$10,000	\$26,190	\$37,000
Annual Audit	\$3,850	\$3,850	\$0	\$3,850	\$3,925
Annual Report	\$500	\$0	\$500	\$500	\$500
Trustee Fees	\$15,520	\$15,220	\$0	\$15,220	\$15,520
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$12,190
Management Fees	\$51,051	\$42,543	\$8,508	\$51,051	\$54,114
Information Technology	\$2,800	\$2,333	\$467	\$2,800	\$2,968
Website Administration	\$1,200	\$1,000	\$200	\$1,200	\$1,272
Record Storage	\$150	\$0	\$150	\$150	\$150
Travel & Per Diem	\$2,000	\$1,322	\$678	\$2,000	\$2,000
Telephone	\$300	\$142	\$50	\$192	\$300
Postage	\$1,000	\$2,530	\$200	\$2,730	\$1,000
Printing & Binding	\$2,000	\$644	\$1,357	\$2,000	\$2,000
General Liability Insurance	\$20,457	\$11,195	\$0	\$11,195	\$12,874
Legal Advertising	\$3,500	\$1,165	\$300	\$1,465	\$3,500
Other Current Charges	\$1,600	\$442	\$100	\$542	\$1,600
Office Supplies	\$200	\$13	\$30	\$43	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$250	\$0	\$250	\$250	\$250
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$222,270</b>	<b>\$128,404</b>	<b>\$31,792</b>	<b>\$160,196</b>	<b>\$189,206</b>
<b>Field</b>					
Property Insurance	\$0	\$8,998	\$0	\$8,998	\$13,898
Management Fees	\$138,915	\$115,763	\$23,152	\$138,915	\$147,250
Security	\$7,000	\$6,242	\$0	\$6,242	\$7,000
Utilities	\$45,000	\$44,671	\$10,600	\$55,271	\$57,800
Landscape Maintenance - Contract	\$1,043,365	\$869,471	\$173,894	\$1,043,365	\$1,066,255
Landscape Maintenance - New Units/Street Trees	\$5,500	\$1,267	\$4,233	\$5,500	\$5,500
Pond Maintenance - Contract	\$5,000	\$12,198	\$1,532	\$13,730	\$15,000
Pond Repairs - Current Units	\$40,000	\$30,875	\$9,125	\$40,000	\$40,000
SWMF Operating Permit Fees	\$4,130	\$5,508	\$0	\$5,508	\$7,803

# Capital Region

## Community Development District

### General Fund

Description	Adopted Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b><i>Field (continued)</i></b>					
Irrigation Maintenance - Contract	\$54,085	\$45,071	\$9,014	\$54,085	\$55,280
Irrigation Maintenance - New Units	\$500	\$62	\$438	\$500	\$500
Irrigation Repairs - Current Units	\$45,000	\$50,596	\$10,119	\$60,716	\$45,000
Preserve Maintenance	\$40,000	\$31,656	\$6,331	\$37,987	\$40,000
Tot Lot Inspection/Maintenance	\$7,500	\$3,841	\$3,659	\$7,500	\$7,500
Tree Removal/Trimming/Cleanup	\$38,000	\$41,233	\$0	\$41,233	\$38,000
Alleyway Maintenance	\$5,000	\$3,845	\$1,155	\$5,000	\$5,000
Miscellaneous Maintenance	\$7,500	\$8,569	\$30,042	\$38,611	\$7,500
Special Events	\$5,000	\$0	\$5,000	\$5,000	\$0
Other - Contingency	\$5,000	\$2,189	\$2,811	\$5,000	\$5,000
Capital Expenditures	\$25,000	\$54,606	\$0	\$54,606	\$25,000
Reserve for Capital - R&R	\$175,000	\$175,000	\$0	\$175,000	\$233,000
Common Area Maintenance	\$8,000	\$3,180	\$4,820	\$8,000	\$8,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$1,704,495</b>	<b>\$1,514,840</b>	<b>\$295,926</b>	<b>\$1,810,767</b>	<b>\$1,830,286</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,926,765</b>	<b>\$1,643,244</b>	<b>\$327,718</b>	<b>\$1,970,963</b>	<b>\$2,019,492</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$0</b>	<b>\$323,719</b>	<b>(\$323,718)</b>	<b>\$0</b>	<b>\$0</b>

# Capital Region

## Community Development District

### Assessment Allocation

		Adopted	
		FY 2023	FY 2024
Net Assessment		\$1,576,859	\$1,722,305
Plus Collection Fees (7%)		\$118,688	\$129,636
Gross Assessments		\$1,695,547	\$1,851,941
Use of Fund Balance		\$0	\$0
No. of Units		3,663	4,097
		4.90% increase	3.39% increase
Lot Size	# Of Units Total	Gross Per Unit Amount FY 2023	Gross Per Unit Amount FY 2024
Apartments	1,745	\$254.28	\$262.91
Townhomes	298	\$244.69	\$252.99
Duplex	0	\$0.00	\$0.00
30s	53	\$268.00	\$277.09
40s	250	\$285.48	\$295.16
55s	371	\$346.64	\$358.40
65s	382	\$428.21	\$442.74
75s	209	\$489.38	\$505.98
85s	111	\$532.61	\$550.67
90s	26	\$602.02	\$622.44
100s	205	\$611.74	\$632.49
1/2 Ac	160	\$734.09	\$758.99
1Ac	40	\$958.39	\$990.90
ACLF	101	\$128.42	\$132.77
Blended Commercial	143.156	\$2,855.46	\$2,952.32
Golf Club	1	\$15,680.50	\$16,212.38
Catholic School	1	\$0.00	\$0.00
Southwood House	0.390	\$2,855.46	\$2,952.32
<b>Total</b>	<b>4,096.546</b>		

### **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.

#### **General Liability 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:**

##### **Property Insurance**

The District's Property Liability Insurance policy is with Egis Insurance specializes in providing insurance coverage to governmental agencies.

##### **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	\$8,855	1,066,255
Landscape Maintenance – New Units/Street Trees	\$458	\$5,500
Pond Maintenance – Contract	\$1,250	\$15,000
Pond Repairs – Current Units	\$3,333	\$40,000
Irrigation Maintenance – Contract	\$4,607	\$55,280
Irrigation Repairs – Current Units	\$3,750	\$45,000
<b>Total</b>	<b>\$102,253</b>	<b>\$1,227,035</b>

**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.

**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.

**Utilities**

The cost of electricity and Irrigation Water for Capital Region CDD for the following accounts:

NEW acct#	Services Address	Monthly	Annual
100012004	3992 Four Oaks Blvd	\$12.63	\$151.52
100012701	3705 Four Oaks Blvd	\$83.63	\$1,003.52
100012735	1901 Merchants Row Blvd	\$80.66	\$967.96
100012813	3136 Dickinson Dr.	\$13.76	\$165.10
100013816	2380 E Orange Ave Irr	\$997.91	\$11,974.94



# Capital Region

## Community Development District

## General Fund

NEW acct#	Services Address	Monthly	Annual
100013845	2588 Merchants Row Blvd - Pump	\$13.15	\$157.74
100013878	3564 S Blair Stone Rd Reclaim	\$0.42	\$5.06
100013966	3559 Four Oaks Blvd	\$13.11	\$157.26
100013997	3700 Spider Lily Way	\$13.19	\$158.24
100014028	3700 Mossy Creek Ln- Pump	\$13.18	\$158.18
100014060	3765 Grove Park Dr	\$12.53	\$150.30
100014664	3766 Greyfield Dr - Pump 1	\$36.60	\$439.24
100014696	3145 Mulberry Park Blvd. Area Light	\$94.06	\$1,128.72
100014729	4141 Artemis Way	\$829.33	\$9,952.00
100014758	4140 Artemis Way	\$12.49	\$149.86
100014789	4580 Grove Park Dr - IRR	\$12.87	\$154.38
100014821	1900 Merchants Row -ENTRANCE	\$18.16	\$217.86
100015608	3751 Biltmore Ave - IRR	\$12.51	\$150.08
100015639	2471 E Orange Ave. Irr.	\$12.68	\$152.12
100015670	4583 Grove Park Dr. Temp.	\$12.47	\$149.64
100015703	3766 Greyfield Dr	\$45.78	\$549.36
100015738	3701 Mossy Creek Ln - Unit 1	\$244.91	\$2,938.92
100016392	2150 Merchants Row Blvd - Pump	\$13.16	\$157.92
100016426	3603 Capital Cir SE Irr.	\$832.57	\$9,990.80
100017333	3000 School House Road	\$12.71	\$152.56
100017365	3252 Updike Ave IRR	\$12.47	\$149.64
100092258	3029 Dickinson Dr. Area Lights	\$39.34	\$472.04
100198629	2301 E Orange Ave, Irr	\$19.18	\$230.10
100201943	3232 Riverton Trl	\$31.63	\$379.56
100202870	2450 Rain Lily Way	\$73.16	\$877.86
100204566	4072 Invy Green Trl	\$73.16	\$877.86
100205224	4216 Summertree Dr	\$146.35	\$1,756.14
100205698	4295 Avon Park Cir	\$12.47	\$149.64
100206207	3749 Biltmore Ave	\$188.15	\$2,257.82
100207738	3591 Strolling Way	\$24.04	\$288.46
100208571	4297 Avon Park	\$104.39	\$1,252.73
100208804	3616 Longfellow Rd	\$73.16	\$877.86
100209402	3900 Overlook Dr	\$177.69	\$2,132.32
100210193	4046 Colleton CT	\$52.27	\$627.20
100210950	3611 Biltmore Ave	\$12.65	\$151.76
100212804	4038 Shady View Ln	\$52.27	\$627.20
100212948	3735 Esplanade Way	\$12.89	\$154.64
100213814	3070 Bent Grass Ln	\$73.16	\$877.86
	3001 School House Rd Reclaimed pay by check	\$193.29	\$2,326.03
<b>Total</b>		<b>\$4,816.12</b>	<b>\$57,800.00</b>

# Capital Region

Community Development District

Capital Reserve

Description	Adopted Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Capital Reserve Contribution	\$175,000	\$175,000	\$0	\$175,000	\$233,000
Designated reserves	\$121,168	\$121,346	\$0	\$121,346	\$295,746
<b>TOTAL REVENUES</b>	<b>\$296,168</b>	<b>\$296,346</b>	<b>\$0</b>	<b>\$296,346</b>	<b>\$528,746</b>
<b>Expenditures</b>					
Reserve for Capital - R&R	\$0	\$0	\$0	\$0	\$0
Other Charges	\$600	\$0	\$600	\$600	\$600
<b>TOTAL EXPENDITURES</b>	<b>\$600</b>	<b>\$0</b>	<b>\$600</b>	<b>\$600</b>	<b>\$600</b>
<b>ASSIGNED FUND BALANCE</b>	<b>\$295,568</b>	<b>\$296,346</b>	<b>(\$600)</b>	<b>\$295,746</b>	<b>\$528,146</b>

# Capital Region

Community Development District

Debt Service Fund  
Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Special Assessment - Tax Collector	\$862,129	\$869,225	\$0	\$869,225	\$886,446
Interest Income	\$100	\$33,162	\$6,100	\$39,262	\$2,000
Carry Forward Surplus <sup>(1)</sup>	\$332,987	\$336,501	\$0	\$336,501	\$377,186
<b>TOTAL REVENUES</b>	<b>\$1,195,216</b>	<b>\$1,238,888</b>	<b>\$6,100</b>	<b>\$1,244,988</b>	<b>\$1,265,632</b>
<b>Expenditures</b>					
Interest - 11/1	\$183,901	\$183,901	\$0	\$183,901	\$171,776
Interest - 5/1	\$183,901	\$183,901	\$0	\$183,901	\$171,776
<sup>(2)</sup> Principal - 5/1	\$500,000	\$500,000	\$0	\$500,000	\$530,000
<b>TOTAL EXPENDITURES</b>	<b>\$867,803</b>	<b>\$867,803</b>	<b>\$0</b>	<b>\$867,803</b>	<b>\$873,553</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$327,414</b>	<b>\$371,086</b>	<b>\$6,100</b>	<b>\$377,186</b>	<b>\$392,079</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reserve requirement

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

11/1/2024 - Interest	
Series 2013	\$158,394

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	654	\$361	\$236,244	\$219,707
* Towns	82	\$329	\$27,003	\$25,112
40s	153	\$385	\$58,897	\$54,775
*55s	107	\$467	\$49,974	\$46,476
*65s	127	\$577	\$73,217	\$68,092
*75s	56	\$660	\$36,933	\$34,348
85s	77	\$714	\$54,997	\$51,147
*100s	40	\$824	\$32,949	\$30,643
*1/2 Ac	73	\$989	\$72,184	\$67,131
*1Ac	3	\$1,291	\$3,872	\$3,601
Blended Commercial	28.970	\$1,916	\$55,496	\$51,611
Blended Commercial	58.464	\$3,831	\$223,989	\$208,310
Blended Commercial	2.120	\$3,831	\$8,122	\$7,554
Blended Commercial	1.415	\$3,831	\$5,421	\$5,042
Blended Commercial	3.620	\$3,831	\$13,869	\$12,898
<b>Total</b>	<b>1466.59</b>		<b>\$953,168</b>	<b>\$886,446</b>

\* 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	Coupons	Principal Balance	Calendar Year
11/01/23		\$171,776.25	5.050%	\$5,985,000.00	\$171,776.25
05/01/24	\$530,000.00	\$171,776.25		\$5,985,000.00	
11/01/24		\$158,393.75	5.250%	\$5,455,000.00	\$860,170.00
05/01/25	\$550,000.00	\$158,393.75		\$5,455,000.00	
11/01/25		\$143,956.25	5.750%	\$4,905,000.00	\$852,350.00
05/01/26	\$585,000.00	\$143,956.25		\$4,905,000.00	
11/01/26		\$127,137.50	5.750%	\$4,320,000.00	\$856,093.75
05/01/27	\$620,000.00	\$127,137.50		\$4,320,000.00	
11/01/27		\$109,312.50	5.750%	\$3,700,000.00	\$856,450.00
05/01/28	\$655,000.00	\$109,312.50		\$3,700,000.00	
11/01/28		\$90,481.25	5.750%	\$3,045,000.00	\$854,793.75
05/01/29	\$695,000.00	\$90,481.25		\$3,045,000.00	
11/01/29		\$70,500.00	6.000%	\$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	6.000%	\$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	6.000%	\$830,000.00	\$858,350.00
05/01/32	\$830,000.00	\$24,900.00		\$830,000.00	\$854,900.00
totals	<u>\$5,985,000.00</u>	<u>\$1,889,815.00</u>			<u>\$7,874,815.00</u>

# Capital Region

Community Development District

Debt Service Fund

Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Special Assessment - Tax Collector	\$501,302	\$505,659	\$0	\$505,659	\$565,965
Special Assessment - Direct	\$804,802	\$540,272	\$264,530	\$804,802	\$740,129
Interest Income	\$50	\$32,265	\$5,800	\$38,065	\$1,000
Carry Forward Surplus <sup>(1)</sup>	\$385,047	\$387,321	\$0	\$387,321	\$404,597
<b>TOTAL REVENUES</b>	<b>\$1,691,201</b>	<b>\$1,465,517</b>	<b>\$270,330</b>	<b>\$1,735,847</b>	<b>\$1,711,691</b>
<b>Expenditures</b>					
Interest - 11/1	\$368,125	\$368,125	\$0	\$368,125	\$355,753
Interest - 5/1	\$368,125	\$368,125	\$0	\$368,125	\$355,753
Principal - 5/1	\$575,000	\$575,000	\$0	\$575,000	\$600,000
Special Call - 5/1	\$0	\$20,000	\$0	\$20,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,311,250</b>	<b>\$1,331,250</b>	<b>\$0</b>	<b>\$1,331,250</b>	<b>\$1,311,506</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$379,951</b>	<b>\$134,267</b>	<b>\$270,330</b>	<b>\$404,597</b>	<b>\$400,184</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reseve requirement

11/1/2024 - Interest Series 2018A1	\$341,878
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Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
APT	850	\$326.50	\$277,525	\$258,098
ACLF	101	\$156.69	\$15,826	\$14,718
DUPLEX	-	\$323.88	\$0	\$0
TH	46	\$297.62	\$13,691	\$12,732
40	69	\$346.64	\$23,918	\$22,244
55	154	\$421.04	\$64,840	\$60,301
65	144	\$519.95	\$74,873	\$69,632
SERIES 60	-	\$519.95	\$0	\$0
75	76	\$594.36	\$45,171	\$42,009
85	34	\$644.25	\$21,905	\$20,371
90	26	\$693.71	\$18,036	\$16,774
100	44	\$743.17	\$32,699	\$30,411
1/2 ACRE	21	\$891.99	\$18,732	\$17,421
COTTAGES	0.390	\$3,457	\$1,348	\$1,254
<b>TOTAL ON ROLL</b>	<b>1,565.39</b>		<b>\$608,564</b>	<b>\$565,965</b>
<b>DEVELOPABLE ACRES</b>	<b>430.35</b>	<b>\$1,720</b>	<b>\$795,838</b>	<b>\$740,129</b>

# Capital Region

Community Development District

Series 2018A1 Capital Improvement Revenue Refunding Bonds

Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
11/01/23		\$355,753.13		\$14,205,000.00	\$355,753.13
05/01/24	\$600,000.00	\$355,753.13	4.625%	\$14,205,000.00	
11/01/24		\$341,878.13		\$13,605,000.00	\$1,297,631.25
05/01/25	\$630,000.00	\$341,878.13	4.625%	\$13,605,000.00	
11/01/25		\$327,309.38		\$12,975,000.00	\$1,299,187.50
05/01/26	\$660,000.00	\$327,309.38	4.625%	\$12,975,000.00	
11/01/26		\$312,046.88		\$12,315,000.00	\$1,299,356.25
05/01/27	\$690,000.00	\$312,046.88	4.625%	\$12,315,000.00	
11/01/27		\$296,090.63		\$11,625,000.00	\$1,298,137.50
05/01/28	\$720,000.00	\$296,090.63	4.625%	\$11,625,000.00	
11/01/28		\$279,440.63		\$10,905,000.00	\$1,295,531.25
05/01/29	\$755,000.00	\$279,440.63	5.125%	\$10,905,000.00	
11/01/29		\$260,093.75		\$10,150,000.00	\$1,294,534.38
05/01/30	\$795,000.00	\$260,093.75	5.125%	\$10,150,000.00	
11/01/30		\$239,721.88		\$9,355,000.00	\$1,294,815.63
05/01/31	\$840,000.00	\$239,721.88	5.125%	\$9,355,000.00	
11/01/31		\$218,196.88		\$8,515,000.00	\$1,297,918.75
05/01/32	\$885,000.00	\$218,196.88	5.125%	\$8,515,000.00	
10/31/32		\$195,518.75		\$7,630,000.00	\$1,298,715.63
05/01/33	\$930,000.00	\$195,518.75	5.125%	\$7,630,000.00	
11/01/33		\$171,687.50		\$6,700,000.00	\$1,297,206.25
05/01/34	\$980,000.00	\$171,687.50	5.125%	\$6,700,000.00	
11/01/34		\$146,575.00		\$5,720,000.00	\$1,298,262.50
05/01/35	\$1,030,000.00	\$146,575.00	5.125%	\$5,720,000.00	
11/01/35		\$120,181.25		\$4,690,000.00	\$1,296,756.25
04/30/36	\$1,085,000.00	\$120,181.25	5.125%	\$4,690,000.00	
10/31/36		\$92,378.13		\$3,605,000.00	\$1,297,559.38
05/01/37	\$1,140,000.00	\$92,378.13	5.125%	\$3,605,000.00	
10/31/37		\$63,165.63		\$2,465,000.00	\$1,295,543.75
05/01/38	\$1,200,000.00	\$63,165.63	5.125%	\$2,465,000.00	
11/01/38		\$32,415.63		\$1,265,000.00	\$1,295,581.25
05/01/39	\$1,265,000.00	\$32,415.63	5.125%	\$1,265,000.00	\$1,297,415.63
<b>totals</b>	<b>\$14,205,000.00</b>	<b>\$6,904,906.25</b>			<b>\$21,109,906.25</b>

# Capital Region

Community Development District

Debt Service Fund

Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Special Assessment - Tax Collector	\$272,757	\$275,782	\$0	\$275,782	\$274,147
Interest Income	\$0	\$8,306	\$1,400	\$9,706	\$500
Carry Forward Surplus <sup>(1)</sup>	\$50,126	\$50,168	\$0	\$50,168	\$56,111
<b>TOTAL REVENUES</b>	<b>\$322,882</b>	<b>\$334,256</b>	<b>\$1,400</b>	<b>\$335,656</b>	<b>\$330,758</b>
<b>Expenditures</b>					
Interest - 11/1	\$44,773	\$44,773	\$0	\$44,773	\$41,055
Interest - 5/1	\$44,773	\$44,773	\$0	\$44,773	\$41,055
Principal - 5/1	\$180,000	\$180,000	\$0	\$180,000	\$190,000
Special Call - 5/1	\$0	\$10,000	\$0	\$10,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$269,545</b>	<b>\$279,545</b>	<b>\$0</b>	<b>\$279,545</b>	<b>\$272,110</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$53,337</b>	<b>\$54,711</b>	<b>\$1,400</b>	<b>\$56,111</b>	<b>\$58,648</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reseve requirement

11/1/2024 - Interest Series 2018A2	\$36,685
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Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
GOLF CLUB	1	\$21,400.59	\$21,400.59	\$19,902.55
CATHOLIC SCHOOL	1	\$20,520.07	\$20,520.07	\$19,083.67
COMMERCIAL	43.37	\$3,690.94	\$160,083.45	\$148,877.61
COMMERCIAL-2	3.84	\$2,207.33	\$8,476.15	\$7,882.82
APT	241	\$349.80	\$84,301.80	\$78,400.67
<b>TOTAL</b>	<b>290</b>		<b>\$294,782.06</b>	<b>\$274,147.31</b>

# Capital Region

## Community Development District

## Series 2018A2 Capital Improvement Revenue Refunding Bonds Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
11/01/23		\$41,055.00		\$1,785,000.00	\$41,055.00
05/01/24	\$190,000.00	\$41,055.00	4.600%	\$1,785,000.00	
11/01/24		\$36,685.00		\$1,595,000.00	\$267,740.00
05/01/25	\$200,000.00	\$36,685.00	4.600%	\$1,595,000.00	
11/01/25		\$32,085.00		\$1,395,000.00	\$268,770.00
05/01/26	\$205,000.00	\$32,085.00	4.600%	\$1,395,000.00	
11/01/26		\$27,370.00		\$1,190,000.00	\$264,455.00
05/01/27	\$215,000.00	\$27,370.00	4.600%	\$1,190,000.00	
11/01/27		\$22,425.00		\$975,000.00	\$264,795.00
05/01/28	\$225,000.00	\$22,425.00	4.600%	\$975,000.00	
11/01/28		\$17,250.00		\$750,000.00	\$264,675.00
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
<b>totals</b>	<b>\$1,785,000.00</b>	<b>\$389,160.00</b>			<b>\$2,174,160.00</b>



# Capital Region

Community Development District

Debt Service Fund

Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2023	Actual Thru 7/31/2023	Projected Next 2 Months	Total Projected 9/30/2023	Adopted Budget FY 2024
<b>Revenues</b>					
Special Assessment - Tax Collector	\$318,938	\$320,891	\$0	\$320,891	\$318,937
Interest Income	\$0	\$5,193	\$350	\$5,543	\$500
Carry Forward Surplus <sup>(1)</sup>	\$42,905	\$43,048	\$0	\$43,048	\$50,731
<b>TOTAL REVENUES</b>	<b>\$361,843</b>	<b>\$369,131</b>	<b>\$350</b>	<b>\$369,481</b>	<b>\$370,169</b>
<b>Expenditures</b>					
Interest - 11/1	\$31,875	\$31,875	\$0	\$31,875	\$28,688
Interest - 5/1	\$31,875	\$31,875	\$0	\$31,875	\$28,688
Principal - 5/1	\$255,000	\$255,000	\$0	\$255,000	\$260,000
<b>TOTAL EXPENDITURES</b>	<b>\$318,750</b>	<b>\$318,750</b>	<b>\$0</b>	<b>\$318,750</b>	<b>\$317,375</b>
<b>EXCESS REVENUES OVER EXPENDITURES</b>	<b>\$43,093</b>	<b>\$50,381</b>	<b>\$350</b>	<b>\$50,731</b>	<b>\$52,794</b>

<sup>(1)</sup> Carry Forward Surplus is net of Reseve requirement

11/1/2024 - Interest	
Series 2021	\$25,438

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
<b>Total</b>	<b>772</b>		<b>\$342,943</b>	<b>\$318,937</b>

# Capital Region

Community Development District

Series 2021 Capital Improvement Revenue Refunding Bonds

Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
11/01/23		\$28,687.50	2.50%	\$2,295,000.00	\$28,687.50
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>\$2,295,000.00</u>	<u>\$266,000.00</u>			<u>\$2,561,000.00</u>