

*Adopted Budget
Fiscal Year 2019*

*Capital Region Community
Development District*

September 13, 2018



Capital Region Community Development District

TABLE OF CONTENTS

General Fund

Budget	Page 1 - 2
Per Unit Assessment - Schedule	Page 3-4
Narrative	Page 5 - 9

Capital Reserve Fund

Budget	Page 10
--------	---------

Debt Service Fund

Series 2008 Budget	Page 11
-----------------------	---------

Series 2011A1/A2 Budget	Page 12
Amortization Schedule - 2011A1	Page 13

Series 2013A Budget	Page 14
Amortization Schedule - 2013A	Page 15

Series 2018A1 Budget	Page 16
Amortization Schedule - 2018A1	Page 17

Series 2018A2 Budget	Page 18
Amortization Schedule - 2018A2	Page 19

Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
Special Assessment - On Roll	\$1,133,370	\$1,139,426	\$0	\$1,139,426	\$1,133,370
Special Assessment - Direct - St Joe	\$432,943	\$320,910	\$112,033	\$432,943	\$432,943
Special Assessment - Off Roll	\$0	\$20,824	\$0	\$20,824	\$0
Special Assessment - Southwood House Parcel ⁽¹⁾	\$0	\$0	\$0	\$0	\$942
Interest Income/Misc. Revenue	\$1,456	\$13,269	\$500	\$13,769	\$1,500
Emergency Management - Hurricane	\$0	\$39,068	\$0	\$39,068	\$0
Carry Forward Surplus	\$51,959	\$29,368	\$0	\$29,368	\$34,098
Carry Forward Surplus - Recreation ⁽²⁾	\$0	\$231,457	\$0	\$231,457	\$231,457
TOTAL REVENUES	\$1,619,727	\$1,794,323	\$112,533	\$1,906,856	\$1,834,311
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$8,400	\$1,000	\$9,400	\$12,000
FICA	\$918	\$705	\$77	\$781	\$918
Engineering	\$30,000	\$20,532	\$9,468	\$30,000	\$30,000
Arbitrage	\$3,750	\$0	\$3,600	\$3,600	\$3,750
Dissemination	\$7,300	\$5,831	\$1,167	\$6,998	\$7,300
Attorney	\$40,000	\$67,210	\$10,000	\$77,210	\$40,000
Annual Audit	\$4,000	\$4,000	\$0	\$4,000	\$4,000
Annual Report	\$500	\$0	\$500	\$500	\$500
Trustee Fees	\$14,000	\$13,613	\$0	\$13,613	\$14,000
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500
Management Fees	\$48,620	\$40,517	\$8,103	\$48,620	\$48,620
Information Technology	\$2,800	\$2,333	\$467	\$2,800	\$2,800
Record Storage	\$150	\$0	\$150	\$150	\$150
Travel & Per Diem	\$3,500	\$2,048	\$950	\$2,998	\$3,500
Telephone	\$300	\$626	\$50	\$676	\$300
Postage	\$1,500	\$940	\$300	\$1,240	\$1,500
Printing & Binding	\$2,500	\$2,008	\$493	\$2,500	\$2,500
Insurance	\$16,627	\$15,745	\$0	\$15,745	\$16,627
Legal Advertising	\$4,000	\$1,368	\$1,474	\$2,842	\$4,000
Other Current Charges	\$1,600	\$1,402	\$400	\$1,802	\$1,600
Office Supplies	\$200	\$364	\$100	\$464	\$200
Dues, Licenses & Subscriptions	\$3,175	\$175	\$0	\$175	\$3,175
Capital Outlay	\$250	\$0	\$250	\$250	\$250
TOTAL ADMINISTRATIVE EXPENDITURES	\$209,189	\$199,316	\$38,548	\$237,864	\$209,189

Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Field					
Management Fees	\$126,000	\$105,000	\$21,000	\$126,000	\$126,000
Security	\$60,000	\$49,552	\$10,448	\$60,000	\$60,000
Communications	\$12,000	\$9,000	\$3,000	\$12,000	\$12,000
Utilities	\$50,000	\$29,739	\$12,761	\$42,500	\$50,000
Landscape Maintenance - Contract	\$868,644	\$723,870	\$144,774	\$868,644	\$893,409
Landscape Maintenance - New Units/Street Trees	\$22,100	\$12,105	\$9,995	\$22,100	\$7,500
Pond Maintenance - Contract	\$5,000	\$2,558	\$2,442	\$5,000	\$5,000
Pond Repairs - Current Units	\$20,000	\$18,578	\$1,422	\$20,000	\$20,000
SWMF Operating Permit Fees	\$6,885	\$6,451	\$434	\$6,885	\$1,377
Irrigation Maintenance - Contract	\$73,909	\$61,591	\$12,318	\$73,909	\$45,378
Irrigation Maintenance - New Units	\$4,500	\$1,008	\$0	\$1,008	\$500
Irrigation Repairs - Current Units	\$40,000	\$22,194	\$17,806	\$40,000	\$40,000
Irrigation System Upgrades	\$10,000	\$8,452	\$1,548	\$10,000	\$1,000
Preserve Maintenance	\$40,000	\$30,570	\$0	\$30,570	\$40,000
Tot Lot Inspection/Maintenance	\$2,500	\$6,188	\$0	\$6,188	\$2,500
Tree Removal/Trimming/Cleanup	\$20,000	\$6,598	\$13,402	\$20,000	\$30,000
Alleyway Maintenance	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Miscellaneous Maintenance	\$4,000	\$3,397	\$603	\$4,000	\$4,000
Special Events	\$5,000	\$4,969	\$5,000	\$9,969	\$5,000
Other - Contingency	\$5,000	\$2,352	\$2,648	\$5,000	\$5,000
Capital Expenditures	\$15,000	\$0	\$15,000	\$15,000	\$25,000
Reserve for Capital - R&R	\$15,000	\$0	\$15,000	\$15,000	\$15,000
TOTAL FIELD EXPENDITURES	\$1,410,538	\$1,104,170	\$294,602	\$1,398,771	\$1,393,664
Recreation Facility					
Construction Project/Planning and Management:					
Construction Planning - Legal	\$0	\$3,723	\$0	\$3,723	\$0
TOTAL RECREATION FACILITY EXPENDITURES	\$0	\$3,723	\$0	\$3,723	\$0
TOTAL EXPENDITURES	\$1,619,727	\$1,307,209	\$333,149	\$1,640,358	\$1,602,853
TOTAL OTHER SOURCES AND USES					
Interfund Transfer In/(Out) - Recreational Fac. Surplus ⁽³⁾	\$0	\$0	\$0	\$0	(\$231,457)
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	(\$231,457)
EXCESS REVENUES OVER EXPENDITURES	\$0	\$487,113	(\$220,616)	\$266,497	\$0

(1) First Year Assessed

(2) Represents Recreation fund balance

(3) Represents return of remaining FY2017 recreation assessments to property owners

Capital Region
Community Development District
Assessment Allocation

		<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
Net Assessment		\$1,117,424	\$1,133,370	\$1,133,361
Plus Collection Fees (7%)		\$84,107	\$85,307	\$85,307
Gross Assessments		<u>\$1,201,531</u>	<u>\$1,218,678</u>	<u>\$1,218,668</u>
No. of Units		2,760	2,859	2,859
Lot Size	# of Units	Gross Per Unit Amount FY 17	Gross Per Unit Amount FY 18	Gross Per Unit Amount FY 19
Apartments	977	\$215.02	\$215.02	\$215.02
ACLF	86	\$0.00	\$108.59	\$108.59
Duplex	0	\$0.00	\$217.70	\$217.70
Towns	252	\$206.91	\$206.91	\$206.91
30s	53	\$226.62	\$226.62	\$226.62
40s	205	\$241.40	\$241.40	\$241.40
55s	269	\$293.12	\$293.12	\$293.12
65s	275	\$362.10	\$362.10	\$362.10
75s	144	\$413.82	\$413.82	\$413.82
85s	91	\$450.37	\$450.37	\$450.37
90s	0	\$509.07	\$509.07	\$509.07
100s	164	\$517.29	\$517.29	\$517.29
1/2 Ac	140	\$620.75	\$620.75	\$620.75
1Ac	40	\$810.42	\$810.42	\$810.42
Blended Commercial	161	\$2,414.59	\$2,414.59	\$2,414.59
Golf Club	1	\$13,259.51	\$13,259.51	\$13,259.51
Catholic School	1	\$0.00	\$0.00	\$0.00
Total	<u>2859</u>			

Capital Region CDD

Recreation Assessment Reduction Allocation - Projections

Pro Forma

<u>Product Type:</u>	<u># of Units</u>	<u>Total Reduction by CDD of \$231k</u>	<u>Per Unit Reduction by CDD of \$231k</u>
Apartments	1,327	\$17,188.32	\$12.95
ACLF	130	\$5,641.55	\$43.40
Duplex	198	\$8,592.52	\$43.40
Townhomes	464	\$20,136.00	\$43.40
30s	53	\$3,833.62	\$72.33
40s	391	\$28,282.00	\$72.33
55s	616	\$44,556.81	\$72.33
65s	433	\$37,584.59	\$86.80
75s	191	\$16,578.89	\$86.80
85s	93	\$8,072.44	\$86.80
90s	0	\$0.00	\$0.00
100s	185	\$18,733.30	\$101.26
1/2 acre	141	\$17,338.30	\$122.97
1 acre	40	\$4,918.67	\$122.97
Blended Commercial	0	\$0.00	\$0.00
Golf Club	0	\$0.00	\$0.00
Catholic School	0	\$0.00	\$0
Total	<u>4,262</u>	<u>\$231,457.00</u>	

Capital Region Community Development District

General Fund Budget
Fiscal Year 2019

REVENUES:

Maintenance Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer (Atkins) will be providing limited engineering services to the District including attendance as needed and preparation for board meetings, review and execute of documents under the District's trust indenture and monitoring of District projects. Additionally The District utilizes Dantin Engineering on an assigned project basis and for engineering consulting services.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A Capital Improvement Revenue Bonds, Series 2011A-1 and 2011A-2 Capital Improvement Revenue Refunding Bonds, and the Series 2013 Capital Improvement Revenue Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c) (2)-12(b) (5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with GMS, LLC to provide this service.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2008A Capital Improvement Revenue Bonds, Series 2011A1-A2 Capital Improvement Revenue Refunding Bonds and Series 2013 Capital Improvement Revenue Bonds 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

General Fund Budget
Fiscal Year 2019

Assessment Roll

Governmental Management Services serves as the District's collection agent and certifies the District's non-ad valorem assessment with the county tax collector.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

Information Technology

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

Records Storage

The District's Records will be stored off site at Iron Mountain.

Travel & Per Diem

Travel expenses to attend meetings, conferences, etc.

Telephone

Telephone for agenda calls or monthly meetings.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. Florida Insurance Alliance specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. Membership with the Florida Association of Special Districts is provided to Supervisors and Staff.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Region Community Development District

General Fund Budget
Fiscal Year 2019

Maintenance:

Field Management Fees

The District has contracted with GMS, LLC for the supervision and on-site management of Capital Region Community Development District. Their responsibilities include management of field services contracts such as landscape maintenance, ponds maintenance, and security patrols, oversight of capital assets and coordination of maintenance, repairs and replacement of capital assets.

Security

The District has contracted with Barkley Security Agency for security Services, to include patrol of District owned properties. The District also contracts for additional patrol services with law enforcement agencies on an as-needed basis.

Communications

The District has contracted Bulldog Strategy Group for professional public relations and communications services, to include maintenance of existing District communications tools and systems, monitoring of District issues and policies, and advisement of Board and staff regarding communications.

Landscape/Irrigation Maintenance

The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping 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.

Contract Amounts	Monthly	Annual
Landscape Maintenance - Contract	\$72,387	\$893,409
Landscape Maintenance - New Units/Street Trees	\$1,842	\$7,500
Pond Maintenance - Contract	\$417	\$5,000
Pond Repairs - Current Units	\$1,667	\$20,000
Irrigation Maintenance - Contract	\$6,159	\$45,378
Irrigation Maintenance - New Units	\$375	\$500
Irrigation Repairs - Current Units	\$3,333	\$40,000
Irrigation System Upgrades	\$833	\$1,000
Total	\$87,013	\$1,012,787

Pond Maintenance

Funding for servicing District – owned ponds.

SWMF Operating Permit Fees

The District pays the City of Tallahassee, Growth Management Department for inspection of and the administration needed to issue operating permits for District owned and maintained Storm Water facilities.

Preserve Maintenance

The District has contracted with All Pro Land Care of Tallahassee, Inc. to maintain the various preserved areas within the District (listed as Park Maintenance), but also contacts out work in other preserve areas to various contractors.

Tot-Lot Inspection Maintenance

The District owns a recreational area that requires monthly inspection and repairs/replacements as well as mulch twice a year.

Capital Region Community Development District

General Fund Budget
Fiscal Year 2019

Alleyway Maintenance

The District conducts repairs and maintenance of the District-owned alleyways.

Miscellaneous Maintenance

Unscheduled repairs and maintenance to the District's facilities not allocated to a particular area

Utilities

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

Account #	Services Address	Monthly	Annual
1680485610	3766 Greyfield Dr - Pump 1	\$100	\$1,200
1780485610	2150 Merchants Row Blvd - Pump	\$50	\$600
1894063223	2380 E Orange Ave Irr	\$450	\$5,400
2429471295	3564 S Blair Stone Rd Reclaim	\$75	\$900
2780485610	2588 Merchants Row Blvd - Pump	\$50	\$600
3077919780	3136 Dickinson Dr.	\$50	\$600
3183002658	3001 School House Rd Reclaimed	\$200	\$2,400
3541485610	2301 E Orange Ave, Irr/3591 Strolling Way	\$50	\$600
3543485610	3701 Mossy Creek Ln - Unit 1	\$300	\$3,600
3680485610	3765 Grove Park Dr	\$50	\$600
4263972522	3029 Dickinson Dr. Area Lights	\$75	\$900
4360485610	1900 Merchants Row-ENTRANCE	\$75	\$900
4680485610	3992 Four Oaks Blvd	\$50	\$600
5399698926	3252 Updike Ave IRR	\$50	\$600
6243485610	3700 Mossy Creek Ln- Pump	\$50	\$600
6948377092	1901 Merchants Row Blvd	\$50	\$600
7042865610	4580 Grove Park Dr - IRR	\$50	\$600
7580485610	3705 Four Oaks Blvd	\$130	\$1,560
7670485610	3766 Greyfield Dr	\$50	\$600
8001821240	Various Locations- Area Lights	\$1,200	\$14,400
8270485610	3603 Capital Cir SE Irr.	\$420	\$5,040
8503683950	3751 Biltmore Ave - HYD	\$50	\$600
8965428817	3559 Four Oaks Blvd	\$50	\$600
9143451140	3700 Spider Lily Way	\$50	\$600
9413485610	3000 School House Road	\$50	\$600
9356890232	4583 Grove Park Dr. Temp.	\$50	\$600
9650988960	3751 Biltmore Ave - IRR	\$50	\$600
9674588544	Various Locations, Irrigation	\$50	\$600
9699066720	3145 Mulberry Park Blvd. Area Light	\$200	\$2,400
9778998416	2471 E Orange Ave. Irr.	\$42	\$504
	Total	\$4,167	\$50,004

Capital Region
Community Development District

General Fund Budget
Fiscal Year 2019

Special Events

Pops in the park.

Other Contingencies

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

Capital Expenditures

Represents any new capital expenditures the District may need to make during the Fiscal Year.

Reserves for Capital Repairs and Replacements

This Reserve funding is for the Capital Repairs and Replacements for the District's capital assets.

Capital Region

Community Development District

Capital Reserve

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
Capital Reserve Contribution	\$30,000	\$0	\$30,000	\$30,000	\$40,000
Designated reserves	\$56,672	\$49,595	\$0	\$49,595	\$71,455
TOTAL REVENUES	\$86,672	\$49,595	\$30,000	\$79,595	\$111,455
Expenditures					
Reserve for Capital - R&R	\$0	\$3,950	\$3,755	\$7,705	\$0
Other Charges	\$500	\$363	\$73	\$435	\$500
TOTAL EXPENDITURES	\$500	\$4,313	\$3,828	\$8,140	\$500
ASSIGNED FUND BALANCE	\$86,172	\$45,282	\$26,173	\$71,455	\$110,955

Capital Region
Community Development District

Debt Service Fund
Series 2008

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
(1) (2) Special Assessment	\$186,478	\$177,340	\$0	\$177,340	\$0
(2) Special Assessment - Direct	\$1,412,647	\$848,324	\$0	\$848,324	\$0
Interest Income	\$5,000	\$11,265	\$0	\$11,265	\$0
Carry Forward Surplus	\$674,374	\$2,126,278	\$0	\$2,126,278	\$0
TOTAL REVENUES	\$2,278,499	\$3,163,207	\$0	\$3,163,207	\$0
Expenditures					
Interest - 11/1	\$621,950	\$621,950	\$0	\$621,950	\$0
Special Call - 11/1	\$0	\$35,000	\$0	\$35,000	\$0
Interest - 5/1	\$621,950	\$0	\$0	\$0	\$0
PrincipaL - 5/1	\$350,000	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,593,900	\$656,950	\$0	\$656,950	\$0
Other Sources/(Uses)					
Interfund Transfers In/(Out)	\$0	(\$56,994)	\$0	(\$56,994)	\$0
Payment to Escrow	\$0	(\$2,449,263)	\$0	(\$2,449,263)	\$0
Total Other Sources/(Uses)	\$0	(\$2,506,257)	\$0	(\$2,506,257)	\$0
EXCESS REVENUES / (EXPENDITURES)	\$684,599	\$0	\$0	\$0	\$0

(1) Represents 34 out of 272 Apartments Units located in Unit 35 and 216 Apartments Units located in Unit 36

(2) Represents Direct Assessments on Undeveloped Property

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	600	\$401	\$240,648	\$223,803
ACLF	130	\$192	\$25,021	\$23,270
Duplex	198	\$398	\$78,774	\$73,260
*Towns	212	\$366	\$77,505	\$72,080
40s	210	\$426	\$89,420	\$83,161
*55s	399	\$517	\$206,363	\$191,917
*65s	195	\$639	\$124,548	\$115,830
*75s	58	\$730	\$42,346	\$39,382
85s	16	\$791	\$12,662	\$11,776
*100s	24	\$913	\$21,910	\$20,376
*1/2 Ac	2	\$1,096	\$2,191	\$2,038
Blended Commercial	188	\$4,246	\$798,293	\$742,413
Total	2232		\$1,719,683	\$1,599,305

* Certain Units have a lower debt per unit amount

Capital Region
Community Development District

Debt Service Fund
Series 2011A1/A2

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
Special Assessment - Tax Collector	\$674,886	\$666,298	\$8,588	\$674,886	\$376,160
Interest Earned	\$1,000	\$5,306	\$400	\$5,706	\$1,000
Carry Forward Surplus	\$197,444	\$345,648	\$0	\$345,648	\$108,444
TOTAL REVENUES	\$873,330	\$1,017,252	\$8,988	\$1,026,240	\$485,604
Expenses					
Series 2011A1					
Interest - 11/1 - 2011A1	\$94,074	\$94,074	\$0	\$94,074	\$90,160
Special Call- 11/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1 - 2011A1	\$94,074	\$93,936	\$0	\$93,936	\$90,160
Principal - 5/1 - 2011A1	\$190,000	\$190,000	\$0	\$190,000	\$200,000
Special Call- 11/1 - 2011A1	\$0	\$5,000	\$0	\$5,000	\$0
Series 2011A2					
Interest - 11/1 - 2011A2	\$86,283	\$86,283	\$0	\$86,283	\$0
Special Call- 11/1 - 2011A2	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1 - 2011A2	\$86,283	\$0	\$0	\$0	\$0
Principal - 5/1 - 2011A2	\$125,000	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$675,712	\$479,292	\$0	\$479,292	\$380,320
Other Sources/(Uses)					
Interfund Transfers In/(Out)	\$0	(\$58,885)	\$0	(\$58,885)	\$0
Payment to Escrow	\$0	(\$379,619)	\$0	(\$379,619)	\$0
Total Other Sources/(Uses)	\$0	(\$438,504)	\$0	(\$438,504)	\$0
EXCESS REVENUES / (EXPENDITURES)	\$197,618	\$99,456	\$8,988	\$108,444	\$105,284

11/1/19 \$86,000

Capital Region
Community Development District
Debt Amortization
Series 2011A-1 Capital Improvement Revenue Bonds
A1 Term Bonds Due 5/1/2031

Date	Principal	Interest	Principal Balance	Calendar Year
11/01/18	\$0.00	\$90,160.00	\$3,470,000.00	\$90,160.00
05/01/19	\$200,000.00	\$90,160.00	\$3,270,000.00	
11/01/19	\$0.00	\$86,000.00	\$3,270,000.00	\$376,160.00
05/01/20	\$205,000.00	\$86,000.00	\$3,065,000.00	
11/01/20	\$0.00	\$81,479.75	\$3,065,000.00	\$372,479.75
05/01/21	\$215,000.00	\$81,479.75	\$2,850,000.00	
11/01/21	\$0.00	\$76,556.25	\$2,850,000.00	\$373,036.00
05/01/22	\$225,000.00	\$76,556.25	\$2,625,000.00	
11/01/22	\$0.00	\$71,325.00	\$2,625,000.00	\$372,881.25
05/01/23	\$230,000.00	\$71,325.00	\$2,395,000.00	
11/01/23	\$0.00	\$65,862.50	\$2,395,000.00	\$367,187.50
05/01/24	\$245,000.00	\$65,862.50	\$2,150,000.00	
11/01/24	\$0.00	\$59,125.00	\$2,150,000.00	\$369,987.50
05/01/25	\$260,000.00	\$59,125.00	\$1,890,000.00	
11/01/25	\$0.00	\$51,975.00	\$1,890,000.00	\$371,100.00
05/01/26	\$275,000.00	\$51,975.00	\$1,615,000.00	
11/01/26	\$0.00	\$44,412.50	\$1,615,000.00	\$371,387.50
05/01/27	\$290,000.00	\$44,412.50	\$1,325,000.00	
11/01/27	\$0.00	\$36,437.50	\$1,325,000.00	\$370,850.00
05/01/28	\$305,000.00	\$36,437.50	\$1,020,000.00	
11/01/28	\$0.00	\$28,050.00	\$1,020,000.00	\$369,487.50
05/01/29	\$320,000.00	\$28,050.00	\$700,000.00	
11/01/29	\$0.00	\$19,250.00	\$700,000.00	\$367,300.00
05/01/30	\$340,000.00	\$19,250.00	\$360,000.00	
11/01/30	\$0.00	\$9,900.00	\$360,000.00	\$369,150.00
05/01/31	\$360,000.00	\$9,900.00	\$0.00	\$369,900.00
totals	\$3,470,000.00	\$1,441,067.00		\$4,911,067.00

Capital Region
Community Development District

Debt Service Fund
Series 2013A

Description	Adopted Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
Special Assessment - Tax Collector	\$862,173	\$866,728	\$0	\$866,728	\$862,173
Interest Income	\$0	\$9,693	\$400	\$10,093	\$2,500
Carry Forward Surplus	\$326,189	\$326,919	\$0	\$326,919	\$332,213
TOTAL REVENUES	\$1,188,362	\$1,203,340	\$400	\$1,203,740	\$1,196,885
Expenditures					
Interest - 11/1	\$230,839	\$230,839	\$0	\$230,839	\$223,399
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$230,839	\$230,689	\$0	\$230,689	\$223,399
Principal - 5/1	\$405,000	\$405,000	\$0	\$405,000	\$420,000
TOTAL EXPENDITURES	\$866,678	\$871,528	\$0	\$871,528	\$866,798
EXCESS REVENUES / (EXPENDITURES)	\$321,684	\$331,813	\$400	\$332,213	\$330,088

11/19 Interest
Series 2013A
\$215,209

Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	486	\$359	\$174,421	\$162,211
*Towns	82	\$327	\$26,828	\$24,950
40s	153	\$382	\$58,516	\$54,420
*55s	107	\$464	\$49,650	\$46,175
*65s	127	\$573	\$72,743	\$67,651
*75s	56	\$655	\$36,694	\$34,125
85s	77	\$710	\$54,642	\$50,817
*100s	40	\$818	\$32,736	\$30,444
*1/2 Ac	73	\$982	\$71,717	\$66,697
*1Ac	3	\$1,282	\$3,847	\$3,578
Epoch Apls (Acres)	1	\$3,806	\$5,386	\$5,009
Blended Commercial	113	\$6,321	\$339,888	\$316,095
Total	1318		\$927,067	\$862,173

* Certain Units have a lower debt per unit amount

Capital Region
Community Development District
Debt Amortization
Series 2013 Capital Improvement Refunding Bonds

Date	Principal	Interest	Principal Balance	Calendar Year
05/01/18	\$405,000.00	\$230,688.75	\$8,300,000.00	
11/01/18		\$223,398.75	\$8,300,000.00	\$859,087.50
05/01/19	\$420,000.00	\$223,398.75	\$7,880,000.00	
11/01/19		\$215,208.75	\$7,880,000.00	\$858,607.50
05/01/20	\$440,000.00	\$215,208.75	\$7,440,000.00	
11/01/20		\$205,968.75	\$7,440,000.00	\$861,177.50
05/01/21	\$460,000.00	\$205,968.75	\$6,980,000.00	
11/01/21		\$195,618.75	\$6,980,000.00	\$861,587.50
05/01/22	\$480,000.00	\$195,618.75	\$6,500,000.00	
11/01/22		\$184,338.75	\$6,500,000.00	\$859,957.50
05/01/23	\$500,000.00	\$184,338.75	\$6,000,000.00	
11/01/23		\$172,213.75	\$6,000,000.00	\$856,552.50
05/01/24	\$530,000.00	\$172,213.75	\$5,470,000.00	
11/01/24		\$158,831.25	\$5,470,000.00	\$861,045.00
05/01/25	\$550,000.00	\$158,831.25	\$4,920,000.00	
11/01/25		\$144,393.75	\$4,920,000.00	\$853,225.00
05/01/26	\$585,000.00	\$144,393.75	\$4,335,000.00	
11/01/26		\$127,575.00	\$4,335,000.00	\$856,968.75
05/01/27	\$620,000.00	\$127,575.00	\$3,715,000.00	
11/01/27		\$109,750.00	\$3,715,000.00	\$857,325.00
05/01/28	\$660,000.00	\$109,750.00	\$3,055,000.00	
11/01/28		\$90,775.00	\$3,055,000.00	\$860,525.00
05/01/29	\$700,000.00	\$90,775.00	\$2,355,000.00	
11/01/29		\$70,650.00	\$2,355,000.00	\$861,425.00
05/01/30	\$740,000.00	\$70,650.00	\$1,615,000.00	
11/01/30		\$48,450.00	\$1,615,000.00	\$859,100.00
05/01/31	\$785,000.00	\$48,450.00	\$830,000.00	
11/01/31		\$24,900.00	\$830,000.00	\$858,350.00
05/01/32	\$830,000.00	\$24,900.00	\$0.00	\$854,900.00
totals	<u><u>\$8,705,000.00</u></u>	<u><u>\$4,174,833.75</u></u>		<u><u>\$12,879,833.75</u></u>

Capital Region
Community Development District

Debt Service Fund
Series 2018A1

Description	Proposed Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
Special Assessment - Tax Collector	\$11,730	\$10,124	\$1,606	\$11,730	\$1,306,094
Special Assessment - Direct	\$465,532	\$36,467	\$429,065	\$465,532	\$0
Interest Income	\$2,779	\$2,379	\$400	\$2,779	\$2,500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$463,753
TOTAL REVENUES	\$480,041	\$48,971	\$431,071	\$480,041	\$1,772,347
Expenditures					
Interest - 11/1	\$0	\$0	\$0	\$0	\$412,384
Interest - 5/1	\$73,313	\$73,313	\$0	\$73,313	\$412,384
Principal - 5/1	\$0	\$0	\$0	\$0	\$490,000
TOTAL EXPENDITURES	\$73,313	\$73,313	\$0	\$73,313	\$1,314,769
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$56,632	\$57,024	\$0	\$57,024	\$0
* Bond Proceeds	\$15,878,773	\$15,878,773	\$0	\$15,878,773	\$0
Payment to Escrow	(\$15,878,773)	(\$15,878,773)	\$0	(\$15,878,773)	\$0
TOTAL OTHER SOURCES/(USES)	\$56,632	\$57,024	\$0	\$57,024	\$0
EXCESS REVENUES / (EXPENDITURES)	\$463,361	\$32,682	\$431,071	\$463,753	\$457,578

* Bonds Proceeds are net of Reserve requirement

11/19 Interest Series 2018A1 \$402,278

Capital Region
Community Development District
Debt Amortization
Series 2018A1 Capital Improvement Revenue Refunding Bonds

Date	Principal	Interest	Principal Balance	Calendar Year
05/01/18		\$73,312.78	\$16,935,000.00	
11/01/18		\$412,384.38	\$16,935,000.00	\$485,697.16
05/01/19	\$490,000.00	\$412,384.38	\$16,935,000.00	
11/01/19		\$402,278.13	\$16,445,000.00	\$1,304,662.51
05/01/20	\$510,000.00	\$402,278.13	\$16,445,000.00	
11/01/20		\$391,759.38	\$15,935,000.00	\$1,304,037.51
05/01/21	\$530,000.00	\$391,759.38	\$15,935,000.00	
11/01/21		\$380,828.13	\$15,405,000.00	\$1,302,587.51
05/01/22	\$555,000.00	\$380,828.13	\$15,405,000.00	
11/01/22		\$369,381.25	\$14,850,000.00	\$1,305,209.38
05/01/23	\$575,000.00	\$369,381.25	\$14,850,000.00	
11/01/23		\$357,521.88	\$14,275,000.00	\$1,301,903.13
05/01/24	\$605,000.00	\$357,521.88	\$14,275,000.00	
11/01/24		\$343,531.25	\$13,670,000.00	\$1,306,053.13
05/01/25	\$630,000.00	\$343,531.25	\$13,670,000.00	
11/01/25		\$328,962.50	\$13,040,000.00	\$1,302,493.75
05/01/26	\$660,000.00	\$328,962.50	\$13,040,000.00	
11/01/26		\$313,700.00	\$12,380,000.00	\$1,302,662.50
05/01/27	\$690,000.00	\$313,700.00	\$12,380,000.00	
11/01/27		\$297,743.75	\$11,690,000.00	\$1,301,443.75
05/01/28	\$725,000.00	\$297,743.75	\$11,690,000.00	
11/01/28		\$280,978.13	\$10,965,000.00	\$1,303,721.88
05/01/29	\$760,000.00	\$280,978.13	\$10,965,000.00	
11/01/29		\$261,503.13	\$10,205,000.00	\$1,302,481.26
05/01/30	\$800,000.00	\$261,503.13	\$10,205,000.00	
11/01/30		\$241,003.13	\$9,405,000.00	\$1,302,506.26
05/01/31	\$845,000.00	\$241,003.13	\$9,405,000.00	
11/01/31		\$219,350.00	\$8,560,000.00	\$1,305,353.13
05/01/32	\$890,000.00	\$219,350.00	\$8,560,000.00	
10/31/32		\$196,543.75	\$7,670,000.00	\$1,305,893.75
05/01/33	\$935,000.00	\$196,543.75	\$7,670,000.00	
11/01/33		\$172,584.38	\$6,735,000.00	\$1,304,128.13
05/01/34	\$985,000.00	\$172,584.38	\$6,735,000.00	
11/01/34		\$147,343.75	\$5,750,000.00	\$1,304,928.13
05/01/35	\$1,035,000.00	\$147,343.75	\$5,750,000.00	
11/01/35		\$120,821.88	\$4,715,000.00	\$1,303,165.63
04/30/36	\$1,090,000.00	\$120,821.88	\$4,715,000.00	
10/31/36		\$92,890.63	\$3,625,000.00	\$1,303,712.51
05/01/37	\$1,145,000.00	\$92,890.63	\$3,625,000.00	
10/31/37		\$63,550.00	\$2,480,000.00	\$1,301,440.63
05/01/38	\$1,210,000.00	\$63,550.00	\$2,480,000.00	
11/01/38		\$32,543.75	\$1,270,000.00	\$1,306,093.75
05/01/39	\$1,270,000.00	\$32,543.75	\$1,270,000.00	\$1,302,543.75
totals	<u><u>\$16,935,000.00</u></u>	<u><u>\$10,927,719.14</u></u>		<u><u>\$27,862,719.14</u></u>

Capital Region
Community Development District

Debt Service Fund
Series 2018A2

Description	Proposed Budget FY 2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Projected 9/30/18	Adopted Budget FY 2019
Revenues					
Special Assessment - Tax Collector	\$10,359	\$11,855	\$0	\$11,855	\$274,146
Interest Income	\$1,046	\$646	\$400	\$1,046	\$2,500
Carry Forward Surplus	\$608	\$0	\$608	\$608	\$62,031
TOTAL REVENUES	\$12,013	\$12,500	\$1,008	\$13,508	\$338,678
Expenditures					
Interest - 11/1	\$0	\$0	\$0	\$0	\$58,408
Interest - 5/1	\$10,384	\$10,384	\$0	\$10,384	\$58,408
Principal - 5/1	\$0	\$0	\$0	\$0	\$160,000
TOTAL EXPENDITURES	\$10,384	\$10,384	\$0	\$10,384	\$276,815
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$58,907	\$58,907	\$0	\$58,907	\$0
* Bond Proceeds	\$2,376,964	\$2,376,964	\$0	\$2,376,964	\$0
Gain/Loss	\$4,538	\$4,538	\$0	\$4,538	\$0
Payment to Escrow	(\$2,381,501)	(\$2,381,501)	\$0	(\$2,381,501)	\$0
TOTAL OTHER SOURCES/(USES)	\$58,907	\$58,907	\$0	\$58,907	\$0
EXCESS REVENUES / (EXPENDITURES)	\$60,536	\$61,023	\$1,008	\$62,031	\$61,863

* Bonds Proceeds are net of Reserve requirement

11/19 Interest
Series 2018A2 \$55,308

Capital Region
Community Development District
Debt Amortization
Series 2018A2 Capital Improvement Revenue Refunding Bonds

Date	Principal	Interest	Principal Balance	Calendar Year
05/01/18		\$10,383.56	\$2,675,000.00	
11/01/18		\$58,407.50	\$2,675,000.00	\$68,791.06
05/01/19	\$160,000.00	\$58,407.50	\$2,675,000.00	
11/01/19		\$55,307.50	\$2,515,000.00	\$273,715.00
05/01/20	\$165,000.00	\$55,307.50	\$2,515,000.00	
11/01/20		\$52,110.63	\$2,350,000.00	\$272,418.13
05/01/21	\$170,000.00	\$52,110.63	\$2,350,000.00	
11/01/21		\$48,816.88	\$2,180,000.00	\$270,927.51
05/01/22	\$180,000.00	\$48,816.88	\$2,180,000.00	
11/01/22		\$45,329.38	\$2,000,000.00	\$274,146.26
05/01/23	\$185,000.00	\$45,329.38	\$2,000,000.00	
11/01/23		\$41,745.00	\$1,815,000.00	\$272,074.38
05/01/24	\$195,000.00	\$41,745.00	\$1,815,000.00	
11/01/24		\$37,260.00	\$1,620,000.00	\$274,005.00
05/01/25	\$200,000.00	\$37,260.00	\$1,620,000.00	
11/01/25		\$32,660.00	\$1,420,000.00	\$269,920.00
05/01/26	\$210,000.00	\$32,660.00	\$1,420,000.00	
11/01/26		\$27,830.00	\$1,210,000.00	\$270,490.00
05/01/27	\$220,000.00	\$27,830.00	\$1,210,000.00	
11/01/27		\$22,770.00	\$990,000.00	\$270,600.00
05/01/28	\$230,000.00	\$22,770.00	\$990,000.00	
11/01/28		\$17,480.00	\$760,000.00	\$270,250.00
05/01/29	\$240,000.00	\$17,480.00	\$760,000.00	
11/01/29		\$11,960.00	\$520,000.00	\$269,440.00
05/01/30	\$255,000.00	\$11,960.00	\$520,000.00	
11/01/30		\$6,095.00	\$265,000.00	\$273,055.00
05/01/31	\$265,000.00	\$6,095.00	\$265,000.00	\$271,095.00
totals	<u>\$2,675,000.00</u>	<u>\$925,927.34</u>		<u>\$3,600,927.34</u>