

Capital Region
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

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

Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 1,845,938	\$ 1,778,328	\$ 67,610	1,845,938	\$ 1,919,775
Special Assessments - Direct St Joe	278,000	162,169	115,831	278,000	289,120
Interest Income	30,509	20,679	9,321	30,000	15,565
Miscellaneous Revenue	2,000	2,235	-	2,235	2,200
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$ 2,156,446	\$ 1,963,410	\$ 192,762	\$ 2,156,172	\$ 2,226,660

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 6,000	\$ 9,400	\$ 12,000
FICA Taxes	918	260	658	918	918
Engineering	15,000	1,300	13,700	15,000	15,000
Attorney	37,000	7,198	29,803	37,000	37,000
Annual Audit	4,025	4,800	-	4,800	4,900
Assessment Administration	13,826	13,826	-	13,826	14,600
Arbitrage Rebate	1,800	1,200	600	1,800	1,800
Dissemination Agent	8,507	4,254	4,253	8,507	8,932
Trustee Fees	15,520	4,445	11,075	15,520	16,150
Management Fees	60,352	30,176	30,176	60,352	64,000
Information Technology	3,367	1,683	1,683	3,367	3,600
Website Maintenance	1,443	722	721	1,443	1,500
Postage & Delivery	1,000	695	305	1,000	1,000
Insurance General Liability	13,957	13,142	-	13,142	13,957
Printing & Binding	200	121	79	200	200
Legal Advertising	3,500	522	2,978	3,500	3,000
Other Current Charges	2,500	1,216	1,284	2,500	2,500
Office Supplies	50	0	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 195,138	\$ 89,134	\$ 103,365	\$ 192,499	\$ 201,282

Operations & Maintenance

Field Expenditures

Property Insurance	\$ 15,174	\$ 12,978	\$ -	\$ 12,978	\$ 17,171
Management Fees	157,557	78,779	78,779	157,557	157,557
Utilities-Electric/Water	60,000	20,948	39,052	60,000	60,000
Landscape Maintenance - Contract	1,164,365	585,833	585,833	1,171,666	1,212,674
Landscape Maintenance - New Units/Street Trees	5,500	-	5,500	5,500	5,500
Pond Maintenance - Contract	13,512	11,615	1,897	13,512	13,512
Pond Repairs - Current Units	50,000	4,304	45,696	50,000	50,000
Irrigation Maintenance - Contract	58,200	29,108	29,108	58,217	59,963
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	29,247	15,753	45,000	45,000
Preserve Maintenance	40,000	4,895	35,105	40,000	40,000
Tot Lot Inspection/Maintenance	4,800	7,202	4,798	12,000	12,000
Tree Removal/Trimming/Cleanup	38,000	24,660	13,340	38,000	38,000

Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Operations & Maintenance (continued)					
Alleyway Maintenance	\$ 10,000	\$ 3,033	\$ 6,967	\$ 10,000	\$ 10,000
Miscellaneous Maintenance	20,000	15,296	4,704	20,000	20,000
Special Events	12,000	10,020	-	10,020	12,000
Other - Contingency	50,000	14,024	19,703	33,727	42,800
Capital Expenditures	25,000	5,027	19,973	25,000	25,000
Common Area Maintenance	23,000	31,296	-	31,296	35,000
Enhancement/Beautification	20,000	18,269	1,731	20,000	20,000
TOTAL FIELD EXPENDITURES	\$ 1,812,608	\$ 906,533	\$ 908,440	\$ 1,814,974	\$ 1,876,677
TOTAL EXPENDITURES	\$ 2,007,747	\$ 995,667	\$ 1,011,805	\$ 2,007,472	\$ 2,077,960
Other Sources/(Uses)					
Reserve for Capital - R&R	\$ (148,700)	\$ (148,700)	\$ -	\$ (148,700)	\$ (148,700)
TOTAL OTHER SOURCES/(USES)	\$(148,700)	\$(148,700)	\$-	\$(148,700)	\$(148,700)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 819,043	\$ (819,043)	\$ -	\$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Apartments	1745	\$ 500,344.48	\$ 275.70	\$ 286.73	\$ 11.03
Townhomes	188	51,872.82	265.31	275.92	10.61
Single Family 30s	53	16,016.70	290.58	302.20	11.62
Single Family 40s	332	106,873.39	309.53	321.91	12.38
Single Family 55s	289	112,963.96	375.84	390.88	15.03
Single Family 65s	313	151,133.86	464.28	482.86	18.57
Single Family 75s	166	91,603.24	530.60	551.83	21.22
Single Family 85s	111	66,663.41	577.47	600.57	23.10
Single Family 90s	26	17,649.82	652.73	678.84	26.11
Single Family 100s	116	80,017.28	663.27	689.80	26.53
1/2 Ac	116	96,021.28	795.93	827.77	31.84
1Ac	29	31,340.15	1,039.13	1,080.69	41.57
ACLF	101	14,625.33	139.24	144.81	5.57
Blended Commercial	32.45	104,484.03	3,096.01	3,219.85	123.84
Golf Club	1	17,681.50	17,001.44	17,681.50	680.06
Catholic School	1	16,961.21	16,308.85	16,961.21	652.35
Southwood House	0.39	1,255.74	3,096.01	3,219.85	123.84
Bulk	397.25	310,881.50	752.48	782.58	30.10
TOTAL ON ROLL GROSS	4575.156	\$ 2,371,936			4.00%
TOTAL NET		\$ 2,205,901			

Capital Region
Community Development District
Budget Narrative
FY 2027

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

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 2027

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, 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 2027

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			\$101,056	\$1,212,674
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			\$4,997	\$59,963
Irrigation Maintenance - New Units			\$42	\$500
Irrigation Maintenance - Current Units			\$3,750	\$45,000
Total			\$116,084	\$1,387,149

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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest	\$ 20,300	\$ 12,907	\$ 7,093	\$ 20,000	\$ 15,450
Designated Reserves	572,475	560,295	-	560,295	522,888
TOTAL REVENUES	\$ 592,775	\$ 573,202	\$ 7,093	\$ 580,295	\$ 538,338
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Capital Outlay	\$ 170,507	\$ -	\$ 170,507	\$ 170,507	\$ 170,507
Sidewalk Safety	-	10,000	25,000	35,000	-
Other Charges	600	382	218	600	600
TOTAL EXPENDITURES	\$ 171,107	\$ 10,382	\$ 195,725	\$ 206,107	\$ 171,107
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ 148,700	\$ 148,700	\$ -	\$ 148,700	\$ 148,700
TOTAL OTHER SOURCES/(USES)	\$ 148,700	\$ 148,700	\$ -	\$ 148,700	\$ 148,700
EXCESS REVENUES (EXPENDITURES)	\$ 570,368	\$ 711,521	\$ (188,633)	\$ 522,888	\$ 515,931

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
Approved Proposed Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved
	FY2026	3/31/26	6 Months	9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 500,662	\$ 479,529	\$ 21,133	\$ 500,662	\$ 500,662
Special Assessments-Direct St Joe	712,537	498,776	213,761	712,537	712,537
Special Assessments-Prepayments	-	-	-	-	-
Interest Earnings	20,000	16,460	8,540	25,000	15,000
Carry Forward Surplus ⁽¹⁾	458,541	469,632	-	469,632	374,213
TOTAL REVENUES	\$ 1,691,740	\$ 1,464,397	\$ 243,434	\$ 1,707,831	\$ 1,602,412
EXPENDITURES:					
Interest - 11/1	\$ 300,816	\$ 300,816	\$ -	\$ 300,816	\$ 283,544
Special Call - 11/1	-	120,000	-	120,000	-
Interest - 5/1	300,816	-	297,803	297,803	283,544
Principal - 5/1	605,000	-	600,000	600,000	625,000
Special Call - 5/1	-	-	15,000	15,000	-
TOTAL EXPENDITURES	\$ 1,206,631	\$ 420,816	\$ 912,803	\$ 1,333,619	\$ 1,192,088
TOTAL EXPENDITURES	\$ 1,206,631	\$ 420,816	\$ 912,803	\$ 1,333,619	\$ 1,192,088
EXCESS REVENUES (EXPENDITURES)	\$ 485,109	\$ 1,043,581	\$ (669,369)	\$ 374,213	\$ 410,324

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 269,091

Gross Assessments	\$ 538,346.43
Less: Discounts & Collections 7%	37,684.25
Net Assessments	\$ 500,662.18

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	317,394	
11/01/25	11,925,000		120,000	300,816	1,443,209
05/01/26	11,805,000	4.625%	615,000	297,803	
11/01/26	11,190,000		-	283,544	1,196,347
05/01/27	11,190,000	4.625%	625,000	283,544	
11/01/27	10,565,000		-	269,091	1,177,634
05/01/28	10,565,000	4.625%	655,000	269,091	
11/01/28	9,910,000		-	253,944	1,178,034
05/01/29	9,910,000	5.125%	690,000	253,944	
11/01/29	9,220,000		-	236,263	1,180,206
05/01/30	9,220,000	5.125%	725,000	236,263	
11/01/30	8,495,000		-	217,684	1,178,947
05/01/31	8,495,000	5.125%	765,000	217,684	
11/01/31	7,730,000		-	198,081	1,180,766
05/01/32	7,730,000	5.125%	800,000	198,081	
10/31/32	6,930,000		-	177,581	1,175,663
05/01/33	6,930,000	5.125%	845,000	177,581	
11/01/33	6,085,000		-	155,928	1,178,509
05/01/34	6,085,000	5.125%	890,000	155,928	
11/01/34	5,195,000		-	133,122	1,179,050
05/01/35	5,195,000	5.125%	935,000	133,122	
11/01/35	4,260,000		-	109,163	1,177,284
04/30/36	4,260,000	5.125%	985,000	109,163	
10/31/36	3,275,000		-	83,922	1,178,084
05/01/37	3,275,000	5.125%	1,035,000	83,922	
10/31/37	2,240,000		-	57,400	1,176,322
05/01/38	2,240,000	5.125%	1,090,000	57,400	
11/01/38	1,150,000		-	29,469	1,176,869
05/01/39	1,150,000	5.125%	1,150,000	29,469	1,179,469
TOTAL			\$ 16,935,000	\$ 10,334,291	\$ 27,269,291

Capital Region
Community Development District
Approved Proposed Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 274,147	\$ 268,011	\$ 6,136	\$ 274,147	\$ 274,147
Interest Earnings	5,000	4,140	3,860	8,000	4,000
Carry Forward Surplus ⁽¹⁾	51,319	57,133	-	57,133	67,295
TOTAL REVENUES	\$ 330,466	\$ 329,284	\$ 9,996	\$ 339,280	\$ 345,443
EXPENDITURES:					
Interest - 11/1	\$ 31,050	\$ 31,050	\$ -	\$ 31,050	\$ 26,220
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	31,050	-	30,935	30,935	26,220
Principal - 5/1	200,000	-	200,000	200,000	210,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 262,100	\$ 36,050	\$ 235,935	\$ 271,985	\$ 262,440
TOTAL EXPENDITURES	\$ 262,100	\$ 36,050	\$ 235,935	\$ 271,985	\$ 262,440
EXCESS REVENUES (EXPENDITURES)	\$ 68,366	\$ 293,234	\$ (225,939)	\$ 67,295	\$ 83,003

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 21,390

Gross Assessments	\$ 294,782.06
Less: Discounts & Collections 7%	20,634.74
Net Assessments	\$ 274,147.31

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
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
Appartments	241	349.80	84,301.80	78,400.67
TOTAL ON ROLL	290.212		\$ 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		5,000	30,935	302,275
05/01/26	1,345,000	4.600%	205,000	30,935	
11/01/26	1,140,000		-	26,220	262,155
05/01/27	1,140,000	4.600%	210,000	26,220	
11/01/27	930,000		-	21,390	257,610
05/01/28	930,000	4.600%	215,000	21,390	
11/01/28	715,000		-	16,445	252,835
05/01/29	715,000	4.600%	225,000	16,445	
11/01/29	490,000		-	11,270	252,715
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	\$ 905,869	\$ 3,580,869

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

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved
	FY2026	3/31/26	6 Months	9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments-On Roll	\$ 318,937	\$ 308,188	\$ 10,749	\$ 318,937	\$ 318,937
Interest Earnings	3,250	2,762	2,738	5,500	3,000
Carry Forward Surplus ⁽¹⁾	69,079	69,481	-	69,481	74,793

TOTAL REVENUES	\$ 391,267	\$ 380,431	\$ 13,487	\$ 393,918	\$ 396,730
-----------------------	-------------------	-------------------	------------------	-------------------	-------------------

EXPENDITURES:

Interest - 11/1	\$ 22,063	\$ 22,063	\$ -	\$ 22,063	\$ 18,625
Interest - 5/1	22,063	-	22,063	22,063	18,625
Principal - 5/1	275,000	-	275,000	275,000	285,000

TOTAL EXPENDITURES	\$ 319,125	\$ 22,063	\$ 297,063	\$ 319,125	\$ 322,250
---------------------------	-------------------	------------------	-------------------	-------------------	-------------------

TOTAL EXPENDITURES	\$ 319,125	\$ 22,063	\$ 297,063	\$ 319,125	\$ 322,250
---------------------------	-------------------	------------------	-------------------	-------------------	-------------------

EXCESS REVENUES (EXPENDITURES)	\$ 72,142	\$ 358,369	\$ (283,575)	\$ 74,793	\$ 74,480
---------------------------------------	------------------	-------------------	---------------------	------------------	------------------

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 15,063

Gross Assessments	\$ 342,943.04
Less: Discounts & Collections 7%	24,006.01
Net Assessments	\$ 318,937.03

Product	Assessable Units	FY27 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
2026-2027

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					
						FY 2027	FY2026	Increase/ (decrease)	FY 2027				FY2026				Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)		
									O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013				Series 2018A1	Series 2018A2	Series 2021
Apartments	1745	654	586	241	0	\$ 286.73	\$ 275.70	\$ 11.03	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ 306.34	\$ 326.50	\$ 349.80	\$ -	\$ -	\$ 1,269.37	\$ 1,258.34	\$ 11.03	4.000%	
Townhomes	188	82	0	0	60	\$ 275.92	\$ 265.31	\$ 10.61	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ 279.26	\$ 297.62	\$ -	\$ 215.13	\$ -	\$ 1,067.93	\$ 1,057.32	\$ 10.61	4.000%	
Townhomes-1	110	0	0	0	110	\$ 275.92	\$ 265.31	\$ 10.61	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ -	\$ -	\$ 258.87	\$ -	\$ 534.79	\$ 524.18	\$ 10.61	4.000%	
Single Family 30s	53	0	0	0	53	\$302.20	\$ 290.58	\$ 11.62	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ -	\$ -	\$ 282.54	\$ -	\$ 584.74	\$ 573.12	\$ 11.62	4.000%	
Single Family 40s	332	153	151	0	28	\$ 321.91	\$ 309.53	\$ 12.38	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ 326.45	\$ 346.64	\$ -	\$ 302.61	\$ -	\$ 1,297.61	\$ 1,285.23	\$ 12.38	4.000%	
Single Family 55s	289	107	154	0	28	\$ 390.88	\$ 375.84	\$ 15.03	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ 396.08	\$ 421.04	\$ -	\$ 304.76	\$ -	\$ 1,512.76	\$ 1,497.72	\$ 15.03	4.000%	
Single Family 55s-1	82	0	0	0	82	\$ 390.88	\$ 375.84	\$ 15.03	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ -	\$ -	\$ 367.13	\$ -	\$ 758.01	\$ 742.97	\$ 15.03	4.000%	
Single Family 65s	313	127	144	0	42	\$ 482.86	\$ 464.28	\$ 18.57	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ 488.91	\$ 519.95	\$ -	\$ 376.47	\$ -	\$ 1,868.19	\$ 1,849.61	\$ 18.57	4.000%	
Single Family 65's-1	69	0	0	0	69	\$ 482.86	\$ 464.28	\$ 18.57	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ -	\$ -	\$ 453.20	\$ -	\$ 936.06	\$ 917.48	\$ 18.57	4.000%	
Single Family 75s	166	56	76	0	34	\$ 551.83	\$ 530.60	\$ 21.22	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ 559.30	\$ 594.36	\$ -	\$ 430.26	\$ -	\$ 2,135.75	\$ 2,114.52	\$ 21.22	4.000%	
Single Family 75s-1	43	0	0	0	43	\$ 551.83	\$ 530.60	\$ 21.22	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ -	\$ -	\$ 518.46	\$ -	\$ 1,070.29	\$ 1,049.06	\$ 21.22	4.000%	
Single Family 85s	111	77	34	0	0	\$ 600.57	\$ 577.47	\$ 23.10	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ 605.72	\$ 644.25	\$ -	\$ -	\$ -	\$ 1,850.54	\$ 1,827.44	\$ 23.10	4.000%	
Single Family 90s	26	0	26	0	0	\$ 678.84	\$ 652.73	\$ 26.11	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 693.71	\$ -	\$ -	\$ -	\$ 1,372.55	\$ 1,346.44	\$ 26.11	4.000%	
Single Family 100s	116	40	44	0	32	\$ 689.80	\$ 663.27	\$ 26.53	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ 698.55	\$ 743.17	\$ -	\$ 537.82	\$ -	\$ 2,669.34	\$ 2,642.81	\$ 26.53	4.000%	
Single Family 100s-1	89	0	0	0	89	\$ 689.80	\$ 663.27	\$ 26.53	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ -	\$ -	\$ 647.54	\$ -	\$ 1,337.34	\$ 1,310.81	\$ 26.53	4.000%	
1/2 Ac	116	73	21	0	22	\$ 827.77	\$ 795.93	\$ 31.84	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ 838.57	\$ 891.99	\$ -	\$ 645.39	\$ -	\$ 3,203.72	\$ 3,171.88	\$ 31.84	4.000%	
1/2 Ac-1	44	0	0	0	44	\$ 827.77	\$ 795.93	\$ 31.84	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ -	\$ -	\$ 777.33	\$ -	\$ 1,605.10	\$ 1,573.26	\$ 31.84	4.000%	
1Ac	29	3	0	0	25	\$ 1,080.69	\$ 1,039.13	\$ 41.57	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ 1,094.64	\$ -	\$ -	\$ 842.59	\$ -	\$ 3,017.92	\$ 2,976.36	\$ 41.57	4.000%	
1Ac-1	11	0	0	0	11	\$ 1,080.69	\$ 1,039.13	\$ 41.57	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ -	\$ -	\$ 1,014.69	\$ -	\$ 2,095.38	\$ 2,053.82	\$ 41.57	4.000%	
ACLF	101	0	101	0	0	\$ 144.81	\$ 139.24	\$ 5.57	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 156.69	\$ -	\$ -	\$ -	\$ 301.50	\$ 295.93	\$ 5.57	4.000%	
Blended Commercial	32.45	28.97	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 1,779.79	\$ -	\$ -	\$ -	\$ 1,779.79	\$ -	\$ -	\$ -	\$ -	\$ 4,999.64	\$ 4,875.80	\$ 123.84	4.000%	
Blended Commercial	57.069	57.069	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%	
Blended Commercial	0	0	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%	
Blended Commercial	1.415	1.415	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%	
Blended Commercial	3.62	3.62	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 3,249.40	\$ -	\$ -	\$ -	\$ 3,249.40	\$ -	\$ -	\$ -	\$ -	\$ 6,469.25	\$ 6,345.41	\$ 123.84	4.000%	
Blended Commercial	1	1	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ 4,532.92	\$ -	\$ -	\$ -	\$ 4,532.92	\$ -	\$ -	\$ -	\$ -	\$ 7,752.77	\$ 7,628.93	\$ 123.84	4.000%	
Golf Club	1	0	0	1	0	\$17,681.50	\$ 17,001.44	\$ 680.06	\$ -	\$ -	\$21,400.59	\$ -	\$ -	\$ -	\$21,400.59	\$ -	\$ -	\$ 39,082.09	\$ 38,402.03	\$ 680.06	4.000%	
Catholic School	1	0	0	1	0	\$16,961.21	\$ 16,308.85	\$ 652.35	\$ -	\$ -	\$20,520.07	\$ -	\$ -	\$ -	\$20,520.07	\$ -	\$ -	\$ 37,481.28	\$ 36,828.92	\$ 652.35	4.000%	
Southwood House	0.39	0	0	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,219.85	\$ 3,096.01	\$ 123.84	4.000%	
Cottages	0.75	0	0.75	0	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ 3,456.73	\$ -	\$ -	\$ -	\$ 6,676.58	\$ 6,552.74	\$ 123.84	4.000%	
Commercial	43.372	0	0	43.372	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ -	\$ 3,690.94	\$ -	\$ -	\$ 6,910.79	\$ 6,786.95	\$ 123.84	4.000%	
Commercial-2	3.84	0	0	3.84	0	\$ 3,219.85	\$ 3,096.01	\$ 123.84	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ -	\$ 2,207.33	\$ -	\$ -	\$ 5,427.18	\$ 5,303.34	\$ 123.84	4.000%	
Total	4178.9	1464.07	1337.8	290.212	772																	