

Capital Region
Community Development District

Adopted Budget
FY 2026



Table of Contents

1-3	General Fund
4-5	Narratives
6	Capital Reserve Fund
7-8	Debt Service Fund Series 2013
9-10	Debt Service Fund Series 2018A1
11-12	Debt Service Fund Series 2018A2
13-14	Debt Service Fund Series 2021
15	Assessment Schedule

Capital Region
Community Development District
Adopted Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

REVENUES:

Special Assessments - On Roll	\$ 1,723,304	\$ 1,738,303	\$ -	\$ 1,738,303	\$ 1,845,938
Special Assessments - Direct St Joe	287,354	239,122	47,825	286,947	278,000
Interest Income	30,000	35,190	11,320	46,510	30,509
Miscellaneous Revenue	-	-	-	-	2,000

TOTAL REVENUES	\$ 2,040,658	\$ 2,012,615	\$ 59,145	\$ 2,071,760	\$ 2,156,446
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EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,200	\$ 3,000	\$ 8,200	\$ 12,000
FICA Taxes	918	398	230	627	918
Engineering	15,000	8,571	6,429	15,000	15,000
Attorney	37,000	24,830	12,170	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	1,800	-	1,800	1,800
Dissemination Agent	8,507	6,380	2,126	8,507	8,507
Trustee Fees	15,520	15,220	-	15,220	15,520
Management Fees	57,902	43,427	14,475	57,902	60,352
Information Technology	3,176	2,382	794	3,176	3,367
Website Maintenance	1,361	1,021	340	1,361	1,443
Record Storage	150	-	38	38	-
Telephone	300	-	75	75	-
Travel & Per Diem	2,000	156	500	656	-
Postage & Delivery	1,000	651	3,938	4,589	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,957
Printing & Binding	2,000	195	150	345	200
Legal Advertising	3,500	1,413	2,087	3,500	3,500
Other Current Charges	1,987	1,596	497	2,092	2,500
Office Supplies	50	42	13	55	50
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 195,139	\$ 142,822	\$ 46,860	\$ 189,682	\$ 195,138
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 17,014	\$ 14,050	\$ -	\$ 14,050	\$ 15,174
Management Fees	157,557	118,168	39,389	157,557	157,557
Utilities-Electric/Water	60,000	40,362	19,638	60,000	60,000
Landscape Maintenance - Contract	1,038,980	779,089	259,696	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	2,151	3,349	5,500	5,500
Pond Maintenance - Contract	11,172	4,852	3,060	7,912	13,512
Pond Repairs - Current Units	50,000	51,103	30,000	81,103	50,000
Irrigation Maintenance - Contract	51,621	38,716	12,906	51,622	58,200
Irrigation Maintenance - New Units	500	5	495	500	500
Irrigation Repairs - Current Units	45,000	32,917	12,083	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	-	1,377	-

Capital Region
Community Development District
Adopted Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

Operations & Maintenance (continued)

Preserve Maintenance	40,000	15,446	24,554	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	50,679	5,000	55,679	38,000
Alleyway Maintenance	10,000	674	9,326	10,000	10,000
Miscellaneous Maintenance	7,500	10,025	5,000	15,025	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	9,959	18,980	28,939	50,000
Capital Expenditures	25,000	29,813	-	29,813	25,000
Common Area Maintenance	12,000	27,569	5,000	32,569	23,000
Enhancement/Beautification	20,000	17,968	-	17,968	20,000

TOTAL FIELD EXPENDITURES	\$ 1,677,019	\$ 1,265,100	\$ 448,477	\$ 1,713,577	\$ 1,812,608
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TOTAL EXPENDITURES	\$ 1,872,158	\$ 1,407,922	\$ 495,337	\$ 1,903,259	\$ 2,007,747
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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)	\$ -	\$ 436,193	\$ (436,193)	\$ -	\$ -
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Gross Assessments	\$ 1,984,879
Less: Discounts & Collections 7%	138,942
Net Assessments	\$ 1,845,938

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/(Decrease)
Apartments	1745	\$ 481,100.46	\$ 262.91	\$ 275.70	\$ 12.80
Townhomes	298	79,061.48	252.99	265.31	12.31
Single Family 30s	53	15,400.67	277.09	290.58	13.49
Single Family 40s	332	102,762.87	295.16	309.53	14.37
Single Family 55s	371	139,438.47	358.40	375.84	17.44
Single Family 65s	382	177,356.64	442.74	464.28	21.55
Single Family 75s	209	110,895.95	505.98	530.60	24.63
Single Family 85s	111	64,099.43	550.67	577.47	26.80
Single Family 90s	26	16,970.98	622.44	652.73	30.29
Single Family 100s	205	135,971.00	632.49	663.27	30.78
1/2 Ac	160	127,349.18	758.99	795.93	36.94
1Ac	40	41,565.18	990.90	1,039.13	48.23
ACLF	101	14,062.82	132.77	139.24	6.46
Blended Commercial	143.516	444,326.47	2,952.32	3,096.01	143.69
Golf Club	1	17,001.44	16,212.38	17,001.44	789.06
Catholic School	1	16,308.85	-	16,308.85	16,308.85
Southwood House	0.39	1,207.44	2,952.32	3,096.01	143.69
TOTAL ON ROLL	4178.906	\$ 1,984,879			

DEVELOPABLE ACRES	397.25	\$ 298,924	\$ 717.56	\$ 752.48	\$ 34.92
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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.

Miscellaneous Revenue

Estimated donation revenue from the District's Memorial Tree & Bench Program. These donations help offset the cost of installing memorial trees or benches.

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)

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, 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	\$342	\$4,104
Pond Maintenance - Contract	The Lake Doctor	Water Quality	\$250	\$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	\$732	\$2,928
Pond Maintenance - Contract		Contingency	\$290	\$3,480
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			\$111,911	\$1,337,077

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
<u>REVENUES:</u>					
Interest	\$ 20,000	\$ 18,696	\$ 7,557	\$ 26,252	\$ 20,300
Designated Reserves	387,434	549,219	-	549,219	572,475
TOTAL REVENUES	\$ 407,434	\$ 567,915	\$ 7,557	\$ 575,471	\$ 592,775
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 170,507
Playground System	-	160,046	-	160,046	-
Sign	-	10,850	-	10,850	-
Other Charges	600	491	109	600	600
TOTAL EXPENDITURES	\$ 600	\$ 171,387	\$ 109	\$ 171,496	\$ 171,107
<u>Other Sources/(Uses)</u>					
Reserve for Capital - R&R	\$ 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	\$ 565,027	\$ 7,448	\$ 572,475	\$ 570,368

Capital Region

Community Development District

Adopted Budget

Debt Service Series 2013 Capital Improvement Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 755,949	\$ 763,269	\$ -	\$ 763,269	\$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	12,429	3,571	16,000	8,000
Carry Forward Surplus	139,465	143,149	-	143,149	153,291
TOTAL REVENUES	\$ 915,414	\$ 954,309	\$ 3,571	\$ 957,880	\$ 917,240
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 139,519	\$ 139,519	\$ -	\$ 139,519	\$ 125,619
Interest - 5/1	139,519	139,519	-	139,519	125,619
Principal - 5/1	485,000	485,000	-	485,000	510,000
Special Call - 5/1	-	40,000	-	40,000	-
Cost of Issuance	-	551	-	551	-
TOTAL EXPENDITURES	\$ 764,038	\$ 804,589	\$ -	\$ 804,589	\$ 761,238
TOTAL EXPENDITURES	\$ 764,038	\$ 804,589	\$ -	\$ 804,589	\$ 761,238
EXCESS REVENUES (EXPENDITURES)	\$ 151,376	\$ 149,720	\$ 3,571	\$ 153,291	\$ 156,003

Interest Due 11/1/26 \$ 110,956

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Apartments	654	\$ 306.34	\$ 200,346.36	\$ 186,322.11
Townhomes	82	279.26	22,899.32	21,296.37
Single Family 40s	153	326.45	49,946.85	46,450.57
Single Family 55s	107	396.08	42,380.56	39,413.92
Single Family 65s	127	488.91	62,091.57	57,745.16
Single Family 75s	56	559.30	31,320.80	29,128.34
Single Family 85s	77	605.72	46,640.44	43,375.61
Single Family 100s	40	698.55	27,942.00	25,986.06
1/2 Acre	73	838.57	61,215.61	56,930.52
1 Acre	3	1,094.64	3,283.92	3,054.05
Blended Commercial	28.970	1,779.79	51,560.52	47,951.28
Blended Commercial	58.464	3,249.41	189,973.51	176,675.36
Blended Commercial	2.120	3,249.08	6,888.05	6,405.89
Blended Commercial	1.415	3,249.05	4,597.41	4,275.59
Blended Commercial	3.620	3,249.07	11,761.63	10,938.32
TOTAL ON ROLL	1466.589		\$ 812,849	\$ 755,949

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%	525,000	139,400	-
11/01/25	4,280,000	5.250%	-	125,619	790,019
05/01/26	4,280,000	5.750%	510,000	125,619	
11/01/26	3,770,000	5.750%	-	110,956	746,575
05/01/27	3,770,000	5.750%	540,000	110,956	
11/01/27	3,230,000	5.750%	-	95,431	746,388
05/01/28	3,230,000	5.750%	570,000	95,431	
11/01/28	2,660,000	5.750%	-	79,044	744,475
05/01/29	2,660,000	5.750%	605,000	79,044	
11/01/29	2,055,000	6.000%	-	61,650	745,694
05/01/30	2,055,000	6.000%	645,000	61,650	
11/01/30	1,410,000	6.000%	-	42,300	748,950
05/01/31	1,410,000	6.000%	685,000	42,300	
11/01/31	725,000	6.000%	-	21,750	749,050
05/01/32	725,000	6.000%	725,000	21,750	746,750
TOTAL			\$ 9,855,000	\$ 5,834,224	\$ 15,689,224

Capital Region

Community Development District

Adopted Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 565,965	\$ 478,693	\$ -	\$ 478,693	\$ 500,662
Special Assessments-Direct St Joe	740,129	517,280	221,692	738,972	712,537
Special Assessments-Prepayments	-	109,126	-	109,126	-
Interest Earnings	15,000	34,075	5,925	40,000	20,000
Carry Forward Surplus ⁽¹⁾	404,597	482,781	-	482,781	458,541
TOTAL REVENUES	\$ 1,725,691	\$ 1,621,955	\$ 227,617	\$ 1,849,572	\$ 1,691,740
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 341,878	\$ 318,638	\$ -	\$ 318,638	\$ 300,816
Special Call - 11/1	-	50,000	-	50,000	-
Interest - 5/1	341,878	317,394	-	317,394	300,816
Principal - 5/1	630,000	580,000	-	580,000	605,000
Special Call - 5/1	-	125,000	-	125,000	-
TOTAL EXPENDITURES	\$ 1,313,756	\$ 1,391,031	\$ -	\$ 1,391,031	\$ 1,206,631
TOTAL EXPENDITURES	\$ 1,313,756	\$ 1,391,031	\$ -	\$ 1,391,031	\$ 1,206,631
EXCESS REVENUES (EXPENDITURES)	\$ 411,934	\$ 230,924	\$ 227,617	\$ 458,541	\$ 485,109

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 286,825

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	586	\$ 326.50	\$ 191,329.00	\$ 177,935.97
ACLF	101	156.69	15,825.69	14,717.89
Townhomes	0	297.62	-	-
Single Family 40s	151	346.64	52,342.64	48,678.66
Single Family 55s	154	421.04	64,840.16	60,301.35
Single Family 65s	144	519.95	74,872.80	69,631.70
Single Family 75s	76	594.36	45,171.36	42,009.36
Single Family 85s	34	644.25	21,904.50	20,371.19
Single Family 90s	26	693.71	18,036.46	16,773.91
Single Family 100s	44	743.17	32,699.48	30,410.52
1/2 Acre	21	891.99	18,731.79	17,420.56
Cottages	0.75	3,456.73	2,592.55	2,411.07
TOTAL ON ROLL	1337.75		\$ 538,346	\$ 500,662
DEVELOPABLE ACRES	397.25	\$ 1,794	\$ 766,169	\$ 712,537

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%	705,000	317,119	
11/01/25	11,925,000		-	300,816	1,322,934
05/01/26	11,925,000	4.625%	605,000	300,816	
11/01/26	11,320,000		-	286,825	1,192,641
05/01/27	11,320,000	4.625%	635,000	286,825	
11/01/27	10,685,000		-	272,141	1,193,966
05/01/28	10,685,000	4.625%	665,000	272,141	
11/01/28	10,020,000		-	256,763	1,193,903
05/01/29	10,020,000	5.125%	695,000	256,763	
11/01/29	9,325,000		-	238,953	1,190,716
05/01/30	9,325,000	5.125%	735,000	238,953	
11/01/30	8,590,000		-	220,119	1,194,072
05/01/31	8,590,000	5.125%	770,000	220,119	
11/01/31	7,820,000		-	200,388	1,190,506
05/01/32	7,820,000	5.125%	810,000	200,388	
10/31/32	7,010,000		-	179,631	1,190,019
05/01/33	7,010,000	5.125%	855,000	179,631	
11/01/33	6,155,000		-	157,722	1,192,353
05/01/34	6,155,000	5.125%	900,000	157,722	
11/01/34	5,255,000		-	134,659	1,192,381
05/01/35	5,255,000	5.125%	945,000	134,659	
11/01/35	4,310,000		-	110,444	1,190,103
04/30/36	4,310,000	5.125%	995,000	110,444	
10/31/36	3,315,000		-	84,947	1,190,391
05/01/37	3,315,000	5.125%	1,050,000	84,947	
10/31/37	2,265,000		-	58,041	1,192,988
05/01/38	2,265,000	5.125%	1,105,000	58,041	
11/01/38	1,160,000		-	29,725	1,192,766
05/01/39	1,160,000	5.125%	1,160,000	29,725	1,189,725
TOTAL			\$ 16,935,000	\$ 10,387,360	\$ 27,322,360

Capital Region
Community Development District
Adopted Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

REVENUES:

Special Assessments-On Roll	\$ 274,147	\$ 276,097	\$ -	\$ 276,097	\$ 274,147
Interest Earnings	5,000	9,239	761	10,000	5,000
Carry Forward Surplus ⁽¹⁾	56,111	73,017	-	73,017	51,319
TOTAL REVENUES	\$ 335,258	\$ 358,353	\$ 761	\$ 359,114	\$ 330,466

EXPENDITURES:

Interest - 11/1	\$ 36,570	\$ 36,455	\$ -	\$ 36,455	\$ 31,050
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	36,570	36,340	-	36,340	31,050
Principal - 5/1	200,000	195,000	-	195,000	200,000
Special Call - 5/1	-	35,000	-	35,000	-
TOTAL EXPENDITURES	\$ 273,140	\$ 307,795	\$ -	\$ 307,795	\$ 262,100
TOTAL EXPENDITURES	\$ 273,140	\$ 307,795	\$ -	\$ 307,795	\$ 262,100
EXCESS REVENUES (EXPENDITURES)	\$ 62,118	\$ 50,558	\$ 761	\$ 51,319	\$ 68,366

⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/26 \$ 26,450

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	241	\$ 349.80	\$ 84,301.80	\$ 78,400.67
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
TOTAL ON ROLL	290		\$ 294,782	\$ 274,147

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%	230,000	36,340	
11/01/25	1,350,000		-	31,050	297,390
05/01/26	1,350,000	4.600%	200,000	31,050	
11/01/26	1,150,000		-	26,450	257,500
05/01/27	1,150,000	4.600%	210,000	26,450	
11/01/27	940,000		-	21,620	258,070
05/01/28	940,000	4.600%	220,000	21,620	
11/01/28	720,000		-	16,560	258,180
05/01/29	720,000	4.600%	230,000	16,560	
11/01/29	490,000		-	11,270	257,830
05/01/30	490,000	4.600%	240,000	11,270	
11/01/30	250,000		-	5,750	257,020
05/01/31	250,000	4.600%	250,000	5,750	255,750
TOTAL			\$ 2,675,000	\$ 907,249	\$ 3,582,249

Capital Region

Community Development District

Adopted Budget

Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	6/30/25	3 Months	9/30/25	FY 2026

REVENUES:

Special Assessments-On Roll	\$ 318,937	\$ 321,091	\$ -	\$ 321,091	\$ 318,937
Interest Earnings	2,750	6,186	314	6,500	3,250
Carry Forward Surplus ⁽¹⁾	50,731	62,363	-	62,363	69,079
TOTAL REVENUES	\$ 372,419	\$ 389,640	\$ 314	\$ 389,954	\$ 391,266

EXPENDITURES:

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	\$ 320,875	\$ -	\$ 320,875	\$ 319,125
TOTAL EXPENDITURES	\$ 320,875	\$ 320,875	\$ -	\$ 320,875	\$ 319,125
EXCESS REVENUES (EXPENDITURES)	\$ 51,544	\$ 68,765	\$ 314	\$ 69,079	\$ 72,141

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 18,625

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Townhomes	60	\$ 215.13	\$ 12,907.80	\$ 12,004.25
Townhomes-1	110	258.87	28,475.70	26,482.40
Single Family 30s	53	282.54	14,974.62	13,926.40
Single Family 40s	28	302.61	8,473.08	7,879.96
Single Family 55s	28	304.76	8,533.28	7,935.95
Single Family 55s-1	82	367.13	30,104.66	27,997.33
Single Family 65s	42	376.47	15,811.74	14,704.92
Single Family 65s-1	69	453.20	31,270.80	29,081.84
Single Family 75s	34	430.26	14,628.84	13,604.82
Single Family 75s-1	43	518.46	22,293.78	20,733.22
Single Family 100s	32	537.82	17,210.24	16,005.52
Single Family 100s-1	89	647.54	57,631.06	53,596.89
1/2 acre	22	645.39	14,198.58	13,204.68
1/2 acre-1	44	777.33	34,202.52	31,808.34
1 acre	25	842.59	21,064.75	19,590.22
1acre-1	11	1,014.69	11,161.59	10,380.28
TOTAL ON ROLL	772		\$ 342,943	\$ 318,937

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	2.5000%	\$ -	\$ 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	586	241	0	\$ 275.70	\$ 262.91	\$ 12.80	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ -	\$ 1,258.34	\$ 1,245.55	\$ 12.80	4.87%
Townhomes	298	82	0	0	60	\$ 265.31	\$ 252.99	\$ 12.31	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ -	\$ 1,057.32	\$ 1,045.00	\$ 12.31	4.87%
Townhomes-1	0	0	0	0	110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ 258.87	\$ 258.87	\$ -	
Duplex	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Single Family 30s	53	0	0	0	53	\$ 290.58	\$ 277.09	\$ 13.49	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ 573.12	\$ 559.63	\$ 13.49	4.87%
Single Family 40s	332	153	151	0	28	\$ 309.53	\$ 295.16	\$ 14.37	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ -	\$ 1,285.23	\$ 1,270.86	\$ 14.37	4.87%
Single Family 55s	371	107	154	0	28	\$ 375.84	\$ 358.40	\$ 17.44	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ -	\$ 1,497.72	\$ 1,480.28	\$ 17.44	4.87%
Single Family 55s-1	0	0	0	0	82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ 367.13	\$ 367.13	\$ -	
Single Family 65s	382	127	144	0	42	\$ 464.28	\$ 442.74	\$ 21.55	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ -	\$ 1,849.61	\$ 1,828.07	\$ 21.55	4.87%
Single Family 65's-1	0	0	0	0	69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ 453.20	\$ 453.20	\$ -	
Single Family 75s	209	56	76	0	34	\$ 530.60	\$ 505.98	\$ 24.63	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ -	\$ 2,114.52	\$ 2,089.90	\$ 24.63	4.87%
Single Family 75s-1	0	0	0	0	43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ 518.46	\$ 518.46	\$ -	
Single Family 85s	111	77	34	0	0	\$ 577.47	\$ 550.67	\$ 26.80	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ -	\$ 1,827.44	\$ 1,800.64	\$ 26.80	4.87%
Single Family 90s	26	0	26	0	0	\$ 652.73	\$ 622.44	\$ 30.29	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 1,346.44	\$ 1,316.15	\$ 30.29	4.87%
Single Family 100s	205	40	44	0	32	\$ 663.27	\$ 632.49	\$ 30.78	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ -	\$ 2,642.81	\$ 2,612.03	\$ 30.78	4.87%
Single Family 100s-1	0	0	0	0	89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ 647.54	\$ 647.54	\$ -	
1/2 Ac	160	73	21	0	22	\$ 795.93	\$ 758.99	\$ 36.94	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ -	\$ 3,171.88	\$ 3,134.94	\$ 36.94	4.87%
1/2 Ac-1	0	0	0	0	44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ 777.33	\$ 777.33	\$ -	
1Ac	40	3	0	0	25	\$ 1,039.13	\$ 990.90	\$ 48.23	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ -	\$ 2,976.36	\$ 2,928.13	\$ 48.23	4.87%
1Ac-1	0	0	0	0	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ 1,014.69	\$ 1,014.69	\$ -	
ACLF	101	0	101	0	0	\$ 139.24	\$ 132.77	\$ 6.46	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 295.93	\$ 289.46	\$ 6.46	4.87%
Blended Commercial	143.516	28.97	0	0	0	\$ 3,096.01	\$ 2,952.32	\$ 143.69	\$ 1,779.79	\$ -	\$ -	\$ -	\$ 1,779.79	\$ -	\$ -	\$ -	\$ -	\$ 4,875.80	\$ 4,732.11	\$ 143.69	4.87%
Blended Commercial	0	58.464	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.41	\$ -	\$ -	\$ -	\$ 3,249.41	\$ -	\$ -	\$ -	\$ -	\$ 3,249.41	\$ 3,249.41	\$ -	
Blended Commercial	0	2.12	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.08	\$ -	\$ -	\$ -	\$ 3,249.08	\$ -	\$ -	\$ -	\$ -	\$ 3,249.08	\$ 3,249.08	\$ -	
Blended Commercial	0	1.415	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.05	\$ -	\$ -	\$ -	\$ 3,249.05	\$ -	\$ -	\$ -	\$ -	\$ 3,249.05	\$ 3,249.05	\$ -	
Blended Commercial	0	3.62	0	0	0	\$ -	\$ -	\$ -	\$ 3,249.07	\$ -	\$ -	\$ -	\$ 3,249.07	\$ -	\$ -	\$ -	\$ -	\$ 3,249.07	\$ 3,249.07	\$ -	
Golf Club	1	0	0	1	0	\$ 17,001.44	\$ 16,212.38	\$ 789.06	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ -	\$ 21,400.59	\$ -	\$ -	\$ 38,402.03	\$ 37,612.97	\$ 789.06	4.87%
Catholic School	1	0	0	1	0	\$ 16,308.85	\$ -	\$ 16,308.85	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ -	\$ 20,520.07	\$ -	\$ -	\$ 36,828.92	\$ 20,520.07	\$ 16,308.85	
Southwood House	0.39	0	0	0	0	\$ 3,096.01	\$ 2,952.32	\$ 143.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,096.01	\$ 2,952.32	\$ 143.69	4.87%
Cottages	0	0	0.75	0	0	\$ -	\$ -	\$ -	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ -	\$ 3,456.73	\$ -	\$ -	\$ 3,456.73	\$ 3,456.73	\$ -	
Commercial	0	0	0	43.372	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ 3,690.94	\$ 3,690.94	\$ -	
Commercial-2	0	0	0	3.84	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ 2,207.33	\$ 2,207.33	\$ -	
Total	4178.91	1466.59	1337.75	290.212	772																