

Capital Region
Community Development District

Approved Proposed Budget
FY 2026



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Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 1,723,304	\$ 1,639,275	\$ 84,029	\$ 1,723,304	\$ 1,825,113
Special Assessments - Direct St Joe	287,354	167,386	119,968	287,354	304,330
Interest Income	30,000	21,708	21,713	43,421	25,000
Miscellaneous Revenue	-	-	-	-	2,000

TOTAL REVENUES	\$ 2,040,658	\$ 1,828,369	\$ 225,710	\$ 2,054,079	\$ 2,156,443
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EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 6,000	\$ 9,400	\$ 12,000
FICA Taxes	918	260	459	719	918
Engineering	15,000	3,065	11,935	15,000	15,000
Attorney	37,000	11,582	25,418	37,000	37,000
Annual Audit	3,925	3,925	-	3,925	4,025
Annual Report	500	-	-	-	-
Assessment Administration	13,043	13,043	-	13,043	13,826
Arbitrage Rebate	1,800	600	1,200	1,800	1,800
Dissemination Agent	8,507	4,254	4,253	8,507	8,507
Trustee Fees	15,520	4,148	11,372	15,520	15,520
Management Fees	57,902	28,951	28,951	57,902	60,352
Information Technology	3,176	1,588	1,588	3,176	3,367
Website Maintenance	1,361	681	681	1,361	1,443
Record Storage	150	-	75	75	-
Telephone	300	-	150	150	-
Travel & Per Diem	2,000	106	1,000	1,106	-
Postage & Delivery	1,000	419	581	1,000	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,953
Printing & Binding	2,000	111	1,000	1,111	200
Legal Advertising	3,500	860	2,640	3,500	3,500
Other Current Charges	1,987	433	994	1,426	2,500
Office Supplies	50	42	25	67	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 195,139	\$ 90,041	\$ 98,320	\$ 188,361	\$ 195,134
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Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ 14,050	\$ 15,174
Management Fees	157,557	79,798	78,779	158,576	157,557
Utilities-Electric/Water	60,000	23,304	36,696	60,000	60,000
Landscape Maintenance - Contract	1,038,980	519,392	519,392	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	863	4,637	5,500	5,500
Pond Maintenance - Contract	11,172	3,456	7,716	11,172	13,512
Pond Repairs - Current Units	50,000	28,680	21,320	50,000	50,000
Irrigation Maintenance - Contract	51,621	25,811	25,811	51,621	58,200
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	15,254	29,746	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	1,377	2,754	-
Preserve Maintenance	40,000	4,719	35,281	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	37,292	708	38,000	38,000
Alleyway Maintenance	10,000	74	9,926	10,000	10,000
Miscellaneous Maintenance	7,500	3,746	3,754	7,500	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	8,440	56,998	65,438	50,000
Capital Expenditures	25,000	27,029	500	27,529	25,000
Common Area Maintenance	12,000	22,614	8,000	30,614	23,000
Enhancement/Beautification	20,000	17,968	2,032	20,000	20,000

TOTAL FIELD EXPENDITURES	\$ 1,677,019	\$ 854,047	\$ 843,172	\$ 1,697,218	\$ 1,812,608
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TOTAL EXPENDITURES	\$ 1,872,158	\$ 944,087	\$ 941,492	\$ 1,885,579	\$ 2,007,743
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Other Sources/(Uses)

Reserve for Capital - R&R	(168,500)	(168,500)	-	(168,500)	(148,700)
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TOTAL OTHER SOURCES/(USES)	\$(168,500)	\$(168,500)	\$-	\$(168,500)	\$(148,700)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 715,782	\$ (715,782)	\$ -	\$ -
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Capital Region
Community Development District
Budget Narrative
FY 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Direct St Joe

The District will bill a Non-Ad Valorem assessment on all sold and platted parcels to St Joe within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

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

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

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.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds, Series 2021 Capital Improvement Revenue Refund 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.

Trustee Fees

The District issued Series 2013 Capital Improvement Revenue Bonds, and Series 2018A1/A2 Capital Improvement Revenue refunding Bonds, and Series 2021 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.

Capital Region
Community Development District
Budget Narrative
FY 2026

Expenditures - Administrative (continued)
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Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services NF LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS NF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

Expenditures - Field

Property Insurance

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

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.

Utilities - Electric/Water

The District currently has accounts with City of Tallahassee Utility Company for electric service and water throughout the district.

Capital Region
Community Development District
Budget Narrative
FY 2026

Expenditures – Field (continued)

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.

Contracts

Landscape Maintenance - Contract			\$97,030	\$1,164,365
Landscape Maintenance - New Units/Street Trees			\$458	\$5,500
Pond Maintenance - Contract	The Lake Doctor	Catfish Pond	\$332	\$3,984
Pond Maintenance - Contract	The Lake Doctor	Water Quality	\$0	\$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	\$732	\$2,928
Pond Maintenance - Contract		Contingency	\$300	\$3,600
Pond Repairs - Current Units			\$4,167	\$50,000
Irrigation Maintenance - Contract			\$4,850	\$58,200
Irrigation Maintenance - New Units			\$42	\$500
Irrigation Maintenance - Current Units			\$3,750	\$45,000
Total			\$111,661	\$1,337,077

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 repairs/replacements as well as mulch twice a year. Also, included is an annual inspection.

Tree Removal/Trimming/Cleanup

Represents cleanup, trimming and removal trees throughout the district.

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

The District contracts with multiple vendors to assist with road closures during Halloween.

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.

Common Area Maintenance

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

Enhancement/Beautification

Represents the cost of improving any landscaping located within the common areas of the District.

Reserve 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
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Interest	\$ 20,000	\$ 12,341	\$ 11,487	\$ 23,828	\$ 20,300
Designated Reserves	387,434	549,219	-	549,219	580,901
TOTAL REVENUES	\$ 407,434	\$ 561,560	\$ 11,487	\$ 573,047	\$ 601,201
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 170,507
Playground System	-	160,046	-	160,046	-
Other Charges	600	283	317	600	600
TOTAL EXPENDITURES	\$ 600	\$ 160,329	\$ 317	\$ 160,646	\$ 171,107
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ 168,500	\$ 168,500	\$ -	\$ 168,500	\$ 148,700
TOTAL OTHER SOURCES/(USES)	\$ 168,500	\$ 168,500	\$ -	\$ 168,500	\$ 148,700
EXCESS REVENUES (EXPENDITURES)	\$ 575,334	\$ 569,731	\$ 11,170	\$ 580,901	\$ 578,794

Capital Region
Community Development District
Approved Proposed Budget
Debt Service Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 755,949	\$ 716,595	\$ 39,354	\$ 755,949	\$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	6,641	6,000	12,641	5,000
Carry Forward Surplus	139,465	143,149	-	143,149	182,613

TOTAL REVENUES	\$ 915,414	\$ 901,847	\$ 45,354	\$ 947,201	\$ 943,562
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EXPENDITURES:

Interest - 11/1	\$ 139,519	\$ 139,519	\$ -	\$ 139,519	\$ 126,788
Interest - 5/1	139,519	-	139,519	139,519	126,788
Principal - 5/1	485,000	-	485,000	485,000	515,000
Cost of Issuance	-	551	-	551	-

TOTAL EXPENDITURES	\$ 764,038	\$ 140,070	\$ 624,519	\$ 764,589	\$ 768,575
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TOTAL EXPENDITURES	\$ 764,038	\$ 140,070	\$ 624,519	\$ 764,589	\$ 768,575
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EXCESS REVENUES (EXPENDITURES)	\$ 151,376	\$ 761,777	\$ (579,165)	\$ 182,613	\$ 174,987
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Interest Due 11/1/26 \$111,981

Capital Region
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2013 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/30/13	\$ 9,855,000	2.250%	\$ -	\$ -	\$ -
05/01/14	9,855,000	2.250%	-	165,637	
11/01/14	9,855,000	2.250%	-	246,403	412,040
05/01/15	9,855,000	2.250%	370,000	246,403	
11/01/15	9,485,000	2.250%	5,000	242,240	863,643
05/01/16	9,480,000	2.750%	380,000	242,109	
11/01/16	9,100,000	2.750%	-	236,884	858,993
05/01/17	9,100,000	3.100%	390,000	236,884	
11/01/17	8,710,000	3.100%	5,000	230,839	862,723
05/01/18	8,705,000	3.600%	405,000	230,689	
11/01/18	8,300,000	3.600%	-	223,399	859,088
05/01/19	8,300,000	3.900%	420,000	223,399	
11/01/19	7,880,000	3.900%	-	215,209	858,608
05/01/20	7,880,000	4.200%	445,000	215,209	
11/01/20	7,435,000	4.200%	5,000	205,856	871,065
05/01/21	7,430,000	4.500%	455,000	205,706	
11/01/21	6,975,000	4.500%	5,000	195,469	861,175
05/01/22	6,970,000	4.700%	485,000	195,325	
11/01/22	6,485,000	4.700%	-	183,901	864,226
05/01/23	6,485,000	4.850%	500,000	183,901	
11/01/23	5,985,000	4.850%	-	171,776	855,678
05/01/24	5,985,000	5.050%	530,000	171,776	
09/01/24	5,455,000	5.050%	650,000	12,793	
11/01/24	4,805,000	5.050%	-	139,519	1,504,088
05/01/25	4,805,000	5.250%	485,000	139,519	-
11/01/25	4,320,000	5.250%	-	126,788	751,306
05/01/26	4,320,000	5.750%	515,000	126,788	
11/01/26	3,805,000	5.750%	-	111,981	753,769
05/01/27	3,805,000	5.750%	545,000	111,981	
11/01/27	3,260,000	5.750%	-	96,313	753,294
05/01/28	3,260,000	5.750%	580,000	96,313	
11/01/28	2,680,000	5.750%	-	79,638	755,950
05/01/29	2,680,000	5.750%	610,000	79,638	
11/01/29	2,070,000	6.000%	-	62,100	751,738
05/01/30	2,070,000	6.000%	650,000	62,100	
11/01/30	1,420,000	6.000%	-	42,600	754,700
05/01/31	1,420,000	6.000%	690,000	42,600	
11/01/31	730,000	6.000%	-	21,900	754,500
05/01/32	730,000	6.000%	730,000	21,900	751,900
TOTAL			\$ 9,855,000	\$ 5,843,480	\$ 15,698,480

Capital Region

Community Development District

Approved Proposed Budget Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 565,965	\$ 445,526	\$ 120,439	\$ 565,965	\$ 565,965
Special Assessments-Direct	740,129	517,280	222,849	740,129	740,129
Interest Earnings	15,000	20,882	12,118	33,000	15,000
Carry Forward Surplus ⁽¹⁾	404,597	482,781	-	482,781	555,844
TOTAL REVENUES	\$ 1,725,691	\$ 1,466,469	\$ 355,406	\$ 1,821,875	\$ 1,876,937
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 341,878	\$ 318,638	\$ -	\$ 318,638	\$ 303,981
Special Call - 11/1	-	50,000	-	50,000	-
Interest - 5/1	341,878	-	317,394	317,394	289,875
Principal - 5/1	630,000	-	580,000	580,000	610,000
TOTAL EXPENDITURES	\$ 1,313,756	\$ 368,638	\$ 897,394	\$ 1,266,031	\$ 1,203,856
TOTAL EXPENDITURES	\$ 1,313,756	\$ 368,638	\$ 897,394	\$ 1,266,031	\$ 1,203,856
EXCESS REVENUES (EXPENDITURES)	\$ 411,934	\$ 1,097,831	\$ (541,988)	\$ 555,844	\$ 673,081

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 289,875

Capital Region
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2018A1 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 16,935,000	4.125%	\$ -	\$ 73,313	\$ -
11/01/18	16,935,000		-	412,384	485,697
05/01/19	16,935,000	4.125%	515,000	412,384	
11/01/19	16,420,000		5,000	401,650	1,334,034
05/01/20	16,415,000	4.125%	525,000	401,547	
11/01/20	15,890,000		-	390,644	1,317,191
05/01/21	15,890,000	4.125%	540,000	390,644	
11/01/21	15,350,000		-	379,469	1,310,113
05/01/22	15,350,000	4.125%	550,000	379,469	
11/01/22	14,800,000		-	368,125	1,297,594
05/01/23	14,800,000	4.125%	595,000	368,125	
11/01/23	14,205,000		-	355,753	1,318,878
05/01/24	14,205,000	4.625%	1,525,000	355,753	-
11/01/24	12,680,000		50,000	318,638	2,249,391
05/01/25	12,630,000	4.625%	580,000	317,394	
11/01/25	12,050,000		-	303,981	1,201,375
05/01/26	12,050,000	4.625%	610,000	303,981	
11/01/26	11,440,000		-	289,875	1,203,856
05/01/27	11,440,000	4.625%	640,000	289,875	
11/01/27	10,800,000		-	275,075	1,204,950
05/01/28	10,800,000	4.625%	670,000	275,075	
11/01/28	10,130,000		-	259,581	1,204,656
05/01/29	10,130,000	5.125%	705,000	259,581	
11/01/29	9,425,000		-	241,516	1,206,097
05/01/30	9,425,000	5.125%	740,000	241,516	
11/01/30	8,685,000		-	222,553	1,204,069
05/01/31	8,685,000	5.125%	780,000	222,553	
11/01/31	7,905,000		-	202,566	1,205,119
05/01/32	7,905,000	5.125%	820,000	202,566	
10/31/32	7,085,000		-	181,553	1,204,119
05/01/33	7,085,000	5.125%	865,000	181,553	
11/01/33	6,220,000		-	159,388	1,205,941
05/01/34	6,220,000	5.125%	910,000	159,388	
11/01/34	5,310,000		-	136,069	1,205,456
05/01/35	5,310,000	5.125%	955,000	136,069	
11/01/35	4,355,000		-	111,597	1,202,666
04/30/36	4,355,000	5.125%	1,005,000	111,597	
10/31/36	3,350,000		-	85,844	1,202,441
05/01/37	3,350,000	5.125%	1,060,000	85,844	
10/31/37	2,290,000		-	58,681	1,204,525
05/01/38	2,290,000	5.125%	1,115,000	58,681	
11/01/38	1,175,000		-	30,109	1,203,791
05/01/39	1,175,000	5.125%	1,175,000	30,109	1,205,109
TOTAL			\$ 16,935,000	\$ 10,442,066	\$ 27,377,066

Capital Region
Community Development District
Approved Proposed Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 274,147	\$ 264,769	\$ 9,378	\$ 274,147	\$ 274,147
Interest Earnings	5,000	5,765	2,500	8,265	5,000
Carry Forward Surplus ⁽¹⁾	56,111	73,017	-	73,017	82,635
TOTAL REVENUES	\$ 335,258	\$ 343,552	\$ 11,878	\$ 355,430	\$ 361,782
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 36,570	\$ 36,455	\$ -	\$ 36,455	\$ 31,855
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	36,570	-	36,340	36,340	31,855
Principal - 5/1	200,000	-	195,000	195,000	205,000
TOTAL EXPENDITURES	\$ 273,140	\$ 41,455	\$ 231,340	\$ 272,795	\$ 268,710
TOTAL EXPENDITURES	\$ 273,140	\$ 41,455	\$ 231,340	\$ 272,795	\$ 268,710
EXCESS REVENUES (EXPENDITURES)	\$ 62,118	\$ 302,097	\$ (219,462)	\$ 82,635	\$ 93,072

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$27,140

Capital Region
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2018A2 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	\$ 2,675,000	3.875%	\$ -	\$ 10,384	\$ -
11/01/18	2,675,000		-	58,408	68,791
05/01/19	2,675,000	3.875%	170,000	58,408	
11/01/19	2,505,000		-	55,096	283,503
05/01/20	2,505,000	3.875%	170,000	55,096	
11/01/20	2,335,000		-	51,784	276,879
05/01/21	2,335,000	3.875%	180,000	51,784	
11/01/21	2,155,000		-	48,278	280,062
05/01/22	2,155,000	3.875%	180,000	48,278	
11/01/22	1,975,000		-	44,773	273,051
05/01/23	1,975,000	3.875%	190,000	44,773	
11/01/23	1,785,000		5,000	41,055	280,828
05/01/24	1,780,000	4.600%	195,000	40,940	-
11/01/24	1,585,000		5,000	36,455	277,395
05/01/25	1,580,000	4.600%	195,000	36,340	
11/01/25	1,385,000		-	31,855	263,195
05/01/26	1,385,000	4.600%	205,000	31,855	
11/01/26	1,180,000		-	27,140	263,995
05/01/27	1,180,000	4.600%	215,000	27,140	
11/01/27	965,000		-	22,195	264,335
05/01/28	965,000	4.600%	225,000	22,195	
11/01/28	740,000		-	17,020	264,215
05/01/29	740,000	4.600%	235,000	17,020	
11/01/29	505,000		-	11,615	263,635
05/01/30	505,000	4.600%	245,000	11,615	
11/01/30	260,000		-	5,980	262,595
05/01/31	260,000	4.600%	260,000	5,980	265,980
TOTAL			\$ 2,675,000	\$ 913,459	\$ 3,588,459

Capital Region
Community Development District
Approved Proposed Budget
Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 318,937	\$ 309,497	\$ 9,441	\$ 318,937	\$ 318,937
Interest Earnings	2,750	3,485	1,100	4,585	2,750
Carry Forward Surplus ⁽¹⁾	50,731	62,363	-	62,363	65,011
TOTAL REVENUES	\$ 372,419	\$ 375,345	\$ 10,541	\$ 385,886	\$ 386,698
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 25,438	\$ 25,438	\$ -	\$ 25,438	\$ 22,063
Interest - 5/1	25,438	-	25,438	25,438	22,063
Principal - 5/1	270,000	-	270,000	270,000	275,000
TOTAL EXPENDITURES	\$ 320,875	\$ 25,438	\$ 295,438	\$ 320,875	\$ 319,125
TOTAL EXPENDITURES	\$ 320,875	\$ 25,438	\$ 295,438	\$ 320,875	\$ 319,125
EXCESS REVENUES (EXPENDITURES)	\$ 51,544	\$ 349,907	\$ (284,897)	\$ 65,011	\$ 67,573

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$18,625

Capital Region
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2021 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/21	\$ 2,800,000	2.500%	\$ -	\$ 43,944	\$ 43,944
05/01/22	2,800,000	2.5000%	250,000	35,000	
11/01/22	2,550,000	2.5000%	-	31,875	316,875
05/01/23	2,550,000	2.5000%	255,000	31,875	
11/01/23	2,295,000	2.5000%	-	28,688	315,563
05/01/24	2,295,000	2.5000%	260,000	28,688	-
11/01/24	2,035,000	2.5000%	-	25,438	314,125
05/01/25	2,035,000	2.5000%	270,000	25,438	
11/01/25	1,765,000	2.5000%	-	22,063	317,500
05/01/26	1,765,000	2.5000%	275,000	22,063	
11/01/26	1,490,000	2.5000%	-	18,625	315,688
05/01/27	1,490,000	2.5000%	285,000	18,625	
11/01/27	1,205,000	2.5000%	-	15,063	318,688
05/01/28	1,205,000	2.5000%	290,000	15,063	
11/01/28	915,000	2.5000%	-	11,438	316,500
05/01/29	915,000	2.5000%	295,000	11,438	
11/01/29	620,000	2.5000%	-	7,750	314,188
05/01/30	620,000	2.5000%	305,000	7,750	
11/01/30	315,000	2.5000%	-	3,938	316,688
05/01/31	315,000	2.5000%	315,000	3,938	318,938
TOTAL			\$ 2,800,000	\$ 408,694	\$ 3,208,694

Capital Region
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2018A1	Bonds Units 2018A2	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments										Total Assessed Per Unit		
		refinanced	ex 2008	ex 2011	ex 2011	FY 2026	FY 2025	Increase/ (decrease)	FY 2026				FY 2025				Increase/ (decrease)	FY 2026	FY 2025	Increase/ (decrease)	
						O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Total	Total	Total	Total	
Apartments	1745	654	850	241	0	\$276.52	\$262.91	\$13.61	\$306.34	\$326.50	\$349.80	\$0.00	\$306.34	\$326.50	\$349.80	\$0.00	\$0.00	\$1,259.16	\$1,245.55	\$13.61	
Townhomes	298	82	46	0	60	\$266.10	\$252.99	\$13.10	\$279.26	\$297.62	\$0.00	\$215.13	\$279.26	\$297.62	\$0.00	\$215.13	\$0.00	\$1,058.11	\$1,045.00	\$13.10	
Townhomes-1	0	0	0	0	110	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258.87	\$0.00	\$0.00	\$0.00	\$258.87	\$0.00	\$258.87	\$258.87	\$0.00	
Duplex	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
30s	53	0	0	0	53	\$291.44	\$277.09	\$14.35	\$0.00	\$0.00	\$0.00	\$282.54	\$0.00	\$0.00	\$0.00	\$282.54	\$0.00	\$573.98	\$559.63	\$14.35	
40s	250	153	69	0	28	\$310.45	\$295.16	\$15.29	\$326.45	\$346.64	\$0.00	\$302.61	\$326.45	\$346.64	\$0.00	\$302.61	\$0.00	\$1,286.15	\$1,270.86	\$15.29	
55s	371	107	154	0	28	\$376.96	\$358.40	\$18.56	\$396.08	\$421.04	\$0.00	\$304.76	\$396.08	\$421.04	\$0.00	\$304.76	\$0.00	\$1,498.84	\$1,480.28	\$18.56	
55s-1	0	0	0	0	82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$367.13	\$0.00	\$0.00	\$0.00	\$367.13	\$0.00	\$367.13	\$367.13	\$0.00	
65s	382	127	144	0	42	\$465.66	\$442.74	\$22.93	\$488.91	\$519.95	\$0.00	\$376.47	\$488.91	\$519.95	\$0.00	\$376.47	\$0.00	\$1,850.99	\$1,828.07	\$22.93	
65's-1	0	0	0	0	69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$453.20	\$0.00	\$0.00	\$0.00	\$453.20	\$0.00	\$453.20	\$453.20	\$0.00	
75s	209	56	76	0	34	\$532.18	\$505.98	\$26.20	\$559.30	\$594.36	\$0.00	\$430.26	\$559.30	\$594.36	\$0.00	\$430.26	\$0.00	\$2,116.10	\$2,089.90	\$26.20	
75s-1	0	0	0	0	43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$518.46	\$0.00	\$0.00	\$0.00	\$518.46	\$0.00	\$518.46	\$518.46	\$0.00	
85s	111	77	34	0	0	\$579.19	\$550.67	\$28.52	\$605.72	\$644.25	\$0.00	\$0.00	\$605.72	\$644.25	\$0.00	\$0.00	\$0.00	\$1,829.16	\$1,800.64	\$28.52	
90s	26	0	26	0	0	\$654.67	\$622.44	\$32.23	\$0.00	\$693.71	\$0.00	\$0.00	\$0.00	\$693.71	\$0.00	\$0.00	\$0.00	\$1,348.38	\$1,316.15	\$32.23	
100s	205	40	44	0	32	\$665.24	\$632.49	\$32.75	\$698.55	\$743.17	\$0.00	\$537.82	\$698.55	\$743.17	\$0.00	\$537.82	\$0.00	\$2,644.78	\$2,612.03	\$32.75	
100s-1	0	0	0	0	89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$647.54	\$0.00	\$0.00	\$0.00	\$647.54	\$0.00	\$647.54	\$647.54	\$0.00	
1/2 Ac	160	73	21	0	22	\$798.30	\$758.99	\$39.31	\$838.57	\$891.99	\$0.00	\$645.39	\$838.57	\$891.99	\$0.00	\$645.39	\$0.00	\$3,174.25	\$3,134.94	\$39.31	
1/2 Ac-1	0	0	0	0	44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$777.33	\$0.00	\$0.00	\$0.00	\$777.33	\$0.00	\$777.33	\$777.33	\$0.00	
1Ac	40	3	0	0	25	\$1,042.22	\$990.90	\$51.31	\$1,094.64	\$0.00	\$0.00	\$842.59	\$1,094.64	\$0.00	\$0.00	\$842.59	\$0.00	\$2,979.45	\$2,928.13	\$51.31	
1Ac-1	0	0	0	0	11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,014.69	\$0.00	\$0.00	\$0.00	\$1,014.69	\$0.00	\$1,014.69	\$1,014.69	\$0.00	
ACLF	101	0	101	0	0	\$139.65	\$132.77	\$6.88	\$0.00	\$156.69	\$0.00	\$0.00	\$0.00	\$156.69	\$0.00	\$0.00	\$0.00	\$296.34	\$289.46	\$6.88	
Blended Commercial	143.52	28.97	0	0	0	\$3,105.21	\$2,952.32	\$152.89	\$1,779.79	\$0.00	\$0.00	\$0.00	\$1,779.79	\$0.00	\$0.00	\$0.00	\$0.00	\$4,885.00	\$4,732.11	\$152.89	
Blended Commercial	0	58.464	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.41	\$0.00	\$0.00	\$0.00	\$3,249.41	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.41	\$3,249.41	\$0.00	
Blended Commercial	0	2.12	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.08	\$0.00	\$0.00	\$0.00	\$3,249.08	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.08	\$3,249.08	\$0.00	
Blended Commercial	0	1.415	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.05	\$0.00	\$0.00	\$0.00	\$3,249.05	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.05	\$3,249.05	\$0.00	
Blended Commercial	0	3.62	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.07	\$0.00	\$0.00	\$0.00	\$3,249.07	\$0.00	\$0.00	\$0.00	\$0.00	\$3,249.07	\$3,249.07	\$0.00	
Golf Club	1	0	0	1	0	\$17,051.95	\$16,212.38	\$839.57	\$0.00	\$0.00	\$21,400.59	\$0.00	\$0.00	\$0.00	\$21,400.59	\$0.00	\$0.00	\$38,452.54	\$37,612.97	\$839.57	
Catholic School	1	0	0	1	0	\$13,511.73	\$0.00	\$13,511.73	\$0.00	\$0.00	\$20,520.07	\$0.00	\$0.00	\$0.00	\$20,520.07	\$0.00	\$0.00	\$34,031.80	\$20,520.07	\$13,511.73	
Southwood House	0.39	0	0	0	0	\$3,105.21	\$2,952.32	\$152.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,105.21	\$2,952.32	\$152.89	
Cottages	0	0	0.39	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,456.73	\$0.00	\$0.00	\$0.00	\$3,456.73	\$0.00	\$0.00	\$0.00	\$3,456.73	\$3,456.73	\$0.00	
Commercial	0	0	0	43.37	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,690.94	\$0.00	\$0.00	\$0.00	\$3,690.94	\$0.00	\$0.00	\$3,690.94	\$3,690.94	\$0.00	
Commercial-2	0	0	0	3.84	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,207.33	\$0.00	\$0.00	\$0.00	\$2,207.33	\$0.00	\$0.00	\$2,207.33	\$2,207.33	\$0.00	
Total	4096.91	1466.589	1565.39	290.21	772																