

Capital Region
Community Development District

Adopted Budget
FY 2025



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Capital Region
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 1,722,305	\$ 1,738,705	\$ -	\$ 1,738,705	\$ 1,723,304
Special Assessments - Direct St Joe	287,187	239,122	48,065	287,187	287,354
Interest income	10,000	45,078	8,427	53,505	30,000
Miscellaneous Revenue	-	940	-	940	-
Carry Forward Surplus	-	98,001	-	98,001	-
TOTAL REVENUES	\$ 2,019,492	\$ 2,121,846	\$ 56,492	\$ 2,178,338	\$ 2,040,658

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 3,000	\$ 8,400	\$ 12,000
FICA Taxes	918	413	230	643	918
Engineering	15,000	4,025	10,975	15,000	15,000
Attorney	37,000	21,489	15,511	37,000	37,000
Annual Audit	3,925	3,925	-	3,925	3,925
Annual Report	500	-	500	500	500
Assessment Administration	12,190	12,190	-	12,190	13,043
Arbitrage Rebate	1,800	1,800	-	1,800	1,800
Dissemination Agent	7,950	5,963	1,988	7,950	8,507
Trustee Fees	15,520	15,220	-	15,220	15,520
Management Fees	54,114	40,586	13,529	54,114	57,902
Information Technology	2,968	2,226	742	2,968	3,176
Website Maintenance	1,272	954	318	1,272	1,361
Record Storage	150	-	150	150	150
Telephone	300	-	75	75	300
Travel & Per Diem	2,000	209	500	709	2,000
Postage & Delivery	1,000	840	160	1,000	1,000
Insurance General Liability	12,874	11,587	-	11,587	13,325
Printing & Binding	2,000	410	150	560	2,000
Legal Advertising	3,500	588	279	867	3,500
Other Current Charges	1,600	935	665	1,600	1,987
Office Supplies	200	1	15	16	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Capital Outlay	250	-	-	-	-
TOTAL ADMINISTRATIVE	\$ 189,206	\$ 128,934	\$ 48,786	\$ 177,721	\$ 195,139

Capital Region
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
Operations & Maintenance					
Field Expenditures					
Property Insurance	\$ 13,898	\$ 14,178	\$ -	\$ 14,178	\$ 17,014
Management Fees	147,250	110,437	36,812	147,250	157,557
Security	7,000	-	-	-	-
Utilities-Electric/Water	57,800	34,963	24,000	58,963	60,000
Landscape Maintenance - Contract	1,066,255	799,691	266,564	1,066,255	1,038,980
Landscape Maintenance - New Units/Street Tree	5,500	2,266	3,234	5,500	5,500
Pond Maintenance - Contract	15,000	8,314	2,793	11,107	11,172
Pond Repairs - Current Units	40,000	117,061	3,000	120,061	50,000
Irrigation Maintenance - Contract	55,280	39,765	14,375	54,140	51,621
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	29,348	15,652	45,000	45,000
SWMF Operating Permit Fees	7,803	6,705	1,098	7,803	2,754
Preserve Maintenance	40,000	52,038	-	52,038	40,000
Tot Lot Inspection/Maintenance	7,500	2,122	5,378	7,500	7,500
Tree Removal/Trimming/Cleanup	38,000	87,243	-	87,243	38,000
Alleyway Maintenance	5,000	10,645	-	10,645	10,000
Miscellaneous Maintenance	7,500	13,187	3,000	16,187	7,500
Special Events	-	8,836	-	8,836	9,000
Other - Contingency	5,000	(25)	-	(25)	67,921
Capital Expenditures	25,000	10,573	14,427	25,000	25,000
Reserve for Capital - R&R	233,000	233,000	-	233,000	168,500
Common Area Maintenance	8,000	26,437	3,000	29,437	12,000
Enhancement/Beautification	-	-	-	-	20,000
TOTAL FIELD EXPENDITURES	\$ 1,830,286	\$ 1,606,785	\$ 393,832	\$ 2,000,617	\$ 1,845,519
TOTAL EXPENDITURES	\$ 2,019,492	\$ 1,735,719	\$ 442,618	\$ 2,178,338	\$ 2,040,658
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 386,127	\$ (386,127)	\$ -	\$ -

Capital Region
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

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

Special Assessments-Direct St Joe

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

Interest

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds, Series 2021 Capital Improvement Revenue Refund Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent

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

Trustee Fees

The District issued Series 2013 Capital Improvement Revenue Bonds, and Series 2018A1/A2 Capital Improvement Revenue refunding Bonds, and Series 2021 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

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

Capital Region
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Information Technology

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

Website Maintenance

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

Record Storage

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

Telephone

Telephone, New internet and Wi-Fi service for Office.

Travel & Per Diem

Travel expenses to attend meetings, conferences, etc.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Field

Property Insurance

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

Management Fees

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

Utilities - Electric/Water

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

Capital Region
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (continued)

Landscape/Pond/Irrigation Maintenance

The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping, pond and irrigation maintenance services to all the common areas within the District. Services include mowing, trimming, fertilization, maintenance of irrigations systems, and trimming of District owned trees.

Contracts

Landscape Maintenance - Contract	\$86,582	\$1,038,980
Landscape Maintenance - New Units/Street Trees	\$458	\$5,500
Pond Maintenance - Contract The Lake Doctor Catfish Pond	\$332	\$3,984
Pond Maintenance - Contract McGlynn Labs Inc	\$1,065	\$4,260
Pond Maintenance - Contract The Lake Doctor Verdura	\$732	\$2,928
 Pond Repairs - Current Units	 \$4,167	 \$50,000
 Irrigation Maintenance - Contract	 \$4,302	 \$51,621
Irrigation Maintenance - New Units	\$42	\$500
Irrigation Maintenance - Current Units	\$3,750	\$45,000
Total	\$101,429	\$1,202,773

SWMF Operating Permit Fees

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

Preserve Maintenance

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

Tot-Lot Inspection Maintenance

The District owns a recreational area that requires repairs/replacements as well as mulch twice a year. Also, included is an annual inspection.

Tree Removal/Trimming/Cleanup

Represents cleanup, trimming and removal trees throughout the district.

Alleyway Maintenance

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

Miscellaneous Maintenance

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

Special Events

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

Other Contingencies

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

Capital Expenditures

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

Reserve for Capital Repairs and Replacements

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

Common Area Maintenance

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

Enhancement/Beautification

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

Capital Region
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Capital Reserve Contribution	\$ 233,000	\$ 233,000	\$ -	\$ 233,000	\$ 168,500
Interest	-	13,882	4,806	18,688	20,000
Designated reserves	295,746	296,346	-	296,346	387,434
TOTAL REVENUES	\$ 528,746	\$ 543,228	\$ 4,806	\$ 548,034	\$ 575,934
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Playground System	\$ -	\$ 80,000	\$ 80,000	\$ 160,000	\$ -
Other Charges	600	236	364	600	600
TOTAL EXPENDITURES	\$ 600	\$ 80,235	\$ 80,364	\$ 160,600	\$ 600
EXCESS REVENUES (EXPENDITURES)	\$ 528,146	\$ 462,993	\$ (75,558)	\$ 387,434	\$ 575,334

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

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 886,446	\$ 891,352	\$ 1,739	\$ 893,091	\$ 755,949
Interest Earnings	2,000	42,046	5,490	47,536	20,000
Carry Forward Surplus ⁽¹⁾	377,186	808,183	-	808,183	139,465
TOTAL REVENUES	\$ 1,265,632	\$ 1,741,581	\$ 7,229	\$ 1,748,810	\$ 915,414
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 171,776	\$ 171,776	\$ -	\$ 171,776	\$ 139,519
Interest - 5/1	171,776	171,776	-	171,776	139,519
Principal - 5/1	530,000	530,000	-	530,000	485,000
Interest - 9/3	-	-	12,793	12,793	-
Special Call 9/3	-	-	650,000	650,000	-
Other Debt Service Costs	-	-	73,000	73,000	-
TOTAL EXPENDITURES	\$ 873,553	\$ 873,553	\$ 735,793	\$ 1,609,346	\$ 764,038
TOTAL EXPENDITURES	\$ 873,553	\$ 873,553	\$ 735,793	\$ 1,609,346	\$ 764,038
EXCESS REVENUES (EXPENDITURES)	\$ 392,079	\$ 868,029	\$ (728,564)	\$ 139,465	\$ 151,376

Interest Due 11/1/25 \$126,788

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 5,985,000	5.050%	\$ 530,000	\$ 171,776	\$ -
09/01/24	5,455,000	5.050%	650,000	12,793	
11/01/24	4,805,000	5.050%	-	139,519	1,504,088
05/01/25	4,805,000	5.250%	485,000	139,519	
11/01/25	4,320,000	5.250%	-	126,788	751,306
05/01/26	4,320,000	5.750%	515,000	126,788	
11/01/26	3,805,000	5.750%		111,981	753,769
05/01/27	3,805,000	5.750%	545,000	111,981	
11/01/27	3,260,000	5.750%		96,313	753,294
05/01/28	3,260,000	5.750%	580,000	96,313	
11/01/28	2,680,000	5.750%		79,638	755,950
05/01/29	2,680,000	5.750%	610,000	79,638	
11/01/29	2,070,000	6.000%		62,100	751,738
05/01/30	2,070,000	6.000%	650,000	62,100	
11/01/30	1,420,000	6.000%		42,600	754,700
05/01/31	1,420,000	6.000%	690,000	42,600	
11/01/31	730,000	6.000%		21,900	754,500
05/01/32	730,000	6.000%	730,000	21,900	751,900
TOTAL			\$ 5,985,000	\$ 1,546,244	\$ 7,531,244

Capital Region
Community Development District
Adopted Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 565,965	\$ 568,815	\$ 1,485	\$ 570,300	\$ 565,965
Special Assessments-Direct	740,129	517,988	222,141	740,129	740,129
Special Assessments-Prepayments	-	900,890	-	900,890	-
Interest Earnings	1,000	49,100	7,870	56,970	15,000
Carry Forward Surplus ⁽¹⁾	404,597	406,064	-	406,064	404,597
TOTAL REVENUES	\$ 1,711,691	\$ 2,442,858	\$ 231,495	\$ 2,674,353	\$ 1,725,691
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 355,753	\$ 355,753	\$ -	\$ 355,753	\$ 341,878
Interest - 5/1	355,753	355,753	-	355,753	341,878
Principal - 5/1	600,000	600,000	-	600,000	630,000
Special Call - 5/1	-	925,000	-	925,000	-
TOTAL EXPENDITURES	\$ 1,311,506	\$ 2,236,506	\$ -	\$ 2,236,506	\$ 1,313,756
TOTAL EXPENDITURES	\$ 1,311,506	\$ 2,236,506	\$ -	\$ 2,236,506	\$ 1,313,756
EXCESS REVENUES (EXPENDITURES)	\$ 400,184	\$ 206,351	\$ 231,495	\$ 437,846	\$ 411,934

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$327,309

Capital Region
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2018A1 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 14,205,000	4.625%	\$ 600,000	\$ 355,753	\$ -
11/01/24	13,605,000		-	341,878	1,297,631
05/01/25	13,605,000	4.625%	630,000	341,878	
11/01/25	12,975,000			327,309	1,299,188
05/01/26	12,975,000	4.625%	660,000	327,309	
11/01/26	12,315,000			312,047	1,299,356
05/01/27	12,315,000	4.625%	690,000	312,047	
11/01/27	11,625,000			296,091	1,298,138
05/01/28	11,625,000	4.625%	720,000	296,091	
11/01/28	10,905,000			279,441	1,295,531
05/01/29	10,905,000	5.125%	755,000	279,441	
11/01/29	10,150,000			260,094	1,294,534
05/01/30	10,150,000	5.125%	795,000	260,094	
11/01/30	9,355,000			239,722	1,294,816
05/01/31	9,355,000	5.125%	840,000	239,722	
11/01/31	8,515,000			218,197	1,297,919
05/01/32	8,515,000	5.125%	885,000	218,197	
10/31/32	7,630,000			195,519	1,298,716
05/01/33	7,630,000	5.125%	930,000	195,519	
11/01/33	6,700,000			171,688	1,297,206
05/01/34	6,700,000	5.125%	980,000	171,688	
11/01/34	5,720,000			146,575	1,298,263
05/01/35	5,720,000	5.125%	1,030,000	146,575	
11/01/35	4,690,000			120,181	1,296,756
04/30/36	4,690,000	5.125%	1,085,000	120,181	
10/31/36	3,605,000			92,378	1,297,559
05/01/37	3,605,000	5.125%	1,140,000	92,378	
10/31/37	2,465,000			63,166	1,295,544
05/01/38	2,465,000	5.125%	1,200,000	63,166	
11/01/38	1,265,000			32,416	1,295,581
05/01/39	1,265,000	5.125%	1,265,000	32,416	1,297,416
TOTAL			\$ 14,205,000	\$ 6,549,153	\$ 20,754,153

Capital Region
Community Development District
Adopted Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 274,147	\$ 284,443	\$ -	\$ 284,443	\$ 274,147
Interest Earnings	500	10,670	1,629	12,299	5,000
Carry Forward Surplus ⁽¹⁾	56,111	56,680	-	56,680	56,111
TOTAL REVENUES	\$ 330,758	\$ 351,793	\$ 1,629	\$ 353,422	\$ 335,258
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 41,055	\$ 41,055	\$ -	\$ 41,055	\$ 36,570
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	41,055	40,940	-	40,940	36,570
Principal - 5/1	190,000	190,000	-	190,000	200,000
Special Call - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 272,110	\$ 281,995	\$ -	\$ 281,995	\$ 273,140
TOTAL EXPENDITURES	\$ 272,110	\$ 281,995	\$ -	\$ 281,995	\$ 273,140
EXCESS REVENUES (EXPENDITURES)	\$ 58,648	\$ 69,798	\$ 1,629	\$ 71,427	\$ 62,118

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$31,970

Capital Region
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2018A2 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 1,780,000	4.600%	\$ 190,000	\$ 40,940	\$ -
11/01/24	1,590,000		-	36,570	267,510
05/01/25	1,590,000	4.600%	200,000	36,570	
11/01/25	1,390,000			31,970	268,540
05/01/26	1,390,000	4.600%	205,000	31,970	
11/01/26	1,185,000			27,255	264,225
05/01/27	1,185,000	4.600%	215,000	27,255	
11/01/27	970,000			22,310	264,565
05/01/28	970,000	4.600%	225,000	22,310	
11/01/28	745,000			17,135	264,445
05/01/29	745,000	4.600%	235,000	17,135	
11/01/29	510,000			11,730	263,865
05/01/30	510,000	4.600%	250,000	11,730	
11/01/30	260,000			5,980	267,710
05/01/31	260,000	4.600%	260,000	5,980	265,980
TOTAL			\$ 1,780,000	\$ 346,840	\$ 2,126,840

Capital Region
Community Development District
Adopted Budget

Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 318,937	\$ 320,948	\$ -	\$ 320,948	\$ 318,937
Interest Earnings	500	7,133	1,500	8,633	2,750
Carry Forward Surplus ⁽¹⁾	50,731	50,830	-	50,830	50,731
TOTAL REVENUES	\$ 370,169	\$ 378,911	\$ 1,500	\$ 380,411	\$ 372,419
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 28,688	\$ 28,688	\$ -	\$ 28,688	\$ 25,438
Interest - 5/1	28,688	28,688	-	28,688	25,438
Principal - 5/1	260,000	260,000	-	260,000	270,000
TOTAL EXPENDITURES	\$ 317,375	\$ 317,375	\$ -	\$ 317,375	\$ 320,875
TOTAL EXPENDITURES	\$ 317,375	\$ 317,375	\$ -	\$ 317,375	\$ 320,875
EXCESS REVENUES (EXPENDITURES)	\$ 52,794	\$ 61,536	\$ 1,500	\$ 63,036	\$ 51,544

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$22,063

Capital Region
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2021 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 2,295,000	2.500%	\$ 260,000	\$ 28,688	\$ -
11/01/24	2,035,000	2.5000%	-	25,438	314,125
05/01/25	2,035,000	2.5000%	270,000	25,438	
11/01/25	1,765,000	2.5000%		22,063	317,500
05/01/26	1,765,000	2.5000%	275,000	22,063	
11/01/26	1,490,000	2.5000%		18,625	315,688
05/01/27	1,490,000	2.5000%	285,000	18,625	
11/01/27	1,205,000	2.5000%		15,063	318,688
05/01/28	1,205,000	2.5000%	290,000	15,063	
11/01/28	915,000	2.5000%		11,438	316,500
05/01/29	915,000	2.5000%	295,000	11,438	
11/01/29	620,000	2.5000%		7,750	314,188
05/01/30	620,000	2.5000%	305,000	7,750	
11/01/30	315,000	2.5000%		3,938	316,688
05/01/31	315,000	2.5000%	315,000	3,938	318,938
TOTAL			\$ 2,295,000	\$ 237,313	\$ 2,532,313

Capital Region
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2018A1	Bonds Units 2018A2	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments								Total Assessed Per Unit				
						refinanced	ex 2008	ex 2011	ex 2011	FY 2025				FY 2024				Increase/(decrease)	FY 2025	FY 2024	Increase/(decrease)
										O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Total
Apartments	1745	654	850	241	0	\$262.91	\$262.91	\$0.00	\$306.34	\$326.50	\$349.80	\$0.00	\$361.23	\$326.50	\$349.80	\$0.00	-\$54.89	\$1,245.55	\$1,300.44	-\$54.89	
Townhomes	298	82	46	0	60	\$252.99	\$252.99	\$0.00	\$279.26	\$297.62	\$0.00	\$215.13	\$329.30	\$297.62	\$0.00	\$215.13	-\$50.04	\$1,045.00	\$1,095.04	-\$50.04	
Townhomes-1	0	0	0	0	110	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258.87	\$0.00	\$0.00	\$0.00	\$258.87	\$0.00	\$258.87	\$258.87	\$0.00	
Duplex	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
30s	53	0	0	0	53	\$277.09	\$277.09	\$0.00	\$0.00	\$0.00	\$0.00	\$282.54	\$0.00	\$0.00	\$0.00	\$282.54	\$0.00	\$559.63	\$559.63	\$0.00	
40s	250	153	69	0	28	\$295.16	\$295.16	\$0.00	\$326.45	\$346.64	\$0.00	\$302.61	\$384.95	\$346.64	\$0.00	\$302.61	-\$58.50	\$1,270.86	\$1,329.36	-\$58.50	
55s	371	107	154	0	28	\$358.40	\$358.40	\$0.00	\$396.08	\$421.04	\$0.00	\$304.76	\$467.05	\$421.04	\$0.00	\$304.76	-\$70.97	\$1,480.28	\$1,551.25	-\$70.97	
55s-1	0	0	0	0	82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$367.13	\$0.00	\$0.00	\$0.00	\$367.13	\$0.00	\$367.13	\$367.13	\$0.00	
65s	382	127	144	0	42	\$442.74	\$442.74	\$0.00	\$488.91	\$519.95	\$0.00	\$376.47	\$576.51	\$519.95	\$0.00	\$376.47	-\$87.60	\$1,828.07	\$1,915.67	-\$87.60	
65's-1	0	0	0	0	69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$453.20	\$0.00	\$0.00	\$0.00	\$453.20	\$0.00	\$453.20	\$453.20	\$0.00	
75s	209	56	76	0	34	\$505.98	\$505.98	\$0.00	\$559.30	\$594.36	\$0.00	\$430.26	\$659.52	\$594.36	\$0.00	\$430.26	-\$100.22	\$2,089.90	\$2,190.12	-\$100.22	
75s-1	0	0	0	0	43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$518.46	\$0.00	\$0.00	\$0.00	\$518.46	\$0.00	\$518.46	\$518.46	\$0.00	
85s	111	77	34	0	0	\$550.67	\$550.67	\$0.00	\$605.72	\$644.25	\$0.00	\$0.00	\$714.25	\$644.25	\$0.00	\$0.00	-\$108.53	\$1,800.64	\$1,909.17	-\$108.53	
90s	26	0	26	0	0	\$622.44	\$622.44	\$0.00	\$0.00	\$693.71	\$0.00	\$0.00	\$0.00	\$693.71	\$0.00	\$0.00	\$0.00	\$1,316.15	\$1,316.15	\$0.00	
100s	205	40	44	0	32	\$632.49	\$632.49	\$0.00	\$698.55	\$743.17	\$0.00	\$537.82	\$823.73	\$743.17	\$0.00	\$537.82	-\$125.18	\$2,612.03	\$2,737.21	-\$125.18	
100s-1	0	0	0	0	89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$647.54	\$0.00	\$0.00	\$0.00	\$647.54	\$0.00	\$647.54	\$647.54	\$0.00	
1/2 Ac	160	73	21	0	22	\$758.99	\$758.99	\$0.00	\$838.57	\$891.99	\$0.00	\$645.39	\$988.82	\$891.99	\$0.00	\$645.39	-\$150.25	\$3,134.94	\$3,285.19	-\$150.25	
1/2 Ac-1	0	0	0	0	44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$777.33	\$0.00	\$0.00	\$0.00	\$777.33	\$0.00	\$777.33	\$777.33	\$0.00	
1Ac	40	3	0	0	25	\$990.90	\$990.90	\$0.00	\$1,094.64	\$0.00	\$0.00	\$842.59	\$1,290.76	\$0.00	\$0.00	\$842.59	-\$196.12	\$2,928.13	\$3,124.25	-\$196.12	
1Ac-1	0	0	0	0	11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,014.69	\$0.00	\$0.00	\$0.00	\$1,014.69	\$0.00	\$1,014.69	\$1,014.69	\$0.00	
ACLF	101	0	101	0	0	\$132.77	\$132.77	\$0.00	\$0.00	\$156.69	\$0.00	\$0.00	\$0.00	\$156.69	\$0.00	\$0.00	\$0.00	\$289.46	\$289.46	\$0.00	
Blended Commercial	143.52	28.97	0	0	0	\$2,952.32	\$2,952.32	\$0.00	\$1,779.79	\$0.00	\$0.00	\$0.00	\$1,915.62	\$0.00	\$0.00	\$0.00	-\$135.83	\$4,732.11	\$4,867.94	-\$135.83	
Blended Commercial	0	58.464	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.41	\$0.00	\$0.00	\$0.00	\$3,831.23	\$0.00	\$0.00	\$0.00	-\$581.82	\$3,249.41	\$3,831.23	-\$581.82	
Blended Commercial	0	2.12	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.08	\$0.00	\$0.00	\$0.00	\$3,831.23	\$0.00	\$0.00	\$0.00	-\$582.15	\$3,249.08	\$3,831.23	-\$582.15	
Blended Commercial	0	1.415	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.05	\$0.00	\$0.00	\$0.00	\$3,831.23	\$0.00	\$0.00	\$0.00	-\$582.18	\$3,249.05	\$3,831.23	-\$582.18	
Blended Commercial	0	3.62	0	0	0	\$0.00	\$0.00	\$0.00	\$3,249.07	\$0.00	\$0.00	\$0.00	\$3,831.23	\$0.00	\$0.00	\$0.00	-\$582.16	\$3,249.07	\$3,831.23	-\$582.16	
Golf Club	1	0	0	1	0	\$16,212.38	\$16,212.38	\$0.00	\$0.00	\$0.00	\$21,400.59	\$0.00	\$0.00	\$0.00	\$21,400.59	\$0.00	\$0.00	\$37,612.97	\$37,612.97	\$0.00	
Catholic School	1	0	0	1	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,520.07	\$0.00	\$0.00	\$0.00	\$20,520.07	\$0.00	\$0.00	\$20,520.07	\$20,520.07	\$0.00	
Southwood House	0.39	0	0	0	0	\$2,952.32	\$2,952.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,952.32	\$2,952.32	\$0.00	
Cottages	0	0	0.39	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,456.73	\$0.00	\$0.00	\$0.00	\$3,456.73	\$0.00	\$0.00	\$0.00	\$3,456.73	\$3,456.73	\$0.00	
Commercial	0	0	0	43.37	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,690.94	\$0.00	\$0.00	\$0.00	\$3,690.94	\$0.00	\$0.00	\$3,690.94	\$3,690.94	\$0.00	
Commercial-2	0	0	0	3.84	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,207.33	\$0.00	\$0.00	\$0.00	\$2,207.33	\$0.00	\$0.00	\$2,207.33	\$2,207.33	\$0.00	
Total	4096.91	1466.59	1565.39	290.21	772																