

*Amended Budget  
Fiscal Year 2012*

*Capital Region Community  
Development District*

*January 12, 2012*



# **Capital Region Community Development District**

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# Capital Region

## Community Development District

## General Fund

Description	Adopted Budget FY 2011	Actual Thru 6/30/2011	Projected Next 3 Months	Total Projected 9/30/2011	Proposed Budget FY 2012	Changes at 6/9/2011	Adopted Budget FY 2012
<b>Revenues</b>							
Special Assessment - Tax Collector	\$1,030,978	\$1,034,029	\$0	\$1,034,029	\$1,030,978	\$0	\$1,030,978
Special Assessment - Direct - St Joe	\$519,398	\$389,547	\$129,849	\$519,396	\$479,904	\$0	\$479,904
Developer Contributions	\$171,770	\$82,012	\$0	\$82,012	\$85,885	\$0	\$85,885
Interest Income/Misc. Income	\$1,000	\$29,435	\$454	\$29,889	\$1,000	\$0	\$1,000
<b>TOTAL REVENUES</b>	<b>\$1,723,146</b>	<b>\$1,535,023</b>	<b>\$130,303</b>	<b>\$1,665,326</b>	<b>\$1,597,767</b>	<b>\$0</b>	<b>\$1,597,767</b>
<b>Expenditures</b>							
<b>Administrative</b>							
Supervisor Fees	\$12,000	\$8,585	\$2,000	\$10,585	\$12,000	\$0	\$12,000
Fica	\$918	\$637	\$153	\$790	\$918	\$0	\$918
Engineering	\$20,000	\$12,325	\$7,675	\$20,000	\$30,000	\$0	\$30,000
Arbitrage	\$2,750	\$0	\$3,750	\$3,750	\$3,750	\$0	\$3,750
Dissemination	\$7,000	\$7,000	\$0	\$7,000	\$7,000	\$0	\$7,000
Attorney - General	\$40,000	\$39,367	\$19,684	\$59,051	\$50,000	(\$10,000)	\$40,000
Annual Audit	\$13,500	\$5,500	\$8,000	\$13,500	\$8,000	\$0	\$8,000
Annual Report	\$0	\$0	\$0	\$0	\$0	\$6,850	\$6,850
Trustee Fees	\$23,500	\$12,681	\$0	\$12,681	\$13,000	\$0	\$13,000
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500	\$0	\$11,500
Management Fees	\$46,305	\$34,729	\$11,576	\$46,305	\$46,305	\$0	\$46,305
Computer Time/Web Site	\$2,800	\$2,100	\$700	\$2,800	\$2,800	\$0	\$2,800
Record Storage	\$100	\$0	\$100	\$100	\$100	\$0	\$100
Travel & Per Diem	\$2,800	\$4,722	\$300	\$5,022	\$5,800	\$0	\$5,800
Telephone	\$300	\$232	\$68	\$300	\$300	\$0	\$300
Postage	\$2,500	\$1,647	\$853	\$2,500	\$2,500	\$0	\$2,500
Printing & Binding	\$4,000	\$3,686	\$1,229	\$4,914	\$5,500	(\$500)	\$5,000
Meeting Room Rental	\$2,400	\$600	\$0	\$600	\$0	\$0	\$0
Insurance	\$14,700	\$13,488	\$0	\$13,488	\$15,600	(\$600)	\$15,000
Legal Advertising	\$4,000	\$1,938	\$1,018	\$2,956	\$3,000	\$0	\$3,000
Other Current Charges	\$2,446	\$511	\$363	\$874	\$2,000	(\$750)	\$1,250
Office Supplies	\$500	\$293	\$98	\$390	\$500	\$0	\$500
Dues, Licenses & Subscriptions	\$175	\$1,300	\$0	\$1,300	\$1,675	\$0	\$1,675
Capital Outlay	\$250	\$0	\$250	\$250	\$250	\$0	\$250
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$214,444</b>	<b>\$162,841</b>	<b>\$57,816</b>	<b>\$220,657</b>	<b>\$222,498</b>	<b>(\$5,000)</b>	<b>\$217,498</b>

# Capital Region

## Community Development District

## General Fund

Description	Adopted Budget FY 2011	Actual Thru 6/30/2011	Projected Next 3 Months	Total Projected 9/30/2011	Proposed Budget FY 2012	Changes at 6/9/2011	Adopted Budget FY 2012
<b>Field</b>							
Management Fees	\$103,000	\$77,250	\$25,750	\$103,000	\$114,000	\$0	\$114,000
Landscape Maintenance - Contract	\$722,412	\$486,112	\$155,026	\$641,138	\$627,502	\$0	\$627,502
Landscape Maintenance - New Units	\$15,831	\$1,233	\$2,500	\$3,733	\$10,000	(\$5,000)	\$5,000
Landscape Maintenance - Park Contract	\$278,450	\$158,378	\$47,218	\$205,595	\$188,871	\$0	\$188,871
Pond Maintenance - Contract	\$23,196	\$17,397	\$5,799	\$23,196	\$23,196	\$0	\$23,196
Pond Maintenance - New Units	\$12,000	\$0	\$5,000	\$5,000	\$10,000	\$0	\$10,000
Pond Repairs - Current Units	\$20,000	\$26,219	\$8,740	\$34,959	\$30,000	\$0	\$30,000
Pond Repairs - New Units	\$5,000	\$0	\$1,500	\$1,500	\$5,000	\$0	\$5,000
Irrigation Maintenance - Contract	\$87,750	\$65,119	\$21,500	\$86,619	\$86,000	\$0	\$86,000
Irrigation Maintenance - New Units	\$3,727	\$1,853	\$500	\$2,353	\$3,500	\$0	\$3,500
Irrigation Repairs - Current Units	\$47,850	\$30,726	\$17,124	\$47,850	\$45,000	\$0	\$45,000
Irrigation Repairs - New Units	\$1,000	\$0	\$500	\$500	\$1,000	\$0	\$1,000
Irrigation System Upgrades	\$0	\$0	\$0	\$0	\$35,000	\$0	\$35,000
Pump Station Maintenance	\$5,000	\$855	\$16,000	\$16,855	\$25,000	\$0	\$25,000
Preserve Maintenance	\$35,000	\$14,938	\$9,959	\$24,897	\$35,000	\$0	\$35,000
Tot Lot Inspection/Maintenance	\$1,500	\$1,350	\$1,500	\$2,850	\$5,000	\$0	\$5,000
Storm Cleanup/Repair/Cleaning	\$17,000	\$1,080	\$17,000	\$18,080	\$20,000	\$0	\$20,000
Reuse Retrofit	\$20,000	\$6,558	\$10,000	\$16,558	\$20,000	\$0	\$20,000
Alleyway Maintenance	\$1,686	\$0	\$1,686	\$1,686	\$5,000	\$0	\$5,000
Miscellaneous Maintenance	\$2,500	\$2,793	\$2,207	\$5,000	\$5,000	\$0	\$5,000
Utilities	\$99,800	\$83,075	\$28,780	\$111,855	\$70,000	\$0	\$70,000
Other - Contingency	\$6,000	\$11,276	\$2,500	\$13,776	\$11,200	\$0	\$11,200
Budget Stabilization	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
<b>TOTAL FIELD EXPENSES</b>	<b>\$1,508,702</b>	<b>\$986,213</b>	<b>\$380,787</b>	<b>\$1,367,000</b>	<b>\$1,375,269</b>	<b>\$5,000</b>	<b>\$1,380,269</b>
<b>TOTAL EXPENSES</b>	<b>\$1,723,146</b>	<b>\$1,149,054</b>	<b>\$438,603</b>	<b>\$1,587,657</b>	<b>\$1,597,767</b>	<b>\$0</b>	<b>\$1,597,767</b>
<b>TOTAL OTHER SOURCES AND USES</b>							
Interfund Transfer	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$385,969</b>	<b>(\$308,300)</b>	<b>\$77,669</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

	FY 2009	FY 2010	FY 2011	FY 2012
Net Assessment	\$977,523	\$1,030,978	\$1,030,978	\$1,030,978
Plus Collection Fees (6%)	\$62,395	\$65,807	\$65,807	\$65,807
Gross Assessments	\$1,039,918	\$1,096,785	\$1,096,785	\$1,096,785
No. of Units	2,143	2,415	2,415	2,415

Lot Size	# of Units	Per Unit	Per Unit	Per Unit
		Amount FY 10	Amount FY 11	Amount FY 12
Apartments	761	\$209.06	\$209.06	\$209.06
ACLF	0	\$100.35	\$100.35	\$100.35
Towns	252	\$201.18	\$201.18	\$201.18
30s	53	\$220.34	\$220.34	\$220.34
40s	181	\$234.71	\$234.71	\$234.71
55s	217	\$285.00	\$285.00	\$285.00
65s	238	\$352.07	\$352.07	\$352.07
75s	133	\$402.35	\$402.35	\$402.35
85s	77	\$437.90	\$437.90	\$437.90
90s	0	\$470.43	\$470.43	\$470.43
100s	162	\$502.96	\$502.96	\$502.96
1/2 Ac	138	\$603.55	\$603.55	\$603.55
1Ac	40	\$787.97	\$787.97	\$787.97
Blended Commercial	161	\$2,347.70	\$2,347.70	\$2,347.70
Golf Club	1	\$12,892.22	\$12,892.22	\$12,892.22
Catholic School	1	\$12,367.03	\$12,367.03	\$12,367.03
<b>Total</b>	<b>2415</b>			

(1) Preliminary projections for budgetary purposes only with refinement during budget adoption.

# Capital Region Community Development District

## Exhibit "A"

### Allocation of Operating Reserves

#### Estimated Funds Available

Beginning Fund Balance - Fiscal Year 2011	\$ 502,526
<sup>(1)</sup> Estimated Excess Revenues - Fiscal Year 2011	\$ -
<b>Total Estimated Funds Available - 9/30/11</b>	<b>\$ 502,526</b>

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#### Allocation of Funds Available

Capital Reserve-Renewal/Replacement	\$ 103,084
<sup>(2)</sup> Operating Reserve - First Quarter Operating Capital	\$ 399,442
<b>Total Operating Reserves</b>	<b>\$ 502,526</b>
<b>Total Undesignated Cash</b>	<b>\$ -</b>

<sup>(1)</sup> Projected excess revenues would be net of developer contributions to be refunded of \$77,669.

<sup>(2)</sup> Recommended first quarter operating capital is \$399,442.

# **CAPITAL REGION**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **GENERAL FUND BUDGET** **FISCAL YEAR 2012**

#### **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.

##### **Deficit Funding – St. Joe**

This represents the deficit funding by St. Joe in excess of assessments determined by an annual benefit allocation. The funding requirements are outlined in an Agreement by the District and St. Joe with elimination of all deficit funding after FY2012.

##### **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 will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

##### **Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2001A, 2002A Capital Improvement Revenue Bonds, Series 2005 Bond Anticipation Notes, the Series 2006 Bond Anticipation Notes and the Series 2008A Capital Improvement Revenue Bonds. Currently the District has contracted Grau & Company, 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 Prager, Sealy & Company, the District's bond underwriter, 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, etc.

##### **Annual Audit**

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

# **CAPITAL REGION**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **GENERAL FUND BUDGET FISCAL YEAR 2012**

#### **Trustee Fees**

The District issued Series 2001A, 2002A Capital Improvement Revenue Bonds and the Series 2008A 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.

#### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

#### **Assessment Roll**

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

#### **Computer Time**

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

#### **Telephone**

Telephone and fax machine.

#### **Postage**

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

#### **Travel & Per Diem**

Travel expenses to attend meetings, conferences, etc.

#### **Printing & Binding**

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

#### **Records Storage**

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

#### **Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. Preferred Governmental Insurance Trust 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.

#### **Annual Report**

The District will provide all landowners with copies of the District's Annual Report.

# **CAPITAL REGION**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **GENERAL FUND BUDGET FISCAL YEAR 2012**

#### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Community Affairs 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 such as a file cabinet for District files.

#### **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 reviewing contracts and other maintenance related items.

##### **Landscape/Parks/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.

##### **Pond Maintenance**

The District has a contract with The Lake Doctors who provide monthly water management services to (14) fourteen retention ponds throughout the District.

##### **Pump Station Maintenance**

The District conducts repairs and maintenance of pumping stations for partial irrigation.

##### **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.

##### **Storm Cleanup/Repair/Cleaning**

The Districts will repair and replace damages caused by a Natural Disaster.

##### **Reuse Retrofit**

The use of conservation from portable water to reuse water within the Districts owned irrigation system.

##### **Alleyway Maintenance**

The District conducts repairs and maintenance of the owned alleyways.

##### **Miscellaneous Maintenance**

Unscheduled repairs and maintenance to the Districts facilities not allocated to a particular area

##### **Other – Contingencies**

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

# **CAPITAL REGION**

## **COMMUNITY DEVELOPMENT DISTRICT**

### **GENERAL FUND BUDGET FISCAL YEAR 2012**

**Utilities**

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

<b>Account #</b>	<b>Services Address</b>	
1680485610	3766 Greyfield Dr - Pump 1	\$1,000
1780485610	2150 Merchants Row Blvd - Pump	\$200
2780485610	2588 Merchants Row Blvd - Pump	\$200
3077919780	3136 Dickinson Dr.	\$200
3183002658	3001 School House Rd Reclaimed	\$1,000
3541485610	2301 E Orange Ave irr	\$300
3543485610	3701 Mossy Creek Ln - Unit 1	\$4,000
3680485610	3765 Grove Park Dr	\$200
4263972522	Dickinson Dr. Area Lights	\$500
4360485610	1900 Merchants Row Entrance	\$500
4680485610	3992 Four Oaks Blvd	\$100
5399698926	3252 Uplike Ave IRR	\$200
6243485610	3700 Mossy Creek Ln- Pump	\$200
6948377092	3601 Capital Circle SE - Sign	\$5,000
7042865610	4850 Grove Park Dr - IRR	\$200
7580485610	3705 Four Oaks Blvd	\$1,000
7670485610	3766 Greyfield Dr	\$2,000
8001821240	2450 Rain Lily Way Unit 29 Area Lights	\$18,000
8404454440	3657 E Orange Avenue-HYD	\$15,700
8503683950	3751 Biltmore Ave - Hyd	\$15,000
8965428817	3559 Four Oaks Blvd	\$200
9143451140	1960 Quail Grove Lane IRR	\$1,000
9356890232	4583 Grove Park Dr. Temp.	\$200
9413485610	3000 School House Road	\$200
9650988960	3751 Biltmore Ave IRR	\$200
9674588544	3735 Esplanade Way - IRR	\$500
9699066720	3145 Mulberry Park Blvd. Area Light	\$2,000
9778998416	2471 E. Orange Ave. Irr.	\$200
<b>Total</b>		<b>\$70,000</b>

**Budget Stabilization**

*Funds to be utilized for non-reoccurring expenditures in order to keep annual assessments in place.*

**Capital Region**  
Community Development District

**Debt Service Fund**  
Series 2002A

Description	Adopted Budget FY 2011	Actual Thru 6/30/2011	Projected Next 3 Months	Total Projected 9/30/2011	Adopted Budget FY 2012
<b>Revenues</b>					
Special Assessment - Tax Collector	\$1,047,881	\$1,049,408	\$0	\$1,049,408	\$1,047,881
Interest Income	\$0	\$89	\$0	\$89	\$0
Carry Forward Surplus	\$477,287	\$481,055	\$0	\$481,055	\$485,907
<b>TOTAL REVENUES</b>	<b>\$1,525,168</b>	<b>\$1,530,552</b>	<b>\$0</b>	<b>\$1,530,552</b>	<b>\$1,533,788</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$399,823	\$399,823	\$0	\$399,823	\$391,615
Interest Expense - 5/1	\$399,823	\$399,823	\$0	\$399,823	\$391,615
Principal Expense - 5/1	\$245,000	\$245,000	\$0	\$245,000	\$260,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,044,645</b>	<b>\$1,044,645</b>	<b>\$0</b>	<b>\$1,044,645</b>	<b>\$1,043,230</b>
<b>EXCESS REVENUES</b>	<b>\$480,523</b>	<b>\$485,907</b>	<b>\$0</b>	<b>\$485,907</b>	<b>\$490,558</b>

11/12 Interest Series 2002A \$382,905

Lot Size	# of Units	Per Unit Amount
Apartments	486	\$396
*Towns	82	\$361
40s	153	\$422
*55s	107	\$512
*65s	127	\$632
*75s	56	\$723
85s	77	\$783
*100s	41	\$903
*1/2 Ac	72	\$1,084
*1Ac	3	\$1,415
Blended Commercial	112.619	\$4,200
<b>Total</b>	<b>1317</b>	

	FY 2012
Net Assessments	\$1,047,881
Plus Collection Fees (6%)	\$66,886
Gross Assessments	\$1,114,767

\* Certain Units have a lower debt per unit amount

**Capital Region**  
**Community Development District**  
**Debt Amortization**  
**Series 2002A Capital Improvement Revenue Bonds**

<b>Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal Balance</b>	<b>Calendar Year</b>
05/01/09	\$215,000.00	\$414,730.00	\$12,165,000.00	
11/01/09		\$407,527.50	\$12,165,000.00	\$1,037,257.50
05/01/10	\$230,000.00	\$407,527.50	\$11,935,000.00	
11/01/10		\$399,822.50	\$11,935,000.00	\$1,037,350.00
05/01/11	\$245,000.00	\$399,822.50	\$11,690,000.00	
11/01/11		\$391,615.00	\$11,690,000.00	\$1,036,437.50
05/01/12	\$260,000.00	\$391,615.00	\$11,430,000.00	
11/01/12		\$382,905.00	\$11,430,000.00	\$1,034,520.00
05/01/13	\$280,000.00	\$382,905.00	\$11,150,000.00	
11/01/13		\$373,525.00	\$11,150,000.00	\$1,036,430.00
05/01/14	\$300,000.00	\$373,525.00	\$10,850,000.00	
11/01/14		\$363,475.00	\$10,850,000.00	\$1,037,000.00
05/01/15	\$320,000.00	\$363,475.00	\$10,530,000.00	
11/01/15		\$352,755.00	\$10,530,000.00	\$1,036,230.00
05/01/16	\$345,000.00	\$352,755.00	\$10,185,000.00	
11/01/16		\$341,197.50	\$10,185,000.00	\$1,038,952.50
05/01/17	\$365,000.00	\$341,197.50	\$9,820,000.00	
11/01/17		\$328,970.00	\$9,820,000.00	\$1,035,167.50
05/01/18	\$390,000.00	\$328,970.00	\$9,430,000.00	
11/01/18		\$315,905.00	\$9,430,000.00	\$1,034,875.00
05/01/19	\$420,000.00	\$315,905.00	\$9,010,000.00	
11/01/19		\$301,835.00	\$9,010,000.00	\$1,037,740.00
05/01/20	\$450,000.00	\$301,835.00	\$8,560,000.00	
11/01/20		\$286,760.00	\$8,560,000.00	\$1,038,595.00
05/01/21	\$480,000.00	\$286,760.00	\$8,080,000.00	
11/01/21		\$270,680.00	\$8,080,000.00	\$1,037,440.00
05/01/22	\$515,000.00	\$270,680.00	\$7,565,000.00	
11/01/22		\$253,427.50	\$7,565,000.00	\$1,039,107.50
05/01/23	\$550,000.00	\$253,427.50	\$7,015,000.00	
11/01/23		\$235,002.50	\$7,015,000.00	\$1,038,430.00
05/01/24	\$585,000.00	\$235,002.50	\$6,430,000.00	
11/01/24		\$215,405.00	\$6,430,000.00	\$1,035,407.50
05/01/25	\$630,000.00	\$215,405.00	\$5,800,000.00	
11/01/25		\$194,300.00	\$5,800,000.00	\$1,039,705.00
05/01/26	\$670,000.00	\$194,300.00	\$5,130,000.00	
11/01/26		\$171,855.00	\$5,130,000.00	\$1,036,155.00
05/01/27	\$720,000.00	\$171,855.00	\$4,410,000.00	
11/01/27		\$147,735.00	\$4,410,000.00	\$1,039,590.00
05/01/28	\$765,000.00	\$147,735.00	\$3,645,000.00	
11/01/28		\$122,107.50	\$3,645,000.00	\$1,034,842.50
05/01/29	\$820,000.00	\$122,107.50	\$2,825,000.00	
11/01/29		\$94,637.50	\$2,825,000.00	\$1,036,745.00
05/01/30	\$880,000.00	\$94,637.50	\$1,945,000.00	
11/01/30		\$65,157.50	\$1,945,000.00	\$1,039,795.00
05/01/31	\$940,000.00	\$65,157.50	\$1,005,000.00	
11/01/31		\$33,667.50	\$1,005,000.00	\$1,038,825.00
05/01/32	\$1,005,000.00	\$33,667.50	\$0.00	\$1,038,667.50
<b>totals</b>	<b>\$12,380,000.00</b>	<b>\$12,515,265.00</b>		<b>\$24,895,265.00</b>

# Capital Region

Community Development District

Debt Service Fund  
Series 2008

Description	Adopted Budget FY 2011	Actual Thru 6/30/2011	Projected Next 3 Months	Total Projected 9/30/2011	Adopted Budget FY 2012
<b>Revenues</b>					
<sup>(1)</sup> Special Assessment - Tax Collector	\$12,925	\$12,656	\$0	\$12,656	\$12,925
<sup>(2)</sup> Special Assessment - Direct	\$1,586,200	\$951,720	\$634,480	\$1,586,200	\$1,585,150
Interest Income	\$0	\$115	\$0	\$115	\$0
Carry Forward Surplus	\$698,706	\$714,700	\$0	\$714,700	\$696,796
<b>TOTAL REVENUES</b>	<b>\$2,297,831</b>	<b>\$1,679,191</b>	<b>\$634,480</b>	<b>\$2,313,671</b>	<b>\$2,294,871</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$693,700	\$693,700	\$0	\$693,700	\$685,650
Special Call 11/1	\$0	\$15,000	\$0	\$15,000	\$0
Interest Expense - 5/1	\$693,700	\$693,175	\$0	\$693,175	\$685,650
Principal Expense - 5/1	\$215,000	\$215,000	\$0	\$215,000	\$235,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,602,400</b>	<b>\$1,616,875</b>	<b>\$0</b>	<b>\$1,616,875</b>	<b>\$1,606,300</b>
<b>EXCESS REVENUES</b>	<b>\$695,431</b>	<b>\$62,316</b>	<b>\$634,480</b>	<b>\$696,796</b>	<b>\$688,571</b>

<sup>(1)</sup> Represents 34 out of 272 Apartments Units located in Unit 35

<sup>(2)</sup> Represents Direct Assessments on Undeveloped Property

11/12 Interest  
Series 2008

\$677,425

Lot Size	# of Units	Per Unit Amount
Apartments	600	\$396
ACLF	130	\$93
*Towns	212	\$361
40s	210	\$422
*55s	399	\$512
*65s	195	\$632
*75s	58	\$723
85s	16	\$783
*100s	24	\$903
*1/2 Ac	2	\$1,084
*1Ac	0	\$1,415
Blended Commercial	5.520	\$4,200
<b>Total</b>	<b>2050</b>	

\* Certain Units have a lower debt per unit amount

**Capital Region**  
Community Development District  
Debt Amortization  
Series 2008 Capital Improvement Revenue Bonds

Date	Principal	Interest	Principal Balance	Calendar Year
			\$20,020,000.00	
05/01/11	\$215,000.00	\$693,175.00	\$19,590,000.00	
11/01/11		\$685,650.00	\$19,590,000.00	\$1,593,825.00
05/01/12	\$235,000.00	\$685,650.00	\$19,355,000.00	
11/01/12		\$677,425.00	\$19,355,000.00	\$1,598,075.00
05/01/13	\$250,000.00	\$677,425.00	\$19,105,000.00	
11/01/13		\$668,675.00	\$19,105,000.00	\$1,596,100.00
05/01/14	\$270,000.00	\$668,675.00	\$18,835,000.00	
11/01/14		\$659,225.00	\$18,835,000.00	\$1,597,900.00
05/01/15	\$285,000.00	\$659,225.00	\$18,550,000.00	
11/01/15		\$649,250.00	\$18,550,000.00	\$1,593,475.00
05/01/16	\$310,000.00	\$649,250.00	\$18,240,000.00	
11/01/16		\$638,400.00	\$18,240,000.00	\$1,597,650.00
05/01/17	\$330,000.00	\$638,400.00	\$17,910,000.00	
11/01/17		\$626,850.00	\$17,910,000.00	\$1,595,250.00
05/01/18	\$355,000.00	\$626,850.00	\$17,555,000.00	
11/01/18		\$614,425.00	\$17,555,000.00	\$1,596,275.00
05/01/19	\$380,000.00	\$614,425.00	\$17,175,000.00	
11/01/19		\$601,125.00	\$17,175,000.00	\$1,595,550.00
05/01/20	\$405,000.00	\$601,125.00	\$16,770,000.00	
11/01/20		\$586,950.00	\$16,770,000.00	\$1,593,075.00
05/01/21	\$435,000.00	\$586,950.00	\$16,335,000.00	
11/01/21		\$571,725.00	\$16,335,000.00	\$1,593,675.00
05/01/22	\$470,000.00	\$571,725.00	\$15,865,000.00	
11/01/22		\$555,275.00	\$15,865,000.00	\$1,597,000.00
05/01/23	\$505,000.00	\$555,275.00	\$15,360,000.00	
11/01/23		\$537,600.00	\$15,360,000.00	\$1,597,875.00
05/01/24	\$540,000.00	\$537,600.00	\$14,820,000.00	
11/01/24		\$518,700.00	\$14,820,000.00	\$1,596,300.00
05/01/25	\$580,000.00	\$518,700.00	\$14,240,000.00	
11/01/25		\$498,400.00	\$14,240,000.00	\$1,597,100.00
05/01/26	\$620,000.00	\$498,400.00	\$13,620,000.00	
11/01/26		\$476,700.00	\$13,620,000.00	\$1,595,100.00
05/01/27	\$665,000.00	\$476,700.00	\$12,955,000.00	
11/01/27		\$453,425.00	\$12,955,000.00	\$1,595,125.00
05/01/28	\$715,000.00	\$453,425.00	\$12,240,000.00	
11/01/28		\$428,400.00	\$12,240,000.00	\$1,596,825.00
05/01/29	\$765,000.00	\$428,400.00	\$11,475,000.00	
11/01/29		\$401,625.00	\$11,475,000.00	\$1,595,025.00
05/01/30	\$820,000.00	\$401,625.00	\$10,655,000.00	
11/01/30		\$372,925.00	\$10,655,000.00	\$1,594,550.00
05/01/31	\$880,000.00	\$372,925.00	\$9,775,000.00	
11/01/31		\$342,125.00	\$9,775,000.00	\$1,595,050.00
05/01/32	\$945,000.00	\$342,125.00	\$8,830,000.00	
11/01/32		\$309,050.00	\$8,830,000.00	\$1,596,175.00
05/01/33	\$1,015,000.00	\$309,050.00	\$7,815,000.00	
11/01/33		\$273,525.00	\$7,815,000.00	\$1,597,575.00
05/01/34	\$1,085,000.00	\$273,525.00	\$6,730,000.00	
11/01/34		\$235,550.00	\$6,730,000.00	\$1,594,075.00
05/01/35	\$1,165,000.00	\$235,550.00	\$5,565,000.00	
11/01/35		\$194,775.00	\$5,565,000.00	\$1,595,325.00
05/01/36	\$1,250,000.00	\$194,775.00	\$4,315,000.00	
11/01/36		\$151,025.00	\$4,315,000.00	\$1,595,800.00
05/01/37	\$1,340,000.00	\$151,025.00	\$2,975,000.00	
11/01/37		\$104,125.00	\$2,975,000.00	\$1,595,150.00
05/01/38	\$1,435,000.00	\$104,125.00	\$1,540,000.00	
11/01/38		\$53,900.00	\$1,540,000.00	\$1,593,025.00
05/01/39	\$1,540,000.00	\$53,900.00	\$0.00	\$1,593,900.00
<b>totals</b>	<b>\$19,805,000.00</b>	<b>\$26,466,825.00</b>		<b>\$46,271,825.00</b>

**Capital Region**  
Community Development District

Debt Service Fund  
Series 2011A1/A2

Description	Adopted Budget FY 2011	Actual Thru 6/30/2011	Projected Next 3 Months	Total Projected 9/30/2011	Amended Budget FY 2012
<b>Revenues</b>					
Special Assessment - Tax Collector	\$0	\$0	\$0	\$0	\$725,684
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725,684</b>
<b>Expenses</b>					
<b>Series 2011A1</b>					
Interest Expense - 11/1 - 2011A1	\$0	\$0	\$0	\$0	\$28,525
Interest Expense - 5/1 - 2011A1	\$0	\$0	\$0	\$0	\$109,243
Principal Expense - 5/1 - 2011A1	\$0	\$0	\$0	\$0	\$160,000
<b>Series 2011A2</b>					
Interest Expense - 11/1 - 2011A2	\$0	\$0	\$0	\$0	\$27,600
Interest Expense - 5/1 - 2011A2	\$0	\$0	\$0	\$0	\$105,703
Principal Expense - 5/1 - 2011A2	\$0	\$0	\$0	\$0	\$85,000
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$516,070</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$209,614</b>

Lot Size	# of Units	Per Unit Amount
*Towns	60	\$256
*Towns	110	\$308
30s	53	\$336
40s	28	\$360
*55s	28	\$363
*55s	82	\$437
*65s	42	\$448
*65s	69	\$539
*75s	34	\$512
*75s	43	\$617
*100s	32	\$640
*100s	89	\$770
*1/2 Ac	22	\$768
*1/2 Ac	44	\$925
*1Ac	25	\$1,002
*1Ac	11	\$1,207
Blended Commercial	3.84	\$2,379
Blended Commercial	43.372	\$3,978
Golf Club	1	\$23,065
Catholic School	1	\$22,116
Apartments	241	\$377
<b>Total</b>	<b>1062</b>	

	FY 2012
Net Assessment	\$725,684
Plus Collection Fees (7%)	\$54,621
Gross Assessments	\$780,306

\* Certain Units have a lower debt per unit amount

**Capital Region**  
**Community Development District**  
**Debt Amortization**  
**Series 2011A-1 Capital Improvement Revenue Bonds**  
**A1 Serial Bonds Due 5/1/2023**

<b>Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal Balance</b>	<b>Calendar Year</b>
11/01/11	\$0	\$11,003.94	\$2,300,000.00	\$11,003.94
05/01/12	\$160,000	\$42,142.75	\$2,140,000.00	
11/01/12	\$0	\$40,462.75	\$2,140,000.00	\$242,605.50
05/01/13	\$165,000	\$40,462.75	\$1,975,000.00	
11/01/13	\$0	\$38,565.25	\$1,975,000.00	\$244,028.00
05/01/14	\$170,000	\$38,565.25	\$1,805,000.00	
11/01/14	\$0	\$36,397.75	\$1,805,000.00	\$244,963.00
05/01/15	\$170,000	\$36,397.75	\$1,635,000.00	
11/01/15	\$0	\$34,017.75	\$1,635,000.00	\$240,415.50
05/01/16	\$180,000	\$34,017.75	\$1,455,000.00	
11/01/16	\$0	\$31,236.75	\$1,455,000.00	\$245,254.50
05/01/17	\$185,000	\$31,236.75	\$1,270,000.00	
11/01/17	\$0	\$28,054.75	\$1,270,000.00	\$244,291.50
05/01/18	\$190,000	\$28,054.75	\$1,080,000.00	
11/01/18	\$0	\$24,416.25	\$1,080,000.00	\$242,471.00
05/01/19	\$200,000	\$24,416.25	\$880,000.00	
11/01/19	\$0	\$20,256.25	\$880,000.00	\$244,672.50
05/01/20	\$205,000	\$20,256.25	\$675,000.00	
11/01/20	\$0	\$15,736.00	\$675,000.00	\$240,992.25
05/01/21	\$215,000	\$15,736.00	\$460,000.00	
11/01/21	\$0	\$10,812.50	\$460,000.00	\$241,548.50
05/01/22	\$225,000	\$10,812.50	\$235,000.00	
11/01/22	\$0	\$5,581.25	\$235,000.00	\$241,393.75
05/01/23	\$235,000	\$5,581.25	\$0.00	\$240,581.25
<b>totals</b>	<b>\$2,300,000</b>	<b>\$624,221.19</b>		<b>\$2,924,221.19</b>

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

<b>Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal Balance</b>	<b>Calendar Year</b>
11/01/11		\$17,520.56	\$2,440,000.00	\$17,520.56
05/01/12		\$67,100.00	\$2,440,000.00	
11/01/12		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/13		\$67,100.00	\$2,440,000.00	
11/01/13		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/14		\$67,100.00	\$2,440,000.00	
11/01/14		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/15		\$67,100.00	\$2,440,000.00	
11/01/15		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/16		\$67,100.00	\$2,440,000.00	
11/01/16		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/17		\$67,100.00	\$2,440,000.00	
11/01/17		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/18		\$67,100.00	\$2,440,000.00	
11/01/18		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/19		\$67,100.00	\$2,440,000.00	
11/01/19		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/20		\$67,100.00	\$2,440,000.00	
11/01/20		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/21		\$67,100.00	\$2,440,000.00	
11/01/21		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/22		\$67,100.00	\$2,440,000.00	
11/01/22		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/23		\$67,100.00	\$2,440,000.00	
11/01/23		\$67,100.00	\$2,440,000.00	\$134,200.00
05/01/24	\$250,000.00	\$67,100.00	\$2,190,000.00	
11/01/24		\$60,225.00	\$2,190,000.00	\$377,325.00
05/01/25	\$265,000.00	\$60,225.00	\$1,925,000.00	
11/01/25		\$52,937.50	\$1,925,000.00	\$378,162.50
05/01/26	\$280,000.00	\$52,937.50	\$1,645,000.00	
11/01/26		\$45,237.50	\$1,645,000.00	\$378,175.00
05/01/27	\$295,000.00	\$45,237.50	\$1,350,000.00	
11/01/27		\$37,125.00	\$1,350,000.00	\$377,362.50
05/01/28	\$310,000.00	\$37,125.00	\$1,040,000.00	
11/01/28		\$28,600.00	\$1,040,000.00	\$375,725.00
05/01/29	\$330,000.00	\$28,600.00	\$710,000.00	
11/01/29		\$19,525.00	\$710,000.00	\$378,125.00
05/01/30	\$345,000.00	\$19,525.00	\$365,000.00	
11/01/30		\$10,037.50	\$365,000.00	\$374,562.50
05/01/31	\$365,000.00	\$10,037.50	\$0.00	\$375,037.50
<b>totals</b>	<b>\$2,440,000.00</b>	<b>\$2,202,395.56</b>		<b>\$4,642,395.56</b>

**Capital Region**  
**Community Development District**  
**Debt Amortization**  
**Series 2011A-2 Capital Improvement Revenue Bonds**  
**A2 Term Bonds Due 5/1/2021**

<b>Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal Balance</b>	<b>Calendar Year</b>
11/01/11	\$0	\$9,227.67	\$1,140,000.00	\$9,227.67
05/01/12	\$85,000	\$35,340.00	\$1,055,000.00	
11/01/12		\$32,705.00	\$1,055,000.00	\$153,045.00
05/01/13	\$90,000	\$32,705.00	\$965,000.00	
11/01/13	\$0	\$29,915.00	\$965,000.00	\$152,620.00
05/01/14	\$95,000	\$29,915.00	\$870,000.00	
11/01/14	\$0	\$26,970.00	\$870,000.00	\$151,885.00
05/01/15	\$100,000	\$26,970.00	\$770,000.00	
11/01/15	\$0	\$23,870.00	\$770,000.00	\$150,840.00
05/01/16	\$110,000	\$23,870.00	\$660,000.00	
11/01/16	\$0	\$20,460.00	\$660,000.00	\$154,330.00
05/01/17	\$115,000	\$20,460.00	\$545,000.00	
11/01/17	\$0	\$16,895.00	\$545,000.00	\$152,355.00
05/01/18	\$125,000	\$16,895.00	\$420,000.00	
11/01/18	\$0	\$13,020.00	\$420,000.00	\$154,915.00
05/01/19	\$130,000	\$13,020.00	\$290,000.00	
11/01/19	\$0	\$8,990.00	\$290,000.00	\$152,010.00
05/01/20	\$140,000	\$8,990.00	\$150,000.00	
11/01/20	\$0	\$4,650.00	\$150,000.00	\$153,640.00
05/01/21	\$150,000	\$4,650.00	\$0.00	\$154,650.00
<b>totals</b>	<b>\$1,140,000</b>	<b>\$399,517.67</b>		<b>\$1,539,517.67</b>

**Capital Region**  
**Community Development District**  
**Debt Amortization**  
**Series 2011A-2 Capital Improvement Revenue Bonds**  
**A2 Term Bonds Due 5/1/2031**

<b>Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal Balance</b>	<b>Calendar Year</b>
11/01/11		\$18,372.43	\$2,165,000.00	\$18,372.43
05/01/12		\$70,362.50	\$2,165,000.00	
11/01/12		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/13		\$70,362.50	\$2,165,000.00	
11/01/13		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/14		\$70,362.50	\$2,165,000.00	
11/01/14		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/15		\$70,362.50	\$2,165,000.00	
11/01/15		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/16		\$70,362.50	\$2,165,000.00	
11/01/16		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/17		\$70,362.50	\$2,165,000.00	
11/01/17		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/18		\$70,362.50	\$2,165,000.00	
11/01/18		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/19		\$70,362.50	\$2,165,000.00	
11/01/19		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/20		\$70,362.50	\$2,165,000.00	
11/01/20		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/21		\$70,362.50	\$2,165,000.00	
11/01/21		\$70,362.50	\$2,165,000.00	\$140,725.00
05/01/22	\$160,000	\$70,362.50	\$2,005,000.00	
11/01/22		\$65,162.50	\$2,005,000.00	\$295,525.00
05/01/23	\$170,000	\$65,162.50	\$1,835,000.00	
11/01/23		\$59,637.50	\$1,835,000.00	\$294,800.00
05/01/24	\$180,000	\$59,637.50	\$1,655,000.00	
11/01/24		\$53,787.50	\$1,655,000.00	\$293,425.00
05/01/25	\$195,000	\$53,787.50	\$1,460,000.00	
11/01/25		\$47,450.00	\$1,460,000.00	\$296,237.50
05/01/26	\$205,000	\$47,450.00	\$1,255,000.00	
11/01/26		\$40,787.50	\$1,255,000.00	\$293,237.50
05/01/27	\$220,000	\$40,787.50	\$1,035,000.00	
11/01/27		\$33,637.50	\$1,035,000.00	\$294,425.00
05/01/28	\$235,000	\$33,637.50	\$800,000.00	
11/01/28		\$26,000.00	\$800,000.00	\$294,637.50
05/01/29	\$250,000	\$26,000.00	\$550,000.00	
11/01/29		\$17,875.00	\$550,000.00	\$293,875.00
05/01/30	\$265,000	\$17,875.00	\$285,000.00	
11/01/30		\$9,262.50	\$285,000.00	\$292,137.50
05/01/31	\$285,000	\$9,262.50	\$0.00	
11/01/31				\$294,262.50
<b>totals</b>	<b>\$2,165,000</b>	<b>\$2,203,184.93</b>		<b>\$4,368,184.93</b>

Capital Region - Allocation of Fixed and Variable District Costs FY 2012

Residential Unit	Proposed Rates FY 12	ERU	Total ERU	Allocation of Fixed Costs	Fixed Cost Per Unit	# of units developed	ERU	Total ERU	Allocation of Variable Costs	Variable Cost Per Unit	Total (1) Capital Region
1,327											
Apartment	\$ 209.06	1,122	1,489.28	\$182,084	\$137.22	761	1,122	854.08	\$87,404	\$114.58	\$291,488
ACLF	\$ 100.35	0.540	70.20	\$8,583	\$86.03	0	0.540	0.00	\$0	\$0.00	\$8,583
Duplex	\$ 201.18	1,080	213.84	\$26,146	\$132.05	0	1,080	0.00	\$0	\$0.00	\$26,146
Swimlane	\$ 424	1,080	501.11	\$61,271	\$132.05	252	1,080	272.16	\$27,852	\$110.52	\$290,023
Series 30	\$ 381	1,183	62.88	\$7,685	\$144.83	53	1,183	62.88	\$6,416	\$121.05	\$18,101
Series 40	\$ 224.71	1,280	422.45	\$49,237	\$154.06	81	1,280	228.06	\$23,339	\$128.95	\$72,576
Series 50	\$ 265.00	1,530	942.45	\$112,237	\$201.00	238	1,530	432.00	\$33,977	\$156.57	\$286,214
Series 60	\$ 352.07	1,850	820.26	\$100,293	\$231.09	133	1,850	287.27	\$28,395	\$154.51	\$350,688
Series 70	\$ 402.35	2,160	414.70	\$50,708	\$234.09	133	2,160	181.01	\$18,524	\$86.14	\$599,212
Series 80	\$ 437.90	2,351	213.92	\$26,156	\$287.43	77	2,351	0.00	\$0	\$0.00	\$26,156
Series 90	\$ 470.43	2,555	-	\$26,156	\$287.43	77	2,555	0.00	\$0	\$0.00	\$26,156
Custom 12 Acrs	\$ 502.88	2,700	504.90	\$61,735	\$330.13	182	2,700	497.40	\$44,763	\$276.32	\$356,498
Custom 13 Acrs	\$ 502.88	3,240	450.36	\$55,066	\$386.16	138	3,240	447.12	\$46,758	\$331.58	\$403,256
Custom 1 Acrs	\$ 782.87	40	\$21,888	\$51,721	\$129.30	40	4,230	169.20	\$17,316	\$432.90	\$170,837
Blondel Commercial Area	\$ 2,342.70	6,540	2,453.48	\$29,452	\$848.16	191	6,540	117.34	\$14,947	\$110.23	\$34,400
Golf Club	\$ 12,892.22	89,208	89.21	\$8,482	\$848.16	1	89,208	89.21	\$7,083	\$7,083	\$15,565
Catholic School Complex	\$ 12,367.83	86,389	86.39	\$8,117	\$848.16	1	86,389	86.39	\$7,083	\$7,083	\$15,565
Total 2008			\$ 8,804.56	\$1,089,760	\$8,117.44	3,415		4,873.72	\$509,007	\$67,942.23	\$14,911.87

O&M Budget Proposed FY 2012

Administrative	Total	Fixed	Variable	% Fixed
	\$217,468	\$0	\$217,468	100.00%
Field	\$1,360,269	\$971,262	\$509,007	71.37%
Total	\$1,587,737	\$971,262	\$509,007	61.24%

Total Costs Allocated	Developed Unit Allocation	Allocation to St. Joe-Undeveloped
Total	\$1,117,145	\$480,622
Developed Unit Allocation	\$688,138	0
Allocation to St. Joe-Undeveloped	\$480,622	\$480,622
Total	\$1,587,737	\$1,088,760

Cost Allocation	Total FY 2012 O&M Budget Allocation	Actual FY 2012 O&M Budget Allocation
Developed Unit Allocation	\$1,117,145	\$1,030,878
Allocation to St. Joe- Undeveloped	\$480,622	\$479,004
FY 2012 Total Allocated Costs vs Actual Variance	\$1,597,767	\$1,510,882
Additional Funding by St. Joe FY 2012		(\$86,885)
Interest Income		\$85,885 (1)
Final FY 2012 O&M Budget Variance		\$1,000,000
(1) As capped in 8/11/08 agreement with St. Joe.		\$0

(1) Cost without subsidy

Capital Region CDD  
O&M Budget FY 2012

Description	Budgeted Amount	% of Infrastructure Completed (1)	% benefit to entire Community	Fixed Costs	Variable Costs	Comments
Administrative Total	\$217,498		100.00%	\$217,498	\$0	Benefits all District Lands
<b>Field</b>						
Management Fees	\$114,000		60.00%	\$68,400	\$45,600	% of tl field costs before mgmt fees
Landscape Maint- contract	\$627,502	66%	66.00%	\$414,151	\$213,351	est % of landscaping in place for District
Landscape Maint- new units	\$5,000		66.00%	\$3,300	\$1,700	
Park Maintenance	\$188,871	67%	67.00%	\$126,544	\$62,327	est % of parks in place for District
Pond Maint- Contract	\$23,196	40%	40.00%	\$9,278	\$13,918	est % of ponds in place for District
Pond Maint - new units	\$10,000		40.00%	\$4,000	\$6,000	
Pond Repairs- current units	\$30,000		40.00%	\$12,000	\$18,000	
Pond Repairs- new units	\$5,000		40.00%	\$2,000	\$3,000	
Irrigation maint- contract	\$86,000	67%	67.00%	\$57,620	\$28,380	est. irrigation in place for District
Irrigation maint-new units	\$3,500		67.00%	\$2,345	\$1,155	
Irrigation repairs - current units	\$45,000		67.00%	\$30,150	\$14,850	
Irrigation System-upgrades	\$35,000		67.00%	\$23,450	\$11,550	
Irrigation repairs - new units	\$1,000		67.00%	\$670	\$330	
Pump Station Maint.	\$25,000	67%	67.00%	\$16,750	\$8,250	
Preserve Maint	\$35,000	82%	82.00%	\$28,700	\$6,300	estimate of preserves in place
Tot lot inspection maint.	\$5,000		0.00%	\$0	\$5,000	
Storm Cleanup / repair /cleaning	\$20,000	20%	20.00%	\$4,000	\$16,000	est reuse to be put in place for District
Reuse Retrofit	\$5,000		20.00%	\$1,000	\$4,000	assumes alleyways have a minor benefit to undevel lands
Alleyway Maint.	\$5,000		50.00%	\$2,500	\$2,500	straight allocation
Misc Maint.	\$70,000	67%	67.00%	\$46,900	\$23,100	Includes electric for irrigation and water
Utilities	\$11,200		67.00%	\$7,504	\$3,696	straight alloc
Other Contingency	\$10,000		100.00%	\$10,000	\$0	
Rate Stabilization						
sub ttl.	<u>\$1,380,269</u>			<u>\$871,262</u>	<u>\$509,007</u>	
Total	<u>\$1,597,767</u>			<u>\$1,088,760</u>	<u>\$509,007</u>	
% Total of Fixed Costs to Budget			68.14%			
% of Field Fixed Costs			63.12%			

(1) Capital infrastructure associated with O&M costs. Based upon percentage of developed land by length of backbone roads constructed.