

***Adopted Budget  
Fiscal Year 2021***

***Capital Region  
Community Development District***

***August 13, 2020***



# Capital Region Community Development District

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# Capital Region

## Community Development District

## General Fund

| Description                                    | Adopted Budget FY 2020 | Actual Thru 6/30/2020 | Projected Next 3 Months | Total Projected 9/30/2020 | Adopted Budget FY 2021 |
|--|------------------------|-----------------------|-------------------------|---------------------------|------------------------|
| <b>Revenues</b>                                |                        |                       |                         |                           |                        |
| Special Assessment - On Roll                   | \$1,181,280            | \$1,187,386           | \$0                     | \$1,187,386               | \$1,236,552            |
| Special Assessment - Direct - St Joe           | \$379,158              | \$284,369             | \$94,790                | \$379,158                 | 391,936                |
| Interest Income/Misc. Revenue                  | \$2,500                | \$6,736               | \$2,747                 | \$9,483                   | \$9,400                |
| Carry Forward Surplus                          | \$94,863               | \$162,292             | \$0                     | \$162,292                 | \$97,734               |
| <b>TOTAL REVENUES</b>                          | <b>\$1,657,800</b>     | <b>\$1,640,782</b>    | <b>\$97,537</b>         | <b>\$1,738,319</b>        | <b>\$1,735,621</b>     |
| <b>Expenditures</b>                            |                        |                       |                         |                           |                        |
| <b>Administrative</b>                          |                        |                       |                         |                           |                        |
| Supervisor Fees                                | \$6,000                | \$4,800               | \$2,000                 | \$6,800                   | \$6,000                |
| FICA   | \$459                  | \$367                 | \$153                   | \$520                     | \$459                  |
| Engineering                                    | \$30,000               | \$13,004              | \$16,996                | \$30,000                  | \$30,000               |
| Arbitrage                                      | \$3,750                | \$600                 | \$1,200                 | \$1,800                   | \$1,800                |
| Dissemination                                  | \$7,300                | \$5,475               | \$1,825                 | \$7,300                   | \$7,300                |
| Attorney                                       | \$57,000               | \$30,004              | \$26,996                | \$57,000                  | \$57,000               |
| Annual Audit                                   | \$4,000                | \$4,250               | \$0                     | \$4,250                   | \$4,550                |
| Annual Report                                  | \$500                  | \$0                   | \$500                   | \$500                     | \$500                  |
| Trustee Fees                                   | \$14,000               | \$15,516              | \$0                     | \$15,516                  | \$15,520               |
| Assessment Roll Services                       | \$11,500               | \$11,500              | \$0                     | \$11,500                  | \$11,500               |
| Management Fees                                | \$48,620               | \$36,465              | \$12,155                | \$48,620                  | \$48,620               |
| Information Technology                         | \$2,800                | \$2,100               | \$700                   | \$2,800                   | \$2,800                |
| Record Storage                                 | \$150                  | \$0                   | \$150                   | \$150                     | \$150                  |
| Travel & Per Diem                              | \$1,750                | \$733                 | \$767                   | \$1,500                   | \$1,500                |
| Telephone                                      | \$300                  | \$197                 | \$103                   | \$300                     | \$300                  |
| Postage  | \$1,500                | \$589                 | \$411                   | \$1,000                   | \$1,000                |
| Printing & Binding                             | \$2,000                | \$1,014               | \$986                   | \$2,000                   | \$2,000                |
| Insurance                                      | \$16,627               | \$16,738              | \$0                     | \$16,738                  | \$18,412               |
| Legal Advertising                              | \$3,500                | \$1,801               | \$1,699                 | \$3,500                   | \$3,500                |
| Other Current Charges                          | \$1,600                | \$1,346               | \$254                   | \$1,600                   | \$1,600                |
| Office Supplies                                | \$200                  | \$73                  | \$127                   | \$200                     | \$200                  |
| Dues, Licenses & Subscriptions                 | \$3,175                | \$175                 | \$0                     | \$175                     | \$3,175                |
| Capital Outlay                                 | \$250                  | \$0                   | \$250                   | \$250                     | \$250                  |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>       | <b>\$216,980</b>       | <b>\$146,747</b>      | <b>\$67,272</b>         | <b>\$214,019</b>          | <b>\$218,135</b>       |
| <b>Field</b>                                   |                        |                       |                         |                           |                        |
| Management Fees                                | \$126,000              | \$94,500              | \$31,500                | \$126,000                 | \$126,000              |
| Security                                       | \$10,000               | \$5,843               | \$0                     | \$5,843                   | \$6,000                |
| Communications                                 | \$10,000               | \$4,000               | \$2,000                 | \$6,000                   | \$6,000                |
| Utilities                                      | \$45,000               | \$42,626              | \$14,209                | \$56,835                  | \$45,000               |
| Landscape Maintenance - Contract               | \$879,249              | \$659,437             | \$219,812               | \$879,249                 | \$983,735              |
| Landscape Maintenance - New Units/Street Trees | \$7,500                | \$111                 | \$7,389                 | \$7,500                   | \$7,500                |
| Pond Maintenance - Contract                    | \$5,000                | \$1,730               | \$1,730                 | \$3,460                   | \$3,500                |
| Pond Maintenance - New Units                   | \$0                    | \$0                   | \$0                     | \$0                       | \$1,000                |
| Pond Repairs - Current Units                   | \$30,000               | \$33,894              | \$0                     | \$33,894                  | \$35,000               |
| Pond Repairs - New Units                       | \$1,500                | \$0                   | \$1,500                 | \$1,500                   | \$1,500                |
| SWMF Operating Permit Fees                     | \$5,508                | \$4,156               | \$1,352                 | \$5,508                   | \$8,262                |

# Capital Region

## Community Development District

## General Fund

| Description                              | Adopted<br>Budget<br>FY 2020 | Actual<br>Thru<br>6/30/2020 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/2020 | Adopted<br>Budget<br>FY 2021 |
|--|------------------------------|-----------------------------|-------------------------------|---------------------------------|------------------------------|
| <i>Field (continued)</i>                 |                              |                             |                               |                                 |                              |
| Irrigation Maintenance - Contract        | \$49,604                     | \$37,203                    | \$12,401                      | \$49,604                        | \$51,030                     |
| Irrigation Maintenance - New Units       | \$500                        | \$21                        | \$479                         | \$500                           | \$500                        |
| Irrigation Repairs - Current Units       | \$40,000                     | \$37,569                    | \$2,431                       | \$40,000                        | \$40,000                     |
| Irrigation System Upgrades               | \$1,250                      | \$700                       | \$1,250                       | \$1,950                         | \$1,250                      |
| Preserve Maintenance                     | \$40,000                     | \$38,579                    | \$1,421                       | \$40,000                        | \$40,000                     |
| Tot Lot Inspection/Maintenance           | \$5,000                      | \$3,051                     | \$1,949                       | \$5,000                         | \$5,000                      |
| Tree Removal/Trimming/Cleanup            | \$35,000                     | \$17,371                    | \$17,629                      | \$35,000                        | \$35,000                     |
| Alleyway Maintenance                     | \$5,000                      | \$3,492                     | \$1,508                       | \$5,000                         | \$5,000                      |
| Miscellaneous Maintenance                | \$7,500                      | \$8,085                     | \$0                           | \$8,085                         | \$5,000                      |
| Special Events                           | \$5,000                      | (\$350)                     | \$4,650                       | \$4,300                         | \$5,000                      |
| Other - Contingency                      | \$5,000                      | \$2,648                     | \$2,352                       | \$5,000                         | \$3,000                      |
| Capital Expenditures                     | \$25,000                     | \$0                         | \$25,000                      | \$25,000                        | \$9,000                      |
| Reserve for Capital - R&R                | \$94,209                     | \$0                         | \$94,209                      | \$94,209                        | \$89,209                     |
| Common Area Maintenance                  | \$8,000                      | \$2,421                     | \$5,579                       | \$8,000                         | \$5,000                      |
| <b>TOTAL FIELD EXPENDITURES</b>          | <b>\$1,440,820</b>           | <b>\$997,087</b>            | <b>\$450,350</b>              | <b>\$1,447,437</b>              | <b>\$1,517,486</b>           |
| <b>TOTAL EXPENDITURES</b>                | <b>\$1,657,801</b>           | <b>\$1,143,834</b>          | <b>\$517,622</b>              | <b>\$1,661,456</b>              | <b>\$1,735,622</b>           |
| <b>EXCESS REVENUES OVER EXPENDITURES</b> | <b>(\$0)</b>                 | <b>\$496,948</b>            | <b>(\$420,085)</b>            | <b>\$76,863</b>                 | <b>\$0</b>                   |

# Capital Region

## Community Development District

### Assessment Allocation

|                           |                   | <u>FY 2018</u>                                   | <u>FY 2019</u>                                   | <u>FY 2020</u>                                   | <u>FY 2021</u>                                   |
|---------------------------|-------------------|--|--|--|--|
| Net Assessment            |                   | \$1,117,424                                      | \$1,133,370                                      | \$1,181,280                                      | \$1,236,552                                      |
| Plus Collection Fees (7%) |                   | \$84,107   | \$85,307   | \$88,914   | \$93,074   |
| Gross Assessments         |                   | \$1,201,531                                      | \$1,218,678                                      | \$1,270,193                                      | \$1,329,625.42                                   |
| No. of Units              |                   | 2,760  | 2,859  | 2,992  | 3,264  |
|                           |                   |  |  |  | 0.00% increase                                   |
| <b>Lot Size</b>           | <b># of Units</b> | <b>Gross<br/>Per Unit<br/>Amount<br/>FY 2018</b> | <b>Gross<br/>Per Unit<br/>Amount<br/>FY 2019</b> | <b>Gross<br/>Per Unit<br/>Amount<br/>FY 2020</b> | <b>Gross<br/>Per Unit<br/>Amount<br/>FY 2021</b> |
| <b>Apartments</b>         | <b>1,229</b>      | \$215.02   | \$215.02   | \$215.02   | <b>\$215.02</b>                                  |
| <b>Towns</b>              | <b>252</b>        | \$206.91   | \$206.91   | \$206.91   | <b>\$206.91</b>                                  |
| <b>Duplex</b>             | <b>0</b>          | \$0.00   | \$217.70   | \$217.70   | <b>\$217.70</b>                                  |
| <b>30s</b>                | <b>53</b>         | \$226.62   | \$226.62   | \$226.62   | <b>\$226.62</b>                                  |
| <b>40s</b>                | <b>224</b>        | \$241.40   | \$241.40   | \$241.40   | <b>\$241.40</b>                                  |
| <b>55s</b>                | <b>270</b>        | \$293.12   | \$293.12   | \$293.12   | <b>\$293.12</b>                                  |
| <b>65s</b>                | <b>312</b>        | \$362.10   | \$362.10   | \$362.10   | <b>\$362.10</b>                                  |
| <b>75s</b>                | <b>194</b>        | \$413.82   | \$413.82   | \$413.82   | <b>\$413.82</b>                                  |
| <b>85s</b>                | <b>102</b>        | \$450.37   | \$450.37   | \$450.37   | <b>\$450.37</b>                                  |
| <b>90s</b>                | <b>15</b>         | \$509.07   | \$509.07   | \$509.07   | <b>\$509.07</b>                                  |
| <b>100s</b>               | <b>166</b>        | \$517.29   | \$517.29   | \$517.29   | <b>\$517.29</b>                                  |
| <b>1/2 Ac</b>             | <b>142</b>        | \$620.75   | \$620.75   | \$620.75   | <b>\$620.75</b>                                  |
| <b>1Ac</b>                | <b>40</b>         | \$810.42   | \$810.42   | \$810.42   | <b>\$810.42</b>                                  |
| <b>ACLF</b>               | <b>101</b>        | \$0.00   | \$108.59   | \$108.59   | <b>\$108.59</b>                                  |
| <b>Blended Commercial</b> | <b>162</b>        | \$2,414.59                                       | \$2,414.59                                       | \$2,414.59                                       | <b>\$2,414.59</b>                                |
| <b>Golf Club</b>          | <b>1</b>          | \$13,259.51                                      | \$13,259.51                                      | \$13,259.51                                      | <b>\$13,259.51</b>                               |
| <b>Catholic School</b>    | <b>1</b>          | \$0.00   | \$0.00   | \$0.00   | <b>\$0.00</b>                                    |
| <b>Southwood House</b>    | <b>0</b>          | \$0.00   | \$941.69   | \$941.69   | <b>\$941.69</b>                                  |
| <b>Total</b>              | <b>3264</b>       |  |  |  |  |

### **REVENUES**

#### **Maintenance Assessments**

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

#### **Interest Income**

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

### **EXPENDITURES**

#### **Administrative:**

##### **Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 6 annual meetings.

##### **FICA Expense**

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

##### **Engineering Fees**

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

##### **Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2008A Capital Improvement Revenue Bonds, Series 2011A-1 and 2011A-2 Capital Improvement Revenue Refunding Bonds, and the Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

##### **Dissemination Agent**

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

##### **Attorney**

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

##### **Annual Audit**

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

##### **Trustee Fees**

The District issued Series 2008A Capital Improvement Revenue Bonds, Series 2011A1-A2 Capital Improvement Revenue Refunding Bonds and Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

##### **Assessment Roll**

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

##### **Management Fees**

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

##### **Information Technology**

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

### **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.

### **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 with TPD 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/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.

**Maintenance: (continued)**

**Landscape/Pond/Irrigation Maintenance (continued)**

| <b>Contracts</b>                               | <b>Monthly</b>  | <b>Annual</b>      |
|--|-----------------|--------------------|
| <i>Landscape Maintenance – Contract</i>        | \$81,978        | \$983,735          |
| Landscape Maintenance – New Units/Street Trees | \$833           | \$10,000           |
| Pond Maintenance – Contract                    | \$417           | \$5,000            |
| Pond Maintenance – New Units                   | \$83            | \$1,000            |
| Pond Repairs – Current Units                   | \$2,500         | \$30,000           |
| Pond Repairs – New Units                       | \$125           | \$1,500            |
| Irrigation Maintenance – Contract              | \$4,253         | \$51,030           |
| Irrigation Maintenance – New Units             | \$42            | \$500              |
| Irrigation Repairs – Current Units             | \$3,333         | \$40,000           |
| <b>Total</b>                                   | <b>\$93,564</b> | <b>\$1,122,765</b> |

**SWMF Operating Permit Fees**

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

**Preserve Maintenance**

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

**Tot-Lot Inspection Maintenance**

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

**Alleyway Maintenance**

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

**Miscellaneous Maintenance**

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

**Utilities**

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

| <b>Account#</b> | <b>Service Address</b>                    | <b>Monthly</b> | <b>Annual</b> |
|-----------------|---|----------------|---------------|
| 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         |



Utilities (continued)

| Account#     | Service Address                     | Monthly         | Annual          |
|--------------|-------------------------------------|-----------------|-----------------|
| 7670485610   | 3766 Greyfield Dr                   | \$50            | \$600           |
| 8001821240   | Various Locations- Area Lights      | \$880           | \$10,560        |
| 8270485610   | 3603 Capital Cir SE Irr.            | \$450           | \$5,400         |
| 8503683950   | 3751 Biltmore Ave - HYD             | \$50            | \$600           |
| 8965428817   | 3559 Four Oaks Blvd                 | \$50            | \$600           |
| 9143451140   | 3700 Spider Lily Way                | \$50            | \$600           |
| 9356890232   | 4583 Grove Park Dr. Temp.           | \$50            | \$600           |
| 9413485610   | 3000 School House Road              | \$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.             | \$45            | \$540           |
| <b>Total</b> |                                     | <b>\$ 3,750</b> | <b>\$45,000</b> |

**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<br>Budget<br>FY 2020 | Actual<br>Thru<br>6/30/2020 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/2020 | Adopted<br>Budget<br>FY 2021 |
|------------------------------|------------------------------|-----------------------------|-------------------------------|---------------------------------|------------------------------|
| <b>Revenues</b>              |                              |                             |                               |                                 |                              |
| Capital Reserve Contribution | \$119,209                    | \$0                         | \$94,209                      | \$94,209                        | \$89,209                     |
| Designated reserves          | \$181,304                    | \$72,998                    | \$0                           | \$72,998                        | \$148,399                    |
| <b>TOTAL REVENUES</b>        | <b>\$300,513</b>             | <b>\$72,998</b>             | <b>\$94,209</b>               | <b>\$167,207</b>                | <b>\$237,608</b>             |
| <b>Expenditures</b>          |                              |                             |                               |                                 |                              |
| Reserve for Capital - R&R    | \$0                          | \$18,308                    | \$0                           | \$18,308                        | \$0                          |
| Other Charges                | \$600                        | \$375                       | \$125                         | \$499                           | \$600                        |
| <b>TOTAL EXPENDITURES</b>    | <b>\$600</b>                 | <b>\$18,683</b>             | <b>\$125</b>                  | <b>\$18,808</b>                 | <b>\$600</b>                 |
| <b>ASSIGNED FUND BALANCE</b> | <b>\$299,913</b>             | <b>\$54,315</b>             | <b>\$94,084</b>               | <b>\$148,399</b>                | <b>\$237,008</b>             |

# Capital Region

## Community Development District

## Debt Service Fund Series 2011A-1 Capital Improvement Revenue Bonds

| Description                              | Adopted<br>Budget<br>FY 2020 | Actual<br>Thru<br>6/30/2020 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/2020 | Adopted<br>Budget<br>FY 2021 |
|--|------------------------------|-----------------------------|-------------------------------|---------------------------------|------------------------------|
| <b>Revenues</b>                          |                              |                             |                               |                                 |                              |
| Special Assessment - Tax Collector       | \$379,445                    | \$381,362                   | \$0                           | \$381,362                       | \$379,445                    |
| Interest Earned                          | \$1,000                      | \$3,190                     | \$100                         | \$3,290                         | \$1,000                      |
| Carry Forward Surplus <sup>(1)</sup>     | \$96,300                     | \$96,293                    | \$0                           | \$96,293                        | \$94,327                     |
| <b>TOTAL REVENUES</b>                    | <b>\$476,745</b>             | <b>\$480,845</b>            | <b>\$100</b>                  | <b>\$480,945</b>                | <b>\$474,772</b>             |
| <b>Expenditures</b>                      |                              |                             |                               |                                 |                              |
| <u>Series 2011A1</u>                     |                              |                             |                               |                                 |                              |
| Interest - 11/1 - 2011A1                 | \$85,659                     | \$85,959                    | \$0                           | \$85,959                        | \$80,837                     |
| Interest - 5/1 - 2011A1                  | \$85,659                     | \$85,659                    | \$0                           | \$85,659                        | \$80,837                     |
| PrincipaL - 5/1 - 2011A1                 | \$200,000                    | \$200,000                   | \$0                           | \$200,000                       | \$210,000                    |
| Special Call- 5/1 - 2011A1               | \$0                          | \$15,000                    | \$0                           | \$15,000                        | \$0                          |
| <b>TOTAL EXPENDITURES</b>                | <b>\$371,318</b>             | <b>\$386,618</b>            | <b>\$0</b>                    | <b>\$386,618</b>                | <b>\$371,673</b>             |
| <b>EXCESS REVENUES OVER EXPENDITURES</b> | <b>\$105,427</b>             | <b>\$94,227</b>             | <b>\$100</b>                  | <b>\$94,327</b>                 | <b>\$103,099</b>             |

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

|               |          |
|---------------|----------|
| 11/1/2021     |          |
| Series 2011A1 | \$76,028 |

# Capital Region

Community Development District

Series 2011A-1 Capital Improvement Revenue Bonds

A1 Term Bonds Due 5/1/2031

Debt Amortization

| Date          | Principal             | Interest              | Principal Balance | Calendar Year         |
|---------------|-----------------------|-----------------------|-------------------|-----------------------|
| 11/01/20      | \$0.00                | \$80,836.50           | \$3,040,000.00    | \$80,836.50           |
| 05/01/21      | \$210,000.00          | \$80,836.50           | \$2,830,000.00    |                       |
| 11/01/21      | \$0.00                | \$76,027.50           | \$2,830,000.00    | \$366,864.00          |
| 05/01/22      | \$220,000.00          | \$76,027.50           | \$2,610,000.00    |                       |
| 11/01/22      | \$0.00                | \$70,912.50           | \$2,610,000.00    | \$366,940.00          |
| 05/01/23      | \$230,000.00          | \$70,912.50           | \$2,380,000.00    |                       |
| 11/01/23      | \$0.00                | \$65,450.00           | \$2,380,000.00    | \$366,362.50          |
| 05/01/24      | \$245,000.00          | \$65,450.00           | \$2,135,000.00    |                       |
| 11/01/24      | \$0.00                | \$58,712.50           | \$2,135,000.00    | \$369,162.50          |
| 05/01/25      | \$260,000.00          | \$58,712.50           | \$1,875,000.00    |                       |
| 11/01/25      | \$0.00                | \$51,562.50           | \$1,875,000.00    | \$370,275.00          |
| 05/01/26      | \$275,000.00          | \$51,562.50           | \$1,600,000.00    |                       |
| 11/01/26      | \$0.00                | \$44,000.00           | \$1,600,000.00    | \$370,562.50          |
| 05/01/27      | \$290,000.00          | \$44,000.00           | \$1,310,000.00    |                       |
| 11/01/27      | \$0.00                | \$36,025.00           | \$1,310,000.00    | \$370,025.00          |
| 05/01/28      | \$305,000.00          | \$36,025.00           | \$1,005,000.00    |                       |
| 11/01/28      | \$0.00                | \$27,637.50           | \$1,005,000.00    | \$368,662.50          |
| 05/01/29      | \$320,000.00          | \$27,637.50           | \$685,000.00      |                       |
| 11/01/29      | \$0.00                | \$18,837.50           | \$685,000.00      | \$366,475.00          |
| 05/01/30      | \$340,000.00          | \$18,837.50           | \$345,000.00      |                       |
| 11/01/30      | \$0.00                | \$9,487.50            | \$345,000.00      | \$368,325.00          |
| 05/01/31      | \$345,000.00          | \$9,487.50            | \$0.00            | \$354,487.50          |
| <b>totals</b> | <b>\$3,040,000.00</b> | <b>\$1,078,978.00</b> |                   | <b>\$4,118,978.00</b> |

# Capital Region

## Community Development District

## Debt Service Fund Series 2013 Capital Improvement Refunding Bonds

| Description                              | Adopted<br>Budget<br>FY 2020 | Actual<br>Thru<br>6/30/2020 | Projected<br>Next<br>3 Months | Total<br>Projected<br>9/30/2020 | Adopted<br>Budget<br>FY 2021 |
|--|------------------------------|-----------------------------|-------------------------------|---------------------------------|------------------------------|
| <b>Revenues</b>                          |                              |                             |                               |                                 |                              |
| Special Assessment - Tax Collector       | \$862,173                    | \$866,282                   | \$0                           | \$866,282                       | \$862,173                    |
| Interest Income                          | \$2,500                      | \$8,532                     | \$250                         | \$8,782                         | \$2,500                      |
| Carry Forward Surplus <sup>(1)</sup>     | \$347,730                    | \$351,538                   | \$0                           | \$351,538                       | \$351,184                    |
| <b>TOTAL REVENUES</b>                    | <b>\$1,212,403</b>           | <b>\$1,226,352</b>          | <b>\$250</b>                  | <b>\$1,226,602</b>              | <b>\$1,215,857</b>           |
| <b>Expenditures</b>                      |                              |                             |                               |                                 |                              |
| Interest - 11/1                          | \$215,209                    | \$215,209                   | \$0                           | \$215,209                       | \$205,856                    |
| Interest - 5/1                           | \$215,209                    | \$215,209                   | \$0                           | \$215,209                       | \$205,856                    |
| Principal - 5/1                          | \$440,000                    | \$440,000                   | \$0                           | \$440,000                       | \$455,000                    |
| Special Call - 5/1                       | \$0                          | \$5,000                     | \$0                           | \$5,000                         | \$0                          |
| <b>TOTAL EXPENDITURES</b>                | <b>\$870,418</b>             | <b>\$875,418</b>            | <b>\$0</b>                    | <b>\$875,418</b>                | <b>\$866,713</b>             |
| <b>EXCESS REVENUES OVER EXPENDITURES</b> | <b>\$341,985</b>             | <b>\$350,934</b>            | <b>\$250</b>                  | <b>\$351,184</b>                | <b>\$349,144</b>             |

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

|                               |           |
|-------------------------------|-----------|
| 11/21 Interest<br>Series 2013 | \$195,619 |
|-------------------------------|-----------|

| Lot Size           | # of Units  | Per Unit<br>Amount | Gross<br>Assessments | Net<br>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          |
| <b>Total</b>       | <b>1318</b> |                    | <b>\$927,067</b>     | <b>\$862,173</b>   |

\* Certain Units have a lower debt per unit amount

# Capital Region

Community Development District

Series 2013 Capital Improvement Refunding Bonds

A1 Term Bonds Due 5/1/2031

Debt Amortization

| Date     | Principal                    | Interest                     | Principal Balance | Calendar Year                 |
|----------|------------------------------|------------------------------|-------------------|-------------------------------|
| 11/01/20 |                              | \$205,856.25                 | \$7,435,000.00    | \$205,856.25                  |
| 05/01/21 | \$455,000.00                 | \$205,856.25                 | \$6,980,000.00    |                               |
| 11/01/21 |                              | \$195,618.75                 | \$6,980,000.00    | \$856,475.00                  |
| 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>\$7,435,000.00</u></u> | <u><u>\$3,066,705.00</u></u> |                   | <u><u>\$10,501,705.00</u></u> |

# Capital Region

## Community Development District

## Debt Service Fund

### Series 2018A1 Capital Improvement Revenue Refunding Bonds

| Description                              | Adopted Budget<br>FY 2020 | Actual Thru<br>6/30/2020 | Projected Next<br>3 Months | Total Projected<br>9/30/2020 | Adopted Budget<br>FY 2021 |
|--|---------------------------|--------------------------|----------------------------|------------------------------|---------------------------|
| <b>Revenues</b>                          |                           |                          |                            |                              |                           |
| Special Assessment - Tax Collector       | \$220,083                 | \$221,211                | \$0                        | \$221,211                    | \$220,083                 |
| Special Assessment - Direct              | \$1,086,011               | \$760,207                | \$325,803                  | \$1,086,011                  | \$1,086,011               |
| Interest Income                          | \$2,500                   | \$5,905                  | \$250                      | \$6,155                      | \$2,500                   |
| Carry Forward Surplus <sup>(1)</sup>     | \$413,531                 | \$417,369                | \$0                        | \$417,369                    | \$397,549                 |
| <b>TOTAL REVENUES</b>                    | <b>\$1,722,125</b>        | <b>\$1,404,693</b>       | <b>\$326,053</b>           | <b>\$1,730,746</b>           | <b>\$1,706,143</b>        |
| <b>Expenditures</b>                      |                           |                          |                            |                              |                           |
| Interest - 11/1                          | \$401,650                 | \$401,650                | \$0                        | \$401,650                    | \$391,131                 |
| Special Call - 11/1                      | \$0                       | \$5,000                  | \$0                        | \$5,000                      | \$0                       |
| Interest - 5/1                           | \$401,650                 | \$401,547                | \$0                        | \$401,547                    | \$391,131                 |
| Principal - 5/1                          | \$510,000                 | \$510,000                | \$0                        | \$510,000                    | \$530,000                 |
| Special Call - 5/1                       | \$0                       | \$15,000                 | \$0                        | \$15,000                     | \$0                       |
| <b>TOTAL EXPENDITURES</b>                | <b>\$1,313,300</b>        | <b>\$1,333,197</b>       | <b>\$0</b>                 | <b>\$1,333,197</b>           | <b>\$1,312,263</b>        |
| <b>EXCESS REVENUES OVER EXPENDITURES</b> | <b>\$408,825</b>          | <b>\$71,496</b>          | <b>\$326,053</b>           | <b>\$397,549</b>             | <b>\$393,881</b>          |

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

|                                 |           |
|---------------------------------|-----------|
| 11/21 Interest<br>Series 2018A1 | \$380,200 |
|---------------------------------|-----------|

# Capital Region

## Community Development District

## Series 2018A1 Capital Improvement Revenue Refunding Bonds Debt Amortization

| Date          | Principal              | Interest               | Coupons | Principal Balance | Calendar Year          |
|---------------|------------------------|------------------------|---------|-------------------|------------------------|
| 11/01/19      |                        | \$401,650.00           |         | \$16,420,000.00   | \$401,650.00           |
| 05/01/20      | \$510,000.00           | \$401,650.00           | 4.125%  | \$16,420,000.00   |                        |
| 11/01/20      |                        | \$391,131.25           |         | \$15,910,000.00   | \$1,302,781.25         |
| 05/01/21      | \$530,000.00           | \$391,131.25           | 4.125%  | \$15,910,000.00   |                        |
| 11/01/21      |                        | \$380,200.00           |         | \$15,380,000.00   | \$1,301,331.25         |
| 05/01/22      | \$555,000.00           | \$380,200.00           | 4.125%  | \$15,380,000.00   |                        |
| 11/01/22      |                        | \$368,753.13           |         | \$14,825,000.00   | \$1,303,953.13         |
| 05/01/23      | \$575,000.00           | \$368,753.13           | 4.125%  | \$14,825,000.00   |                        |
| 11/01/23      |                        | \$356,893.75           |         | \$14,250,000.00   | \$1,300,646.88         |
| 05/01/24      | \$600,000.00           | \$356,893.75           | 4.625%  | \$14,250,000.00   |                        |
| 11/01/24      |                        | \$343,018.75           |         | \$13,650,000.00   | \$1,299,912.50         |
| 05/01/25      | \$630,000.00           | \$343,018.75           | 4.625%  | \$13,650,000.00   |                        |
| 11/01/25      |                        | \$328,450.00           |         | \$13,020,000.00   | \$1,301,468.75         |
| 05/01/26      | \$660,000.00           | \$328,450.00           | 4.625%  | \$13,020,000.00   |                        |
| 11/01/26      |                        | \$313,187.50           |         | \$12,360,000.00   | \$1,301,637.50         |
| 05/01/27      | \$690,000.00           | \$313,187.50           | 4.625%  | \$12,360,000.00   |                        |
| 11/01/27      |                        | \$297,231.25           |         | \$11,670,000.00   | \$1,300,418.75         |
| 05/01/28      | \$725,000.00           | \$297,231.25           | 4.625%  | \$11,670,000.00   |                        |
| 11/01/28      |                        | \$280,465.63           |         | \$10,945,000.00   | \$1,302,696.88         |
| 05/01/29      | \$760,000.00           | \$280,465.63           | 5.125%  | \$10,945,000.00   |                        |
| 11/01/29      |                        | \$260,990.63           |         | \$10,185,000.00   | \$1,301,456.25         |
| 05/01/30      | \$800,000.00           | \$260,990.63           | 5.125%  | \$10,185,000.00   |                        |
| 11/01/30      |                        | \$240,490.63           |         | \$9,385,000.00    | \$1,301,481.25         |
| 05/01/31      | \$840,000.00           | \$240,490.63           | 5.125%  | \$9,385,000.00    |                        |
| 11/01/31      |                        | \$218,965.63           |         | \$8,545,000.00    | \$1,299,456.25         |
| 05/01/32      | \$885,000.00           | \$218,965.63           | 5.125%  | \$8,545,000.00    |                        |
| 10/31/32      |                        | \$196,287.50           |         | \$7,660,000.00    | \$1,300,253.13         |
| 05/01/33      | \$935,000.00           | \$196,287.50           | 5.125%  | \$7,660,000.00    |                        |
| 11/01/33      |                        | \$172,328.13           |         | \$6,725,000.00    | \$1,303,615.63         |
| 05/01/34      | \$980,000.00           | \$172,328.13           | 5.125%  | \$6,725,000.00    |                        |
| 11/01/34      |                        | \$147,215.63           |         | \$5,745,000.00    | \$1,299,543.75         |
| 05/01/35      | \$1,035,000.00         | \$147,215.63           | 5.125%  | \$5,745,000.00    |                        |
| 11/01/35      |                        | \$120,693.75           |         | \$4,710,000.00    | \$1,302,909.38         |
| 04/30/36      | \$1,090,000.00         | \$120,693.75           | 5.125%  | \$4,710,000.00    |                        |
| 10/31/36      |                        | \$92,762.50            |         | \$3,620,000.00    | \$1,303,456.25         |
| 05/01/37      | \$1,145,000.00         | \$92,762.50            | 5.125%  | \$3,620,000.00    |                        |
| 10/31/37      |                        | \$63,421.88            |         | \$2,475,000.00    | \$1,301,184.38         |
| 05/01/38      | \$1,205,000.00         | \$63,421.88            | 5.125%  | \$2,475,000.00    |                        |
| 11/01/38      |                        | \$32,543.75            |         | \$1,270,000.00    | \$1,300,965.63         |
| 05/01/39      | \$1,270,000.00         | \$32,543.75            | 5.125%  | \$1,270,000.00    | \$1,302,543.75         |
| <b>totals</b> | <b>\$16,420,000.00</b> | <b>\$10,013,362.50</b> |         |                   | <b>\$26,433,362.50</b> |



# Capital Region

Community Development District

Debt Service Fund

Series 2018A2 Capital Improvement Revenue Refunding Bonds

| Description                              | Adopted Budget<br>FY 2020 | Actual Thru<br>6/30/2020 | Projected Next<br>3 Months | Total Projected<br>9/30/2020 | Adopted Budget<br>FY 2021 |
|--|---------------------------|--------------------------|----------------------------|------------------------------|---------------------------|
| <b>Revenues</b>                          |                           |                          |                            |                              |                           |
| Special Assessment - Tax Collector       | \$273,055                 | \$275,786                | \$0                        | \$275,786                    | \$273,055                 |
| Interest Income                          | \$2,500                   | \$1,810                  | \$250                      | \$2,060                      | \$2,500                   |
| Carry Forward Surplus <sup>(1)</sup>     | \$58,522                  | \$59,572                 | \$0                        | \$59,572                     | \$57,226                  |
| <b>TOTAL REVENUES</b>                    | <b>\$334,077</b>          | <b>\$337,167</b>         | <b>\$250</b>               | <b>\$337,417</b>             | <b>\$332,781</b>          |
| <b>Expenditures</b>                      |                           |                          |                            |                              |                           |
| Interest - 11/1                          | \$55,096                  | \$55,096                 | \$0                        | \$55,096                     | \$51,899                  |
| Interest - 5/1                           | \$55,096                  | \$55,096                 | \$0                        | \$55,096                     | \$51,899                  |
| Principal - 5/1                          | \$165,000                 | \$165,000                | \$0                        | \$165,000                    | \$170,000                 |
| Special Call - 5/1                       | \$0                       | \$5,000                  | \$0                        | \$5,000                      | \$0                       |
| <b>TOTAL EXPENDITURES</b>                | <b>\$275,191</b>          | <b>\$280,191</b>         | <b>\$0</b>                 | <b>\$280,191</b>             | <b>\$273,798</b>          |
| <b>EXCESS REVENUES OVER EXPENDITURES</b> | <b>\$58,886</b>           | <b>\$56,976</b>          | <b>\$250</b>               | <b>\$57,226</b>              | <b>\$58,984</b>           |

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

|                                 |          |
|---------------------------------|----------|
| 11/21 Interest<br>Series 2018A2 | \$48,605 |
|---------------------------------|----------|

# Capital Region

Community Development District

Series 2018A2 Capital Improvement Revenue Refunding Bonds

Debt Amortization

| Date          | Principal             | Interest            | Coupons | Principal Balance | Calendar Year         |
|---------------|-----------------------|---------------------|---------|-------------------|-----------------------|
| 11/01/19      |                       | \$55,095.63         |         | \$2,505,000.00    | \$55,095.63           |
| 05/01/20      | \$165,000.00          | \$55,095.63         | 3.875%  | \$2,505,000.00    |                       |
| 11/01/20      |                       | \$51,898.75         |         | \$2,340,000.00    | \$271,994.38          |
| 05/01/21      | \$170,000.00          | \$51,898.75         | 3.875%  | \$2,340,000.00    |                       |
| 11/01/21      |                       | \$48,605.00         |         | \$2,170,000.00    | \$270,503.75          |
| 05/01/22      | \$175,000.00          | \$48,605.00         | 3.875%  | \$2,170,000.00    |                       |
| 11/01/22      |                       | \$45,214.38         |         | \$1,995,000.00    | \$268,819.38          |
| 05/01/23      | \$185,000.00          | \$45,214.38         | 3.875%  | \$1,995,000.00    |                       |
| 11/01/23      |                       | \$41,630.00         |         | \$1,810,000.00    | \$271,844.38          |
| 05/01/24      | \$190,000.00          | \$41,630.00         | 4.600%  | \$1,810,000.00    |                       |
| 11/01/24      |                       | \$37,260.00         |         | \$1,620,000.00    | \$268,890.00          |
| 05/01/25      | \$200,000.00          | \$37,260.00         | 4.600%  | \$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         | 4.600%  | \$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         | 4.600%  | \$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         | 4.600%  | \$990,000.00      |                       |
| 11/01/28      |                       | \$17,480.00         |         | \$760,000.00      | \$270,250.00          |
| 05/01/29      | \$240,000.00          | \$17,480.00         | 4.600%  | \$760,000.00      |                       |
| 11/01/29      |                       | \$11,960.00         |         | \$520,000.00      | \$269,440.00          |
| 05/01/30      | \$255,000.00          | \$11,960.00         | 4.600%  | \$520,000.00      |                       |
| 11/01/30      |                       | \$6,095.00          |         | \$265,000.00      | \$273,055.00          |
| 05/01/31      | \$265,000.00          | \$6,095.00          | 4.600%  | \$265,000.00      | \$271,095.00          |
| <b>totals</b> | <b>\$2,505,000.00</b> | <b>\$796,997.50</b> |         |                   | <b>\$3,301,997.50</b> |