

CAPITAL REGION

Community Development District

May 12, 2022

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

May 6, 2022

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Capital Region Community Development District Meeting is scheduled for **Thursday, May 12, 2022 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the April 14, 2022 Meeting
 - B. Balance Sheet as of March 31, 2022 and Statement of Revenues & Expenditures for the Period Ending March 31, 2022
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Discussion of Scheduling Joint Meeting Between CDD Board and HOA Board
- V. Consideration of Resolution 2022-04, Approving the Proposed Budgets for Fiscal Year 2022/2023; Declaring Special Assessment to Fund the Proposed Budgets and Setting Public Hearings
- VI. Review of Capital Reserve Study
- VII. Staff Reports
 - A. Attorney

- B. Dantin Consulting
- C. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - 3. Variance Report
 - 4. Request for Access for Pool Construction

D. Manager

- VIII. Supervisors Requests
- IX. Audience Comments
- X. Next Scheduled Meeting – June 9, 2022 @ 6:30 p.m.
- XI. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

James Oliver

James Oliver
District Manager

Community Interest:

- A. Roadways – *Supervisor Rojas*
- B. Landscaping Conservation Areas – *Supervisor Rojas*
- C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Kelley*
- D. Budget / Bond Refinancing – *Supervisor deNagy*
- E. HOA Coordination – *Vice Chair Johnston*
- F. City/County Coordination – *Chairman Wiggins*
- G. Community Liaison – *Supervisor Kelley*

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, April 14, 2022 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Andrew Wiggins	Chairman
April Johnston	Vice Chairperson
Brian Kelley	Supervisor
Corbin deNagy	Supervisor
Kyle Rojas	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel by telephone
Robert Berlin	Operations Manager – GMS
Wendy Brown	Soccer Shots

The following is a summary of the actions taken at the April 14, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Wiggins called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I would like Robert to talk about SWMF FL catfish pond.

Ms. Brown, director for the Tallahassee Region for Soccer Shots stated we have over 100 kids registered and want to bring a park program into Southwood to serve your residents and want permission to be able to do that.

Mr. Berlin stated since we already have somebody out here we know the procedure and I will let her know what we need. They are trying to hold this for Southwood residents only and we see if there was some support.

On MOTION by Ms. Johnston seconded by Mr. Kelley with all in favor the soccer shots program was approved and Mr. Berlin was directed to work with Ms. Brown on implementation of the program.

A resident asked if a government entity has the authority to do something but chooses not to do it, is the entity liable or negligent?

Ms. Sandy stated public comment period is for the board to receive comments from the public but it is not a question and answer discussion. The board can receive your comments at this time and address it at a later time if they choose to do so, however they are not required to answer questions at this time.

A resident stated the next question is about Chapter 190.012, Florida Statutes give the district authorization to do improvements related to roads and improvements to existing public roads. The question is working on parking in Unit 17 is it within the rules?

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 10, 2022 Meeting**
- B. Balance Sheet as of February 28, 2022 and Statement of Revenues & Expenditures for the Period Ending February 28, 2022**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Mr. deNagy seconded by Mr. Kelley with all in favor the consent agenda items were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Leon County Tax Collector

On MOTION by Mr. Kelley seconded by Mr. deNagy with all in favor the agreement with the Leon County Tax Collector was approved.

FIFTH ORDER OF BUSINESS

Consideration of Renewal of Property Access Agreement with Gate Petroleum Company

On MOTION by Mr. Kelley seconded by Ms. Johnston with all in favor the property access agreement with Gate Petroleum Company was renewed for one-year effective May 15, 2022 subject to revising the groundwater monitoring well numbers to DW-7 and MW-12.

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2023 Budget Process**

Mr. Oliver stated we are required to approve a proposed budget by June 15th of each year then we set a public hearing no sooner than 60-days after that and we propose that we have our public hearing for adoption of the budget on August 11, 2022. We will bring a preliminary budget to your May meeting so we can have a discussion about the budget and refine it based on your comments then bring a more solid proposed budget to your June meeting. You can refine that budget over the summer and present the budget at your August 11th meeting. Because of inflation and other pressures in the economy right now we are seeing increases in the contracts with landscape maintenance companies. You do have a contract right now with All Pro and there is a marginal increase that was negotiated in years past, however I don't know what they may determine. Also, Robert will work with it to determine what additional parcels may be coming on. The other driving factor for any increase in budget will be your capital reserve contribution. You are still using carry forward surplus to subsidize your budget and I think you want to stay on track to continue to reduce that subsidy so that at some point you are not having to eat into rainy day fund.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

On MOTION by Mr. Rojas seconded by Ms. Johnston with all in favor district counsel was authorized to move forward with research on the Amendment 12 lobby ban as it relates to the Chairman.

B. Dantin Consulting

There being none, the next item followed.

C. Property Management Report

1. All Pro Reports

A copy of the All Pro reports was included in the agenda package.

2. Operations Memorandum

A copy of the operations memorandum was included in the agenda package.

3. Variance Report

A copy of the variance report was included in the agenda package.

D. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Other items discussed, installation of cross walk and removal of pines and invasive trees.

NINTH ORDER OF BUSINESS

Audience Comments

Kudos to Robert on condition of the catfish pond, fitness course equipment, tree on four Oaks near town center losing bark being monitored.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 12, 2022 at
6:30 p.m. at the Southwood Community
Center**

Mr. Wiggins stated our next scheduled meeting will be May 12, 2022 at 6:30 p.m. in the same location.

The meeting adjourned at 7:20 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

**Capital Region
Community Development District
Unaudited Financial Statements
March 31, 2022**

**Meeting Date
May 12, 2022**

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I.	<u>Financial Statements - March 31, 2022</u>
II.	<u>Allocation of Assessment</u>
III.	<u>Check Register - 4/1 - 4/30/22</u>

**CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2022**

	General	Debt Service	Non-Major Fund	Total Governmental Funds
<u>ASSETS:</u>				
CASH	\$172,097	---	---	\$172,097
Capital Reserve	---	---	\$74,960	\$74,960
Due From General Fund - SRS 2018A2	---	\$29	---	\$29
INVESTMENTS:				
State Board of Administration	\$1,192,655	---	---	\$1,192,655
Series 2013				
Reserve	---	\$430,563	---	\$430,563
Revenue	---	\$971,122	---	\$971,122
Series 2018A1				
Reserve	---	\$650,464	---	\$650,464
Revenue	---	\$1,033,593	---	\$1,033,593
Prepayment	---	\$734	---	\$734
Series 2018A2				
Reserve	---	\$135,070	---	\$135,070
Revenue	---	\$260,824	---	\$260,824
Prepayment	---	\$2,057	---	\$2,057
Series 2021				
Interest	---	\$1	---	\$1
Revenue	---	\$319,218	---	\$319,218
Prepaid Expenses	\$90,739	---	---	\$90,739
TOTAL ASSETS	\$1,455,491	\$3,803,674	\$74,960	\$5,334,125
<u>LIABILITIES:</u>				
Accounts Payable	\$4,199	---	---	\$4,199
Due to Debt Service - SRS 2018A2	\$29	---	---	\$29
TOTAL LIABILITIES	\$4,228	\$0	\$0	\$4,228
FUND BALANCES:				
UNASSIGNED FOR GENERAL FUND	\$1,451,263	---	---	\$1,451,263
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$74,960	\$74,960
RESTRICTED FOR DEBT SERVICE	---	\$3,803,674	---	\$3,803,674
LIABILITIES & FUND BALANCE	\$1,455,491	\$3,803,674	\$74,960	\$5,334,125

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessment-On Roll	\$1,394,014	\$1,394,014	\$1,444,170	\$50,156
Special Assessment-Direct - St Joe	\$441,845	\$190,748	\$190,748	\$0
Interest Income/Miscellaneous	\$8,000	\$4,000	\$662	(\$3,338)
TOTAL REVENUES	\$1,843,859	\$1,588,762	\$1,635,580	\$46,818
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$12,000	\$6,000	\$3,000	\$3,000
FICA Expense	\$918	\$459	\$230	\$230
Engineering Fees	\$25,000	\$12,500	\$3,905	\$8,595
Arbitrage Rebate	\$1,200	\$600	\$600	\$0
Dissemination Agent	\$7,300	\$3,650	\$3,750	(\$100)
Attorney Fees	\$57,000	\$28,500	\$8,865	\$19,635
Annual Audit	\$3,710	\$0	\$0	\$0
Annual Report	\$500	\$0	\$0	\$0
Trustee Fees	\$15,520	\$4,148	\$4,148	\$0
Assessment Roll Services	\$11,500	\$11,500	\$11,500	\$0
Management Fees	\$48,620	\$24,310	\$24,310	\$0
Information Technology	\$2,800	\$1,400	\$1,400	\$0
Website Administration	\$0	\$0	\$200	(\$200)
Records Storage	\$150	\$75	\$0	\$75
Travel & Per Diem	\$2,000	\$1,000	\$0	\$1,000
Telephone	\$300	\$150	\$127	\$23
Postage	\$1,000	\$500	\$406	\$94
Printing & Binding	\$2,000	\$1,000	\$412	\$588
General Liability Insurance	\$19,730	\$19,730	\$18,597	\$1,133
Legal Advertising	\$3,500	\$1,750	\$775	\$975
Other Current Charges	\$1,600	\$800	\$571	\$229
Office Supplies	\$200	\$100	\$60	\$40
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$125	\$0	\$125
TOTAL ADMINISTRATIVE	\$216,973	\$118,472	\$83,031	\$35,441
<u>FIELD:</u>				
Management Fees	\$132,300	\$66,150	\$66,150	\$0
Security	\$7,000	\$7,000	\$5,856	\$1,144
Communications	\$6,000	\$3,000	\$3,000	\$0
Utilities	\$45,000	\$22,500	\$20,535	\$1,965
Landscape Maintenance - Contract	\$1,030,628	\$515,677	\$515,677	\$0
Landscape Maint - New Units/Street Trees	\$5,000	\$2,500	\$1,020	\$1,480
Pond Maintenance - Contract	\$5,000	\$2,500	\$2,130	\$370
Pond Repairs - Current Units	\$37,500	\$18,750	\$38,860	(\$20,110)

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>EXPENDITURES:</u>				
<u>FIELD: (continued)</u>				
SWMF Operating Permit Fees	\$918	\$918	\$1,377	(\$459)
Irrigation Maintenance - Contract	\$55,488	\$26,885	\$26,885	\$0
Irrigation Maintenance - New Units	\$0	\$0	\$10	(\$10)
Irrigation Repairs - Current Units	\$45,000	\$22,500	\$33,575	(\$11,075)
Preserve Maintenance	\$37,500	\$18,750	\$13,835	\$4,915
Tot Lot Inspection/Maintenance	\$6,500	\$3,250	\$0	\$3,250
Tree Removal/Trimming/Cleanup	\$38,000	\$19,000	\$13,851	\$5,149
Alleyway Maintenance	\$5,000	\$2,500	\$1,290	\$1,210
Miscellaneous Maintenance	\$7,500	\$3,750	\$2,509	\$1,241
Special Events	\$5,000	\$2,500	\$0	\$2,500
Other-Contingency	\$5,000	\$2,500	\$175	\$2,325
Capital Expenditures	\$9,000	\$4,500	\$4,663	(\$163)
Reserve for Capital - R&R	\$135,552	\$135,552	\$89,000	\$46,552
Common Area Maintenance	\$8,000	\$4,000	\$0	\$4,000
TOTAL FIELD	\$1,626,886	\$884,682	\$840,397	\$44,285
TOTAL EXPENDITURES	\$1,843,859	\$1,003,154	\$923,428	\$79,726
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	\$0	\$585,608	\$712,152	\$126,544
NET CHANGE IN FUND BALANCE	\$0	\$585,608	\$712,152	\$126,544
FUND BALANCE - Beginning	\$0		\$739,111	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,451,263</u>	

**CAPITAL REGION CDD
GENERAL FUND
FY 2022**

Description	ADOPTED BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
<u>REVENUES:</u>														
Special Assessment-On Roll	\$1,394,014	\$0	\$304,229	\$953,944	\$75,586	\$96,964	\$13,448	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444,170
Special Assessment-Direct - St Joe	\$441,845	\$51,973	\$27,718	\$27,718	\$0	\$55,621	\$27,718	\$0	\$0	\$0	\$0	\$0	\$0	\$190,748
Interest Income/Miscellaneous	\$8,000	\$49	\$33	\$38	\$105	\$141	\$296	\$0	\$0	\$0	\$0	\$0	\$0	\$662
TOTAL REVENUES	\$1,843,859	\$52,022	\$331,979	\$981,699	\$75,691	\$152,726	\$41,462	\$0	\$0	\$0	\$0	\$0	\$0	\$1,635,580

EXPENDITURES:

Administrative:

Supervisors Fees	\$12,000	\$800	\$600	\$0	\$1,000	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA Expense	\$918	\$61	\$46	\$0	\$77	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$230
Engineering Fees	\$25,000	\$875	\$307	\$875	\$0	\$1,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,905
Arbitrage Rebate	\$1,200	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination Agent	\$7,300	\$625	\$625	\$625	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Attorney Fees	\$57,000	\$2,141	\$660	\$1,589	\$2,604	\$1,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,865
Annual Audit	\$3,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Report	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$15,520	\$0	\$0	\$4,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,148
Assessment Roll Services	\$11,500	\$11,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,500
Management Fees	\$48,620	\$4,052	\$4,052	\$4,052	\$4,052	\$4,052	\$4,052	\$0	\$0	\$0	\$0	\$0	\$0	\$24,310
Information Technology	\$2,800	\$233	\$233	\$233	\$233	\$233	\$233	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400
Website Administration	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Records Storage	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel & Per Diem	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$300	\$2	\$0	\$44	\$38	\$21	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$127
Postage	\$1,000	\$64	\$29	\$5	\$140	\$165	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$406
Printing & Binding	\$2,000	\$42	\$104	\$91	\$1	\$83	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$412
General Liability Insurance	\$19,730	\$18,597	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,597
Legal Advertising	\$3,500	\$101	\$252	\$0	\$113	\$309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775
Other Current Charges	\$1,600	\$198	\$101	\$67	\$0	\$84	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$571
Office Supplies	\$200	\$0	\$10	\$18	\$0	\$13	\$19	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Dues, Licenses, Subscriptions	\$175	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Outlay	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$216,973	\$39,466	\$7,619	\$11,748	\$8,882	\$10,051	\$5,265	\$0	\$0	\$0	\$0	\$0	\$0	\$83,031

**CAPITAL REGION CDD
GENERAL FUND
FY 2022**

Description	ADOPTED BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
<u>Maintenance:</u>														
Management Fees	\$132,300	\$11,025	\$11,025	\$11,025	\$11,025	\$11,025	\$11,025	\$0	\$0	\$0	\$0	\$0	\$0	\$66,150
Security	\$7,000	\$5,606	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,856
Communications	\$6,000	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Utilities	\$45,000	\$2,528	\$7,697	\$2,674	\$2,134	\$1,998	\$3,503	\$0	\$0	\$0	\$0	\$0	\$0	\$20,535
Landscape Maintenance - Contract	\$1,030,628	\$85,946	\$85,946	\$85,946	\$85,946	\$85,946	\$85,946	\$0	\$0	\$0	\$0	\$0	\$0	\$515,677
Landscape Maint - New Units/Street Trees	\$5,000	\$0	\$55	\$172	\$172	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$1,020
Pond Maintenance - Contract	\$5,000	\$0	\$0	\$1,065	\$0	\$0	\$1,065	\$0	\$0	\$0	\$0	\$0	\$0	\$2,130
Pond Repairs - Current Units	\$37,500	\$0	\$11,254	-\$6,135	\$33,742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,860
SWMF Operating Permit Fees	\$918	\$0	\$0	\$918	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,377
Irrigation Maintenance - Contract	\$55,488	\$4,481	\$4,481	\$4,481	\$4,481	\$4,481	\$4,481	\$0	\$0	\$0	\$0	\$0	\$0	\$26,885
Irrigation Maintenance - New Units	\$0	\$0	\$0	\$2	\$2	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$10
Irrigation Repairs - Current Units	\$45,000	\$7,654	\$14,236	\$971	\$5,766	\$700	\$4,248	\$0	\$0	\$0	\$0	\$0	\$0	\$33,575
Preserve Maintenance	\$37,500	\$2,650	\$2,454	\$1,553	\$343	\$629	\$6,207	\$0	\$0	\$0	\$0	\$0	\$0	\$13,835
Tot Lot Inspection/Maintenance	\$6,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tree Removal/Trimming/Cleanup	\$38,000	\$0	\$9,709	\$1,226	\$368	\$269	\$2,280	\$0	\$0	\$0	\$0	\$0	\$0	\$13,851
Alleyway Maintenance	\$5,000	\$1,140	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,290
Miscellaneous Maintenance	\$7,500	\$0	\$1,425	\$241	\$844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,509
Special Events	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other-Contingency	\$5,000	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Capital Expenditures	\$9,000	\$0	\$0	\$1,344	\$3,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,663
Reserve for Capital - R&R	\$135,552	\$89,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,000
Common Area Maintenance	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$1,626,886	\$210,706	\$149,181	\$105,983	\$149,100	\$105,859	\$119,568	\$0	\$0	\$0	\$0	\$0	\$0	\$840,397
Total Recreation Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$1,843,859	\$250,172	\$156,800	\$117,731	\$157,982	\$115,910	\$124,833	\$0	\$0	\$0	\$0	\$0	\$0	\$923,428
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$0	(\$198,150)	\$175,180	\$863,969	(\$82,291)	\$36,816	(\$83,371)	\$0	\$0	\$0	\$0	\$0	\$0	\$712,152

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>REVENUES:</u>				
Capital Reserve Contribution	\$135,552	\$89,000	\$89,000	\$0
Miscellaneous Revenue	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	<u>\$135,552</u>	<u>\$89,000</u>	<u>\$89,000</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Reserve for Capital - R&R	\$0	\$0	\$15,584	(\$15,584)
Other Charges	\$600	\$300	\$255	\$45
<i>TOTAL EXPENDITURES</i>	<u>\$600</u>	<u>\$300</u>	<u>\$15,839</u>	<u>(\$15,539)</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$134,952</u>	<u>\$88,700</u>	<u>73,161.03</u>	<u>(\$15,539)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$134,952</u>	<u>\$88,700</u>	<u>\$73,161</u>	<u>(\$15,539)</u>
FUND BALANCE - Beginning	\$101,290		\$1,799	
FUND BALANCE - Ending	<u>\$236,243</u>		<u>\$74,960</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013A
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Residential	\$381,326	\$381,326	\$364,170	(\$17,156)
Special Assessments - Commercial	\$480,847	\$480,847	\$461,571	(\$19,276)
Interest Income	\$200	\$100	\$89	(\$11)
<i>TOTAL REVENUES</i>	<u>\$862,373</u>	<u>\$862,273</u>	<u>\$825,829</u>	<u>(\$36,443)</u>
<u>EXPENDITURES:</u>				
Interest- 11/1	\$195,343	\$195,343	\$195,469	(\$126)
Principal - 11/1	\$0	\$0	\$5,000	(\$5,000)
Interest - 5/1	\$195,343	\$0	\$0	\$0
Principal - 5/1	\$480,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$870,685</u>	<u>\$195,343</u>	<u>\$200,469</u>	<u>(\$5,126)</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>(\$8,312)</u>	<u>\$666,930</u>	<u>\$625,361</u>	<u>(\$41,570)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>(\$8,312)</u>	<u>\$666,930</u>	<u>\$625,361</u>	<u>(\$41,570)</u>
FUND BALANCE - Beginning	\$345,644		\$776,324	
FUND BALANCE - Ending	<u>\$337,331</u>		<u>\$1,401,685</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018A1
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/22	ACTUAL THRU 03/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Residential	\$293,118	\$293,118	\$279,931	(\$13,187)
Special Assessments - Commercial	\$153,684	\$153,684	\$147,536	(\$6,148)
Special Assessments - Direct	\$859,292	\$601,504	\$601,504	\$0
Interest Income	\$50	\$25	\$28	\$3
TOTAL REVENUES	<u>\$1,306,144</u>	<u>\$1,048,331</u>	<u>\$1,029,000</u>	<u>(\$19,332)</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$379,469	\$379,469	\$379,469	\$0
Interest - 5/1	\$379,469	\$0	\$0	\$0
Principal - 5/1	\$550,000	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$1,308,938</u>	<u>\$379,469</u>	<u>\$379,469</u>	<u>\$0</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	<u>(\$2,794)</u>	<u>\$668,863</u>	<u>\$649,531</u>	<u>(\$19,332)</u>
NET CHANGE IN FUND BALANCE	<u>(\$2,794)</u>	<u>\$668,863</u>	<u>\$649,531</u>	<u>(\$19,332)</u>
FUND BALANCE - Beginning	\$384,020		\$1,035,260	
FUND BALANCE - Ending	<u>\$381,226</u>		<u>\$1,684,791</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2018A2
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/22</u>	<u>ACTUAL THRU 03/31/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments - Commercial	\$281,879	\$281,879	\$260,847	(\$21,033)
Interest Income	\$0	\$0	\$8	\$8
<i>TOTAL REVENUES</i>	<u>\$281,879</u>	<u>\$281,879</u>	<u>\$260,854</u>	<u>(\$21,025)</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$48,278	\$48,278	\$48,278	\$0
Interest - 5/1	\$48,278	\$0	\$0	\$0
Principal - 5/1	\$175,000	\$0	\$0	\$0
Special Call - 5/1	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$271,556</u>	<u>\$48,278</u>	<u>\$48,278</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$10,323</u>	<u>\$233,601</u>	<u>\$212,576</u>	<u>(\$21,025)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$10,323</u>	<u>\$233,601</u>	<u>\$212,576</u>	<u>(\$21,025)</u>
FUND BALANCE - Beginning	\$49,598		\$185,403	
FUND BALANCE - Ending	<u>\$59,921</u>		<u>\$397,979</u>	

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2021
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ended March 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 03/31/22</u>	<u>ACTUAL THRU 03/31/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$318,938	\$318,938	\$311,568	(\$7,369)
Interest Income	\$0	\$0	\$12	\$12
<i>TOTAL REVENUES</i>	<u>\$318,938</u>	<u>\$318,938</u>	<u>\$311,580</u>	<u>(\$7,357)</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$43,944	\$43,944	\$43,944	\$0
Interest - 5/1	\$35,000	\$0	\$0	\$0
Principal - 5/1	\$250,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$328,944</u>	<u>\$43,944</u>	<u>\$43,944</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>(\$10,007)</u>	<u>\$274,993</u>	<u>\$267,636</u>	<u>(\$7,357)</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>(\$10,007)</u>	<u>\$274,993</u>	<u>\$267,636</u>	<u>(\$7,357)</u>
FUND BALANCE - Beginning	\$56,131		\$51,583	
FUND BALANCE - Ending	<u>\$46,124</u>		<u>\$319,219</u>	

C.

**CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 2022**

ASSESSED TO	# UNITS	SERIES 2008 / 2018-1 RESIDENTIAL	SERIES 2008 / 2018-1 COMMERCIAL	SERIES 2011A-1 / 2021 RESIDENTIAL	SERIES 2011A-2 / 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2022 O&M	TOTAL ASSESSED
ST JOE COMPANY	1,692.00	-	859,291.86	-	-	-	-	859,291.86	332,617.18	1,191,909.04
LEON CO. TAX ROLL	3,662.58	293,118.35	153,683.54	318,937.68	274,147.35	381,324.91	480,803.85	1,902,015.68	1,503,241.82	3,405,257.50
TOTAL NET ASSESSED	5,354.58	293,118.35	1,012,975.40	318,937.68	274,147.35	381,324.91	480,803.85	2,761,307.54	1,835,859.00	4,597,166.54

RECEIVED BY	DATE	SERIES 2008 / 2018-1 RESIDENTIAL	SERIES 2008 / 2018-1 COMMERCIAL	SERIES 2011A-1 / 2021 RESIDENTIAL	SERIES 2011A-2 / 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2022 O&M	TOTAL COLLECTED NET
ST JOE COMPANY		-	609,909.06	-	-	-	-	609,909.06	224,880.42	834,789.48
TOTAL DUE DIRECT INVOICE		-	249,382.80	-	-	-	-	249,382.80	107,736.76	357,119.56
LEON CO DIST 1	11/9/2021	3,166.66	-	2,793.76	-	4,119.58	-	10,080.00	8,052.27	18,132.27
LEON CO DIST 2	11/24/2021	51,073.47	29,172.96	73,896.61	60,303.90	66,442.74	91,268.52	372,158.20	296,176.25	668,334.45
LEON CO DIST 3	12/16/2021	152,777.15	89,220.08	201,616.65	186,759.31	198,751.57	279,127.87	1,108,252.63	878,232.54	1,986,485.17
LEON CO DIST 4	12/30/2021	21,678.88	3,341.54	19,052.74	13,754.76	28,202.59	10,454.12	96,484.63	75,711.24	172,195.87
LEON CO DIST 5	1/11/2022	4,732.72	19,250.21	3,983.88	-	6,156.91	60,224.90	94,348.62	75,586.14	169,934.76
INTEREST	2/2/2022	25.57	15.44	33.01	28.57	33.26	48.31	184.16	146.09	330.25
LEON CO DIST 6	2/14/2022	44,994.43	4,070.66	7,302.57	-	58,534.37	12,735.19	127,637.22	96,818.12	224,455.34
LEON CO DIST 7	3/14/2022	1,482.42	2,465.04	2,889.10	-	1,928.51	7,711.94	16,477.01	13,447.78	29,924.79
LEON CO DIST 8	4/16/2022	4,753.25	4,007.47	5,226.30	3,481.63	6,183.62	12,537.51	36,189.78	28,773.72	64,963.50
INTEREST	5/2/2022	-	-	-	-	-	-	-	17.09	17.09
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
TOTAL RECEIVED TAX ROLL		284,684.55	151,543.40	316,794.62	264,328.17	370,353.15	474,108.36	1,861,812.25	1,472,961.24	3,334,773.49
TOTAL DUE TAX ROLL		8,433.80	2,140.14	2,143.06	9,819.18	10,971.76	6,695.49	40,203.43	30,280.58	70,484.01

PERCENT RECEIVED	SERIES 2008 / 2018-1 RESIDENTIAL	SERIES 2008 / 2018-1 COMMERCIAL	SERIES 2011A-1 RESIDENTIAL	SERIES 2011A-2 / 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	TOTAL DEBT SERVICE	FISCAL YEAR 2022 O&M	TOTAL
% RECEIVED DIRECT INVOICE	0.00%	70.98%	0.00%	0.00%	0.00%	0.00%	70.98%	67.61%	70.04%
% RECEIVED TAX ROLL	97.12%	98.61%	99.33%	96.42%	97.12%	98.61%	97.89%	97.99%	97.93%

D.

Capital Region
Community Development District
Check Register Summary
General Fund

4/1 - 4/30/22

<i>Check Date</i>	<i>Check #'s</i>	<i>Total Amount</i>
General Fund		
4/6/2022	2915-2917	\$17,166.96
4/7/2022	2918-2919	\$197.51
4/20/2022	2920-2922	\$94,596.35
4/22/2022	2923-2926	\$36,218.35
4/29/2022	2927-2929	\$8,886.04
Capital Project Fund		
n/a		
Total		\$157,065.21

* FedEx invoices will be provided upon request

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/06/22	00024	2/14/22 193865	202202 320-57200-47000 UNIT 26 CUT DWN 3 TREES		*	600.00	
ALL-PRO LAND CARE OF TALLAHASSEE							600.00 002915
4/06/22	00061	4/01/22 472	202204 310-51300-34000 APR 22 MGMT FEES		*	4,051.67	
		4/01/22 472	202204 310-51300-35110 APR 22 WEBSITE ADMIN		*	100.00	
		4/01/22 472	202204 310-51300-35100 APR 22 IT		*	233.33	
		4/01/22 472	202204 310-51300-31300 APR 22 DISSEMINATION SVC		*	625.00	
		4/01/22 472	202204 310-51300-42000 APR 22 POSTAGE		*	18.01	
		4/01/22 472	202204 310-51300-41000 APR 22 TELEPHONE		*	13.95	
		4/01/22 473	202204 320-57200-34000 APR 22 FACILITY MGMT		*	11,025.00	
GOVERNMENTAL MANAGEMENT SERVICES							16,066.96 002916
4/06/22	00325	4/04/22 747	202204 310-51300-35110 WEBSITE MIGRATION		*	500.00	
REALIGN WEB DESIGN							500.00 002917
4/07/22	00326	3/30/22 31830026	202203 320-57200-43000 SERVICE FROM 2/25-3/28/22		*	197.51	
		3/30/22 31830026	202203 320-57200-43000 SERVICE FROM 2/25-3/28/22		V	197.51-	
CITY OF TALLAHASSEE							.00 002918
4/07/22	00326	3/30/22 31830026	202203 320-57200-43000 SERVICE FROM 2/25-3/28/22		*	197.51	
CITY OF TALLAHASSEE							197.51 002919
4/20/22	00024	3/29/22 193954	202203 320-57200-46490 STUMP GRNDING/RMVAL DEBRI		*	180.00	
		3/29/22 193955	202203 320-57200-46450 CTRL5 UNIT 3 IRR REPAIR		*	102.14	
		4/04/22 194005	202204 320-57200-46450 CTRL10 UNIT 29 IRR REPAIR		*	121.48	
		4/05/22 194007	202204 320-57200-46450 CTRL 15 IRR/VALVE REPAIR		*	144.76	
		4/12/22 194011	202204 320-57200-46450 CTRL 25 UNIT 27 IRR MAINT		*	347.55	
		4/12/22 194012	202204 320-57200-46450 CTRL #5 UNIT 3 IRR MAINT		*	404.17	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		4/12/22 194013	202204 320-57200-46450		*	999.50	
		CTRL 26 UNIT 27 IRR MAINT					
		4/12/22 194014	202204 320-57200-47000		*	450.00	
		SERV @ BUTTERFLY GARDEN					
		4/14/22 194017	202205 320-57200-46200		*	85,946.14	
		LANDSCAPE CONTRACT UNITS					
		4/14/22 194017	202205 320-57200-46225		*	309.96	
		LANDSCAPE NEW UNITS					
		4/14/22 194017	202205 320-57200-46400		*	4,480.76	
		IRR MAINT CONTRACT UNITS					
		4/14/22 194017	202205 320-57200-46425		*	2.45	
		IRR MAINT NEW UNITS					
ALL-PRO LAND CARE OF TALLAHASSEE						93,488.91	002920
4/20/22 00004		4/05/22 77145995	202204 310-51300-42000		*	42.44	
		SERVICES THRU 04/05/22					
FEDEX						42.44	002921
4/20/22 00267		4/06/22 04062022	202202 320-57200-46500		*	1,065.00	
		SERVICE ON 2/18/2022					
MCGLYNN LABS INC.						1,065.00	002922
4/22/22 00106		4/22/22 04222022	202204 300-20700-10800		*	8,760.72	
		TXFER TAX COLLECTIONS					
CAPITAL REGION CDD - SERIES 2018A1						8,760.72	002923
4/22/22 00130		4/22/22 04222022	202204 300-20700-11000		*	3,510.20	
		TXFER TAX COLLECTIONS					
CAPITAL REGION CDD - SERIES 2018A2						3,510.20	002924
4/22/22 00148		4/22/22 04222022	202204 300-20700-10900		*	18,721.13	
		TXFER TAX COLLECTIONS					
CAPITAL REGIONS CDD - SERIES 2013						18,721.13	002925
4/22/22 00300		4/22/22 04222022	202204 300-20700-10000		*	5,226.30	
		TXFER TAX COLLECTIONS					
CAPITAL REGION CDD - SERIES 2021						5,226.30	002926
4/29/22 00024		4/19/22 194019	202204 320-57200-46450		*	556.93	
		CTRL8 UNIT25 IRR REPAIR					
		4/19/22 194020	202204 320-57200-46450		*	890.53	
		CTRL6 UNIT CP IRR REPAIR					
		4/19/22 194021	202204 320-57200-46450		*	847.71	
		CTRL24 UNIT #2 IRR REPAIR					
		4/19/22 194022	202204 320-57200-46450		*	172.23	
		CTRL11 UNIT#4 IRR REPAIR					

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		4/19/22 194023	202204 320-57200-46450		*	86.35	
		CTRL 27	UNIT#2 IRR REPAIR				
		4/25/22 194027	202204 320-57200-46450		*	427.91	
		CTRL4	UNIT 1 IRR REPAIR				
		4/26/22 194030	202204 320-57200-46425		*	1,050.00	
		PHASE 1&2	ROUT MAINT				
		4/26/22 194031	202204 320-57200-47000		*	1,082.20	
		ADD PLANTS IN BUTTERFLY G					
			ALL-PRO LAND CARE OF TALLAHASSEE				5,113.86 002927
4/29/22	00029	3/31/22 MARCH 20	202203 320-57200-43000		*	3,305.68	
		ELECTRIC 2/25-3/28/22					
			CITY OF TALLAHASSEE - AUTO PAY				3,305.68 002928
4/29/22	00324	3/01/22 17123-1	202204 310-51300-31500		*	466.50	
		MAR 22 GEN COUNSEL					
			KUTAK ROCK LLP				466.50 002929
				TOTAL FOR BANK B		157,065.21	
				TOTAL FOR REGISTER		157,065.21	

CAPR CAPITAL REGION TCESSNA



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
2/14/2022	193865

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
1	Unit # 26 Nature Trail - Cut Down 2 Dead Trees - Leave Debris in Area Cutting Two Dead Trees @ Unit #26 Trail <i>320 572</i> <i>47000</i> <i>2860</i> <i>2/16/2022</i> **PLEASE NOTE PRICES ARE VOID AFTER 30 DAYS**	600.00	600.00

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$600.00

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 472
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

Bill To:

Capital Region CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022		4,051.67	4,051.67
Website Administration - April 2022		100.00	100.00
Information Technology - April 2022		233.33	233.33
Dissemination Agent Services - April 2022		625.00	625.00
Postage		18.01	18.01
Telephone		13.95	13.95

Total	\$5,041.96
Payments/Credits	\$0.00
Balance Due	\$5,041.96

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 473
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

Bill To:

Capital Region CDD
476 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - April 2022 320,572.3400		11,025.00	11,025.00

Total \$11,025.00

Payments/Credits \$0.00

Balance Due \$11,025.00

4/5/22
or



ReAlign Web Design
650 North Alafaya Trail,
Suite 101 #780334
Orlando FL, 32828
(321) 262-2823

Invoice

Date	Invoice #
4/4/2022	747

Bill To
GMS, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092 USA

Description	Quantity	Rate	Amount
Capital Region (mysouthwoodedd.com) Website migration, template change, performance upgrade, revision of content and structure, security implementation, malware scan and cleanse, form addition, e-mail deliverability upgrade.		500.00	500.00
		Total	\$500.00

Tiziana Cessna

From: Jim Oliver <joliver@gmsnf.com>
Sent: Monday, April 4, 2022 3:22 PM
To: Dan Bradley
Cc: Darrin Mossing; Tiziana Cessna
Subject: Re: Capital Region CDD - Website Services - invoice attached
Attachments: Capital Region CDD Website Transfer Invoice.pdf

Thanks Dan...the site looks great and the response has been very positive. I appreciate your thorough work on the project. We'll get invoice paid.

Jim Oliver
Managing Director
Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
P: (904) 940-5850 ext. 406
F: (904) 940-5899
E-mail: joliver@gmsnf.com

Dan Bradley

Creative Development Lead



www.realignwebdesign.com

Direct: (321) 262-2823

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<Capital Region CDD Website Transfer Invoice.pdf>

City of Tallahassee

Your Own UtilitiesSM

000309
GARDNER

Customer Name: Capital Region Comm Develop Dist
Account Number: 3183002658
Billing Date: March 30, 2022

Page 1 of 2

Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	0.00
Current Charges	197.51
Adjustments	0.00
Total Amount Due	\$ 197.51

Service Address: 3001 School House Rd, Tallahassee, FL 32311 (City)



Water - Reuse Service

Service From 2/25/2022 - 3/28/2022 Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Mar-22	1308	Oct-21	2848	Jun-21	7913
Feb-22	0	Sep-21	1908	May-21	1293
Jan-22	83	Aug-21	1764	Apr-21	1023
Dec-21	0	Jul-21	722	Mar-21	1425
Nov-21	476				

Water Charge - 1,308 cgal at \$0.151	197.51
Total Water Reuse Service	197.51
Subtotal	\$ 197.51

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	3/28/22	127009	N	2/24/22	125701	N	1308	1.00	1308 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311
Premise Id #: 1677093318

197.51

320 572 43000

APR 04 2022

Detach this portion and return with your payment.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Pay Now	Current Charges Due 4/19/2022	Total Amount Due
3183002658	\$0.00	\$197.51	\$ 197.51

Capital Region Comm Develop Dist
 C/O GMS LLC
 5385 N Nob Hill Rd
 Sunrise FL 33351-4761

City of Tallahassee
 435 N. Macomb St. Relay Box
 Tallahassee, FL 32301

111 3183002658 0 03302022 0000000000 0000019751 0000019751 3183002658

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays between 8:00 am - 5:00 pm except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
- To report utility outages or emergency repairs call Utility Customer Operations at 850.891.4968.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays 8:00 am - 5:00 pm except holidays.

CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
- Medical Alert Status: If critical lifesupport equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: Loans provide utility customers with a way to purchase appliances that will help them save energy, water and money. Rebates are available to any electric customer who purchases a qualified appliance.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
- Bills are past due if payment is not received within 20 days of the bill date.
- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
- After a bill is past due, a service charge will be assessed and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

City of Tallahassee
Your Own UtilitiesSM

PAYING YOUR BILL

- AutoPay: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your e+ Online account management application.
- SmartBill: Enroll in SmartBill (FREE) to be notified of a new invoice and a link to view and pay your utility bill.
- e+ Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- e+ Mobile App: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies). The e+ Mobile app is available for Apple and Android devices.
- DigiTally Mobile App: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies). The DigiTally app is available for Apple and Android devices.
- Pay By Phone: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies). Call 850.891.4968.
- Pay By Text: Utility payments can be made via text using the stored payment information from your e+ Online account management application. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
- In Person Payments: For most City services, payments can be made Monday - Friday between 8:00 am - 5:00 pm at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Many local businesses accept utility payments with no transaction fee. Visit Talgov.com/YOU or contact Utility Customer Operations at 850.891.4968 for locations.

Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change: Residential customers may note the mailing address change on the bottom portion of the bill (remittance stub) and include it with payment. Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

Tiziana Cessna

From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Tuesday, April 12, 2022 4:32 PM
To: Tiziana Cessna
Subject: RE: Easter Egg Hunt - Art Z Faces

Hi Tiziana,

I asked Rebecca to verify about check once again, but she didn't get it. Could you please reissue a check and send to the amenity office: Wynnfield Lakes

12319 Wynnfield Lakes Dr
Jacksonville, FL 32246

I need to make sure I have it for Saturday, will that work?

Thank you!!

Lina Hernandez
General Manager



Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246
P: 904-565-9385

www.VestaPropertyServices.com

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From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Tuesday, April 12, 2022 3:29 PM
To: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Subject: RE: Easter Egg Hunt - Art Z Faces

We can reissue tomorrow. Address is correct?

Tiziana Cessna
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681 x 218
(954) 721-9202
tcessna@gmssf.com





Art-Z-Faces, Inc

Painting the World, One Face at a Time!

1760 Shadowood Lane Suite 402 • Jacksonville • FL • 32207 • artzfacesjax@gmail.com
Tel: (904) 607-1197 • <http://www.Art-Z-Faces.com>

Invoice for Services

Invoice Date: March 7, 2022

Invoice No.: 3289

Client:

Wynnfield Lakes CDD
Lina Hernandez
12337 Wynnfield Lakes Dr
Jacksonville, FL, 32246
Tel: (904) 885-8832
Email: Liherandez@vestapropertyservices.com

Event Info & Venue:

Apr 16, 2022 - Saturday, 10:00am to 12:00pm
12337 Wynnfield Lakes Dr
Jacksonville, FL, 32246
(904) 885-8832

Services:

Item	Qty/Hours	Rate	Subtotal
Character Appearance	2.00	\$175.00	\$350.00
Easter Bunny			
Master Face Painter	2.00	\$150.00	\$300.00
Master Balloon Twister	2.00	\$150.00	\$300.00

Balance Due by Apr 16, 2022

- Payment Due: Apr 16, 2022.
- Amount Due: \$950.00.
- Payment Options: Direct Deposit.

If you have any questions or need any additional information, please contact us at (904) 607-1197 or artzfacesjax@gmail.com.

Thank you for letting us entertain you!

ID: 3289

Tiziana Cessna

From: Lina F. Hernandez <lihernandez@vestapropertyservices.com>
Sent: Monday, March 14, 2022 2:16 PM
To: Tiziana Cessna
Subject: Easter Egg Hunt - Art Z Faces
Attachments: 04162022i_LinaHernandez_ArtZFaces.PDF; AZF2022w9.PDF

Hi Tiziana,

Could you please pay this, it was already approved. Will send you the COI as soon as I get it.

Thank you!!

Lina Hernandez
General Manager



Wynnfield Lakes
12319 Wynnfield Lakes Drive
Jacksonville, FL 32246
P: 904-565-9385

www.VestaPropertyServices.com

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All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
3/29/2022	193954

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Additional Contracted Work

Quantity	Description	Rate	Amount
1	Stump Grinding of One Tree Stump and removal of debris on Biltmore Ave. Grinding of One Stump & Debris Removal Date of Service: 3-22-2022 <i>46490</i> <i>TB & BQ.</i> <i>4/6/2022</i>	180.00	180.00

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$180.00

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O. Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
3/29/2022	193955

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 5, Unit 3

Quantity	Description	Rate	Amount
	Controller #5 - Unit #3 - Irrigation Repair - Replace Spray Heads & Nozzles		
3	4" Pop-Up Sprayhead	9.88	29.64
3	Nozzle	2.50	7.50
1	Irrigation Technician Labor Rate per hour	65.00	65.00
	Date of Service: 3-21-2022 Damage Source: Normal Ware		

46450
Rt BQ.
4/6/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$102.14

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/4/2022	194005

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 10. Unit 29, 30, ...

Quantity	Description	Rate	Amount
	Controller #10 - Unit #29 - Irrigation Repair - Repair Valve		
1	2" Hunter Valve Diaphragm	23.98	23.98
1.5	Irrigation Technician Labor Rate per hour	65.00	97.50
Date of Service: 3-29-2022 Damage Source: Normal Ware			

46450
R.B.O.
4/6/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$121.48

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/5/2022	194007

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 15, Unit Orange ...

Quantity	Description	Rate	Amount
	Controller #15 - Orange - Irrigation Repair - Valve Repair		
1	2" Hunter Valve Diaphragm	23.98	23.98
1	2" Hunter Solenoid	12.98	12.98
2	DBR/Y - 6 Splice Kit Wire Connector	5.15	10.30
1.5	Irrigation Technician Labor Rate per hour	65.00	97.50
	Date of Service: 4-1-2022 Damage Source: Normal Ware		

46450
Robert Berlin
4/7/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$144.76

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/12/2022	194011

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 25, Unit 27

Quantity	Description	Rate	Amount
	Controller #25 Unit #27 - Irrigation Repair - Back Flow Mainline Repair		
1	2" SCH 40 Coupling	2.05	2.05
1	2" Gasketed Repair Coupling SS	30.50	30.50
3	Irrigation Technician Labor Rate per hour	65.00	195.00
3	Irrigation Helper Labor Rate per hour	40.00	120.00
	Date of Service: 4-4-2022 Damage Source: Normal Ware		

46450
RBC
4/14/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$347.55

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/12/2022	194012

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 5, Unit 3

Quantity	Description	Rate	Amount
	Controller #5 Unit #3 - Irrigation Repair - Mainline Repair		
1	4" PVC Expansion Repair Coupling	73.72	73.72
1	4" Sch 40 Coupling	15.45	15.45
3	Irrigation Technician Labor Rate per hour	65.00	195.00
3	Irrigation Helper Labor Rate per hour	40.00	120.00
	Date of Service: 4-5-2022 Damage Source: Normal Ware		

46450
DRBQ
4/14/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$404.17

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/12/2022	194013

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 26, Unit 27

Quantity	Description	Rate	Amount
	Controller #26 - Unit #27 Irrigation Repair - Install Sleeve		
30	2" SCH 40 PVC BE Pipe	3.23	96.90
30	1" SCH 40 PVC BE Pipe	1.30	39.00
20	3/4" SCH 40 PVC BE Pipe	0.80	16.00
3	3/4" x 3/4" x 1/2" SCH 40 PVC Tee SST	1.10	3.30
6	1/2" 90 Male Barb Fitting	1.05	6.30
4	1" 90 Elbow SS	0.84	3.36
3	4" Pop-Up Sprayhead	9.88	29.64
1	Mini-Excavator Use	175.00	175.00
6	Irrigation Technician Labor Rate per hour	65.00	390.00
6	Irrigation Helper Labor Rate per hour	40.00	240.00
	Date of Service: 4-7-2022 Damage Source: None		

46450
J.R.O.
4/14/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$999.50

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/12/2022	194014

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Butterfly Garden

Quantity	Description	Rate	Amount
9	Detail Service @ Butterfly Garden - Spring Cut Backs General Labor Rate 3 people @ 3hrs each Date of Service: 4-8-2022	50.00	450.00

47600
R.B.O.
4/14/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$450.00

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

320 572



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/14/2022	194017

Bill To
CRCDD Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
Budget 2021-22	Due on receipt	Maintenance

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for MAY - 2022		
	Landscape - Contracted Units	85,946.14	85,946.14
	Landscape - New Units*	309.96	309.96
	Irrigation - Contracted Units	4,480.76	4,480.76
	Irrigation - New Units **	2.45	2.45
	*Landscape - New Units: Dog Park - (7) Dogi Pots - \$55.08 LSF3 - (5) Dogi Pots - \$137.70 Dog Park Mowing - \$117.18		
	**Irrigation - New Units: LSF3 Irrigation adjustments - \$2.45		

46200
46225
46400
46425
3880.
4/14/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$90,739.31

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/or reasonable attorney fees will be charged to the customer.

326 572



Invoice Number	Invoice Date	Account Number	Page
7-714-59951	Apr 05, 2022	8504-2882-4	1 of 2

Billing Address:

CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Shipping Address:

CAPITAL REGION CDD
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges USD \$42.44
TOTAL THIS INVOICE USD \$42.44

Other discounts may apply.

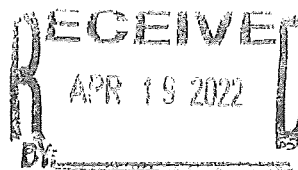
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Apr 05, 2022

Previous Balance 0.00
Payments 0.00
Adjustments 0.00
New Charges 42.44

New Account Balance \$42.44

Payments not received by Apr 20, 2022 are subject to a late fee.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
7-714-59951	USD \$42.44	8504-2882-4	USD \$42.44

Remittance Advice

Your payment is due by Apr 20, 2022

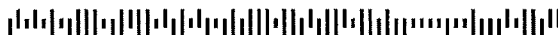
Payments not received by this date are subject to a late fee.

771459951600000424408504288245000004244000000424400

0021195 01 AB 0.461 **AUTO T1 0 1095 32092-364939 -C01-P21216-11



CAPITAL REGION CDD
114
475 W TOWN PL
SAINT AUGUSTINE FL 32092-3648



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



63320950000028

1095-01-00-0021195-0001-0041110

Invoice Number	Invoice Date	Account Number	Page
7-714-59951	Apr 05, 2022	8504-2882-4	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

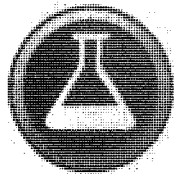
Ship Date: Mar 25, 2022	Cust. Ref.: Capital Region	Ref.#2:
Payor: Third Party	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.50% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient	
Tracking ID	776402120686	Pattl Powers	Lockbox Services - 12-2657	
Service Type	FedEx 2Day	GMS-SF, LLC	US Bank NA-CDD	
Package Type	FedEx Envelope	5385 N Nob Hill Road	EP-MN-01LB	
Zone	07	FORT LAUDERDALE FL 33351 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Mar 29, 2022 10:15	Transportation Charge		34.27
Svc Area	A1	Fuel Surcharge		6.34
Signed by	J.BUCK	Third Party Billing		1.83
FedEx Use	000000000/1113/_	Total Charge	USD	\$42.44
Third Party Subtotal				USD \$42.44
Total FedEx Express				USD \$42.44

FedEx® Billing Online

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McGlynn Labs Inc

ENVIRONMENTAL LABORATORIES

568 Beverly Court
Tallahassee, FL 32301

April 6, 2022

Robert Berlin, Operations and Maintenance Manager
Capital Region CCD
3196 Merchants Row, Suite 130 Tallahassee, FL 32311
Email: rberlin@gmsnf.com, Phone: (850) 727-5310

Invoice for Laboratory Services Fourth Quarterly Water Quality Monitoring Report for Southwood Lakes

Data Set ID: SW021822

Item and sample identification:

sampled by McGlynn Laboratories, according to MLI SOP ver. 16
date sampled 2/18/2022

Activity	Cost per Lake	Three Lakes
Sampling fee	\$200	\$600
Chlorophylls	\$35	\$105
Total Nitrogen	\$25	\$75
Total Phosphorus	\$25	\$75
Sum	\$285	\$855

Data Report	\$10	\$10
Interpretive Report	\$200	\$200
Total		\$1,065

TOTAL AMOUNT DUE: \$1,065.00

Sean E. McGlynn

Sean E. McGlynn, Ph.D., President
568 Beverly Ct.
Tallahassee, FL 32301

46500
RBR
4/14/2022

320 572

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 22

ASSESSED TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$859,291.86	\$0.00	\$0.00	\$0.00	\$0.00	\$332,617.18	\$1,191,909.04
LEON CO TAX ROLL	3662.58	\$293,118.35	\$153,683.54	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,503,241.82	\$3,405,257.50
TOTAL NET ASSESSED		\$293,118.35	\$1,012,975.40	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,835,859.00	\$4,597,166.54
% ASSESSMENTS		8.61%	4.51%	9.37%	8.05%	11.20%	14.12%	44.14%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$343,716.74	\$0.00	\$0.00	\$0.00	\$0.00	\$162,845.55	\$506,562.29
TOTAL DUE DIRECT INVOICE		\$0.00	\$515,575.12	\$0.00	\$0.00	\$0.00	\$0.00	\$169,771.63	\$685,346.75
LEON CO DIST 1	11/09/21	\$3,166.66	\$0.00	\$2,793.76	\$0.00	\$4,119.58	\$0.00	\$8,052.27	\$18,132.27
LEON CO DIST 2	11/24/21	\$51,073.47	\$29,172.96	\$73,896.61	\$60,303.90	\$66,442.74	\$91,268.52	\$296,176.25	\$668,334.45
LEON CO DIST 3	12/16/21	\$152,777.15	\$89,220.08	\$201,616.65	\$186,759.31	\$198,751.57	\$279,127.87	\$878,232.54	\$1,986,485.17
LEON CO DIST 4	12/30/21	\$21,678.88	\$3,341.54	\$19,052.74	\$13,754.76	\$28,202.59	\$10,454.12	\$75,711.24	\$172,195.87
LEON CO DIST 5	01/11/22	\$4,732.72	\$19,250.21	\$3,983.88	\$0.00	\$6,156.91	\$60,224.90	\$75,586.14	\$169,934.76
INTEREST	02/02/22	\$25.57	\$15.44	\$33.01	\$28.57	\$33.26	\$48.31	\$146.09	\$330.25
LEON CO DIST 6	02/14/22	\$44,994.43	\$4,070.66	\$7,302.57	\$0.00	\$58,534.37	\$12,735.19	\$96,818.12	\$224,455.34
LEON CO DIST 7	03/14/22	\$1,482.42	\$2,465.04	\$2,889.10	\$0.00	\$1,928.51	\$7,711.94	\$13,447.78	\$29,924.79
LEON CO DIST 8	04/16/22	\$4,753.25	\$4,007.47	\$5,226.30	\$3,481.63	\$6,183.62	\$12,537.51	\$28,773.72	\$64,963.50
LEON CO DIST 9								\$0.00	\$0.00
TOTAL RECEIVED TAX ROLL		\$284,684.55	\$151,543.40	\$316,794.62	\$264,328.17	\$370,353.15	\$474,108.36	\$1,472,944.15	\$3,334,756.40
TOTAL DUE TAX ROLL		\$8,433.80	\$2,140.14	\$2,143.06	\$9,819.18	\$10,971.76	\$6,695.49	\$30,297.67	\$70,501.10
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	48.96%	42.50%
% RECEIVED TAX ROLL		97.12%	98.61%	99.33%	96.42%	97.12%	98.61%	97.98%	97.93%

DATE	001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
12/14/21							CHECKS	
12/27/21	\$83,413.09	\$76,690.37	\$60,303.90	\$161,830.84	2841/2844/2842/2843			
01/16/22	\$241,997.23	\$201,616.65	\$186,759.31	\$477,879.44	2852/2855/2853/2854			
02/16/22	\$25,020.42	\$19,052.74	\$13,754.76	\$36,656.71	2866/2869/2867/2868			
03/25/22	\$73,089.03	\$11,319.46	\$0.00	\$139,732.94	2882/2884/2883			
	\$3,947.46	\$2,889.10	\$0.00	\$9,640.45				
Total transferred	\$427,467.23	\$311,568.32	\$260,817.97	\$825,740.38				
Total DUE	\$8,760.72	\$5,226.30	\$3,510.20	\$18,721.13				

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 22

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$859,291.86	\$0.00	\$0.00	\$0.00	\$0.00	\$332,617.18	\$1,191,909.04
LEON CO TAX ROLL	3662.58	\$293,118.35	\$153,683.54	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,503,241.82	\$3,405,257.50
TOTAL NET ASSESSED		\$293,118.35	\$1,012,975.40	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,835,859.00	\$4,597,166.54
% ASSESSMENTS		8.61%	4.51%	9.37%	8.05%	11.20%	14.12%	44.14%	100.00%
RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$343,716.74	\$0.00	\$0.00	\$0.00	\$0.00	\$162,845.55	\$506,562.29
TOTAL DUE DIRECT INVOICE		\$0.00	\$515,575.12	\$0.00	\$0.00	\$0.00	\$0.00	\$169,771.63	\$685,346.75
LEON CO DIST 1	11/09/21	\$3,166.66	\$0.00	\$2,793.76	\$0.00	\$4,119.58	\$0.00	\$8,052.27	\$18,132.27
LEON CO DIST 2	11/24/21	\$51,073.47	\$29,172.96	\$73,896.61	\$60,303.90	\$66,442.74	\$91,268.52	\$296,176.25	\$668,334.45
LEON CO DIST 3	12/16/21	\$152,777.15	\$89,220.08	\$201,616.65	\$186,759.31	\$198,751.57	\$279,127.87	\$878,232.54	\$1,986,485.17
LEON CO DIST 4	12/30/21	\$21,678.88	\$3,341.54	\$19,052.74	\$13,754.76	\$28,202.59	\$10,454.12	\$75,711.24	\$172,195.87
LEON CO DIST 5	01/11/22	\$4,732.72	\$19,250.21	\$3,983.88	\$0.00	\$6,156.91	\$60,224.90	\$75,586.14	\$169,934.76
INTEREST	02/02/22	\$25.57	\$15.44	\$33.01	\$28.57	\$33.26	\$48.31	\$146.09	\$330.25
LEON CO DIST 6	02/14/22	\$44,994.43	\$4,070.66	\$7,302.57	\$0.00	\$58,534.37	\$12,735.19	\$96,818.12	\$224,455.34
LEON CO DIST 7	03/14/22	\$1,482.42	\$2,465.04	\$2,889.10	\$0.00	\$1,928.51	\$7,711.94	\$13,447.78	\$29,924.79
LEON CO DIST 8	04/16/22	\$4,753.25	\$4,007.47	\$5,226.30	\$3,481.63	\$6,183.62	\$12,537.51	\$28,773.72	\$64,963.50
LEON CO DIST 9								\$0.00	\$0.00
TOTAL RECEIVED TAX ROLL		\$284,684.55	\$151,543.40	\$316,794.62	\$264,328.17	\$370,353.15	\$474,108.36	\$1,472,944.15	\$3,334,756.40
TOTAL DUE TAX ROLL		\$8,433.80	\$2,140.14	\$2,143.06	\$9,819.18	\$10,971.76	\$6,695.49	\$30,297.67	\$70,501.10
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	48.96%	42.50%
% RECEIVED TAX ROLL		97.12%	98.61%	99.33%	96.42%	97.12%	98.61%	97.98%	97.93%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000
		vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
								CHECKS	
	12/14/21	\$83,413.09		\$76,690.37	\$60,303.90	\$161,830.84		2841/2844/2842/2843	
	12/27/21	\$241,997.23		\$201,616.65	\$186,759.31	\$477,879.44		2852/2855/2853/2854	
	01/16/22	\$25,020.42		\$19,052.74	\$13,754.76	\$36,656.71		2866/2869/2867/2868	
	02/16/22	\$73,089.03		\$11,319.46	\$0.00	\$139,732.94		2882/2884/2883	
	03/25/22	\$3,947.46		\$2,889.10	\$0.00	\$9,640.45			
	Total transferred	\$427,467.23		\$311,568.32	\$260,817.97	\$825,740.38			
Total DUE		\$8,760.72		\$5,226.30	\$3,510.20	\$18,721.13			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 22

ASSESSED TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$859,291.86	\$0.00	\$0.00	\$0.00	\$0.00	\$332,617.18	\$1,191,909.04
LEON CO TAX ROLL	3662.58	\$293,118.35	\$153,683.54	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,503,241.82	\$3,405,257.50
TOTAL NET ASSESSED		\$293,118.35	\$1,012,975.40	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,835,859.00	\$4,597,166.54
% ASSESSMENTS		8.61%	4.51%	9.37%	8.05%	11.20%	14.12%	44.14%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$343,716.74	\$0.00	\$0.00	\$0.00	\$0.00	\$162,845.55	\$506,562.29
TOTAL DUE DIRECT INVOICE		\$0.00	\$515,575.12	\$0.00	\$0.00	\$0.00	\$0.00	\$169,771.63	\$685,346.75
LEON CO DIST 1	11/09/21	\$3,166.66	\$0.00	\$2,793.76	\$0.00	\$4,119.58	\$0.00	\$8,052.27	\$18,132.27
LEON CO DIST 2	11/24/21	\$51,073.47	\$29,172.96	\$73,896.61	\$60,303.90	\$66,442.74	\$91,268.52	\$296,176.25	\$668,334.45
LEON CO DIST 3	12/16/21	\$152,777.15	\$89,220.08	\$201,616.65	\$186,759.31	\$198,751.57	\$279,127.87	\$878,232.54	\$1,986,485.17
LEON CO DIST 4	12/30/21	\$21,678.88	\$3,341.54	\$19,052.74	\$13,754.76	\$28,202.59	\$10,454.12	\$75,711.24	\$172,195.87
LEON CO DIST 5	01/11/22	\$4,732.72	\$19,250.21	\$3,983.88	\$0.00	\$6,156.91	\$60,224.90	\$75,586.14	\$169,934.76
INTEREST	02/02/22	\$25.57	\$15.44	\$33.01	\$28.57	\$33.26	\$48.31	\$146.09	\$330.25
LEON CO DIST 6	02/14/22	\$44,994.43	\$4,070.66	\$7,302.57	\$0.00	\$58,534.37	\$12,735.19	\$96,818.12	\$224,455.34
LEON CO DIST 7	03/14/22	\$1,482.42	\$2,465.04	\$2,889.10	\$0.00	\$1,928.51	\$7,711.94	\$13,447.78	\$29,924.79
LEON CO DIST 8	04/16/22	\$4,753.25	\$4,007.47	\$5,226.30	\$3,481.63	\$6,183.62	\$12,537.51	\$28,773.72	\$64,963.50
LEON CO DIST 9								\$0.00	\$0.00
TOTAL RECEIVED TAX ROLL		\$284,684.55	\$151,543.40	\$316,794.62	\$264,328.17	\$370,353.15	\$474,108.36	\$1,472,944.15	\$3,334,756.40
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PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	48.96%	42.50%
% RECEIVED TAX ROLL		97.12%	98.61%	99.33%	96.42%	97.12%	98.61%	97.98%	97.93%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
DATE							CHECKS	
12/14/21	\$83,413.09		\$76,690.37	\$60,303.90	\$161,830.84		2841/2844/2842/2843	
12/27/21	\$241,997.23		\$201,616.65	\$186,759.31	\$477,879.44		2852/2855/2853/2854	
01/16/22	\$25,020.42		\$19,052.74	\$13,754.76	\$36,656.71		2866/2869/2867/2868	
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03/25/22	\$3,947.46		\$2,889.10	\$0.00	\$9,640.45			
Total transferred	\$427,467.23		\$311,568.32	\$260,817.97	\$825,740.38			
Total DUE	\$8,760.72		\$5,226.30	\$3,510.20	\$18,721.13			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 22

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TOTAL DUE DIRECT INVOICE		\$0.00	\$515,575.12	\$0.00	\$0.00	\$0.00	\$0.00	\$169,771.63	\$685,346.75
LEON CO DIST 1	11/09/21	\$3,166.66	\$0.00	\$2,793.76	\$0.00	\$4,119.58	\$0.00	\$8,052.27	\$18,132.27
LEON CO DIST 2	11/24/21	\$51,073.47	\$29,172.96	\$73,896.61	\$60,303.90	\$66,442.74	\$91,268.52	\$296,176.25	\$668,334.45
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TOTAL DUE TAX ROLL		\$8,433.80	\$2,140.14	\$2,143.06	\$9,819.18	\$10,971.76	\$6,695.49	\$30,297.67	\$70,501.10

	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	48.96%	42.50%
% RECEIVED TAX ROLL	97.12%	98.61%	99.33%	96.42%	97.12%	98.61%	97.98%	97.93%

DATE	001-300-20700-10800 201-700-13100-10000 201-700-36300.10000	001-300-20700-10800 201-700-13100-10000 201-700-36300.10100	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100	001-300-20700-10900 029-700-13100-10000 029-700-36300-10000	001-300-20700-10900 029-700-13100-10000 029-700-36300-10100	001-300-36300-101000 n/a n/a	001.300.10100.01000
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000	vendor #148 001-300-20700-109000			
12/14/21	\$83,413.09		\$76,690.37	\$60,303.90	\$161,830.84		2841/2844/2842/2843	
12/27/21	\$241,997.23		\$201,616.65	\$186,759.31	\$477,879.44		2852/2855/2853/2854	
01/16/22	\$25,020.42		\$19,052.74	\$13,754.76	\$36,656.71		2866/2869/2867/2868	
02/16/22	\$73,089.03		\$11,319.46	\$0.00	\$139,732.94		2882/2884/2883	
03/25/22	\$3,947.46		\$2,889.10	\$0.00	\$9,640.45			
Total transferred	\$427,467.23		\$311,568.32	\$260,817.97	\$825,740.38			
Total DUE	\$8,760.72		\$5,226.30	\$3,510.20	\$18,721.13			



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/19/2022	194019

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 8, Unit 25 / LSF7

Quantity	Description	Rate	Amount
	Controller # 8 - Unit #25 - Irrigation Repair - Pipe Repair -Replace Sprayheads & Nozzles		
10	3/4" SCH 40 PVC BE Pipe	0.80	8.00
4	3/4" SCH 40 90 Elbow	1.50	6.00
1	3/4" Slip-Fix	7.88	7.88
1	3/4" Coupling PVC SS	0.65	0.65
5	4" Pop-Up Sprayhead	9.88	49.40
5	Nozzle	2.50	12.50
4.5	Irrigation Technician Labor Rate per hour	65.00	292.50
4.5	Irrigation Helper Labor Rate per hour	40.00	180.00
	Date of Repair: 4-11-2022 Damage Source: Normal Ware & Tree Damage		

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$556.93

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/19/2022	194020

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 6, Central Park

Quantity	Description	Rate	Amount
	Controller #6 Unit #CP - Irrigation Repair - Mainline Repair		
10	4" SCH 40 PVC BE Pipe	7.06	70.60
2	4" Coupling PVC SS	9.25	18.50
1	4" x 3" PVC Bushing SS	12.86	12.86
1	4" SCH 80 PVC Tee SSS	43.74	43.74
1	4" Gasketed Repair Coupling (NO stop)	81.35	81.35
4	DBR/Y - 6 Splice Kit Wire Connector	5.15	20.60
1	Sakrete	12.88	12.88
6	Irrigation Technician Labor Rate per hour	65.00	390.00
6	Irrigation Helper Labor Rate per hour	40.00	240.00
Date of Service: 4-12-2022 Damage Source: Normal Ware			

46450
Rf BQ.
4/27/2022

320 Sp

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$890.53

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/19/2022	194021

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 24, Unit 2

Quantity	Description	Rate	Amount
	Controller #24 Unit #2 - Irrigation Repair - Repair Pipe & Sprayheads / Nozzles		
3	1" Tee	1.27	3.81
3	1" Repair Coupling Spig X Soc	8.68	26.04
10	1/2" 90 Elbow	1.50	15.00
17	4" Pop-Up Sprayhead	9.88	167.96
17	Nozzle	2.50	42.50
4	6" Pop-Up Sprayhead	16.85	67.40
5	Irrigation Technician Labor Rate per hour	65.00	325.00
5	Irrigation Helper Labor Rate per hour	40.00	200.00
	Date of Service: 4-13-2022		
	Damage Source: Normal Ware		

46450
DBBQ
4/27/2022

320 572

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$847.71

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O. Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/19/2022	194022

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

320.572.46450

P.O. No.	Terms	Project
	Net 30	Controller 11, Unit 4

Quantity	Description	Rate	Amount
	Controller #11 - Unit #4 - Irrigation Repair - Replace Rotors/Sprayheads Valve Box		
1	10" Round Valve Box w/Lid (Green)	18.66	18.66
3	DBR/Y - 6 Splice Kit Wire Connector	5.15	15.45
2	4" Rotor	10.37	20.74
1	4" Pop-Up Sprayhead	9.88	9.88
1	Nozzle	2.50	2.50
1	Irrigation Technician Labor Rate per hour	65.00	65.00
1	Irrigation Helper Labor Rate per hour	40.00	40.00
	Date of Service: 4-13-2022 Damage Source: Normal Ware		

46450
R860
4/27/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$172.23

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/19/2022	194023

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

320
572

P.O. No.	Terms	Project
	Net 30	Controller 27, Unit 2

Quantity	Description	Rate	Amount
	Controller #27 Unit #2 - Irrigation Repair - Replace Rotors		
5	4" Rotor	10.37	51.85
0.5	Irrigation Technician Labor Rate per hour	65.00	32.50
0.05	Irrigation Helper Labor Rate per hour	40.00	2.00
Date of Service: 4-13-2022 Damage Source: Normal Ware			

46450
DGBQ.
4/27/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$86.35

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/25/2022	194027

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Controller 4, Unit 1 & TC1 ...

Quantity	Description	Rate	Amount
	Controller #4 - Unit #1 - Irrigation Repair - Valve Replaced		
1	P220 2" Toro Valve	217.91	217.91
2	Irrigation Technician Labor Rate per hour	65.00	130.00
2	Irrigation Helper Labor Rate per hour	40.00	80.00
Date of Service: 4-19-2022 Damage Source: Normal Ware			
46450 R.B.Q. 4/27/2022			
520.91			

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$427.91

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

**All-Pro Land Care of
Tallahassee, Inc.**
P.O. Box 38355
Tallahassee, FL
32315-8355

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.



All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/26/2022	194031

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

320.572.

P.O. No.	Terms	Project
	Net 30	Butterfly Garden

Quantity	Description	Rate	Amount
	Central Park - Butterfly Garden - Installation of Spring Annuals, Trimming of Plant Materials and Pine Straw Mulch installation.		
1	Annual Installation - Maint.	241.00	241.00
4	General Labor Rate	50.00	200.00
	Trimming of plant materials		
5	General Labor Rate	50.00	250.00
80	Pine Straw (per bale)	4.89	391.20
	Dates of Service: 4-21-2022 & 4-22-2022		

47000
D&BQ.
4/27/2022

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total \$1,082.20

\$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill		
		Mar-22
Account #	Services Address	
1680485610	3766 Greyfield Dr - Pump 1	\$ 101.70
1780485610	2150 Merchants Row Blvd - Pump	\$ 12.16
1894063223	2380 E Orange Ave Irr	\$ 208.98
2429471295	3564 S Blair Stone Rd Reclaim	\$ 3.82
2780485610	2588 Merchants Row Blvd - Pump	\$ 12.16
3077919780		\$ 12.65
3541485610	<i>On hold</i>	24.24
3543485610		225.77
3680485610		11.59
4263972522		36.89
4360485610		16.69
4680485610	<i>pay</i>	11.50
5399698926		11.59
6243485610		12.16
6948377092		13.23
7042865610		11.88
7580485610		77.91
7670485610		42.19
8001821240		944.42
8270485610		1,014.78
8404454440		11.50
8965428817	3559 Four Oaks Blvd	\$ 12.16
9143451140	3700 Spider Lily Way	\$ 12.27
9356890232	4583 Grove Park Dr. Temp.	\$ 11.50
9413485610	3000 School House Road	\$ 12.07
9650988960	3751 Biltmore Ave - IRR	\$ 11.98
9674588544	Various Locations, Irrigation	\$ 47.72
9699066720	3145 Mulberry Park Blvd. Area Light	\$ 87.61
9732155598	4141 Artemis Way	\$ 280.78
9778998416	2471 E Orange Ave. Irr.	\$ 11.78
3183002658	3001 School House Rd Reclaimed pay by check	
Total		\$3,305.68
V#29	001-320-57200-43000	

acct 3183002658 not available for e+Home and auto pay because it is a reclaimed water bil

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 1680485610
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	30.23
Payments Received - 03/28/2022	-30.23
Current Charges	101.70
Adjustments	0.00
Total Amount Due	\$ 101.70

Service Address: 3766 Greyfield Dr PUMP 1, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	939	Oct-21	187	Jun-21	1822
Feb-22	195	Sep-21	213	May-21	247
Jan-22	200	Aug-21	184	Apr-21	207
Dec-21	1415	Jul-21	205	Mar-21	184
Nov-21	301				

Customer Charge	11.21
Energy Charge - 939 kWh at \$0.06037	56.69
Fuel & Purch Pwr - 939 kWh at \$0.03329	31.26
Gross Receipts Tax - 2.56406% of \$99.16	2.54
Subtotal	\$ 101.70

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	3/28/22	58940	N	2/24/22	58001	N	939	1.00	939 KWH	

Service Address Total: 3766 Greyfield Dr PUMP 1, Tallahassee, FL 32311

Premise Id #: 6214334610

101.70

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
1680485610	\$0.00	\$101.70	\$101.70

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 1680485610 0 03302022 0000000000 0000010170 0000010170 1680485610

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 1780485610
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	12.16
Payments Received - 03/28/2022	-12.16
Current Charges	12.16
Adjustments	0.00
Total Amount Due	\$ 12.16

Service Address: 2150 Merchants Row Blvd Pump, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	7	Oct-21	7	Jun-21	8
Feb-22	7	Sep-21	7	May-21	6
Jan-22	7	Aug-21	7	Apr-21	7
Dec-21	8	Jul-21	7	Mar-21	7
Nov-21	7				

Customer Charge	11.21
Energy Charge - 7 kWh at \$0.06037	0.42
Fuel & Purch Pwr - 7 kWh at \$0.03329	0.23
Gross Receipts Tax - 2.56406% of \$11.86	0.30
Subtotal	\$ 12.16

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	3/28/22	1080	N	2/24/22	1073	N	7	1.00	7 KWH	

Service Address Total: 2150 Merchants Row Blvd Pump, Tallahassee, FL 32311

Premise Id #: 8314334610

12.16

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
1780485610	\$0.00	\$12.16	\$12.16

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 1780485610 0 03302022 0000000000 0000001216 0000001216 1780485610

Customer Name: Capital Region CDD
Account Number: 1894063223
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	0.00
Current Charges	208.98
Adjustments	0.00
Total Amount Due	\$ 208.98

Service Address: 2380 E Orange Ave Irr, Tallahassee, FL 32301 (City)



Water - Reuse Service

Service From 2/25/2022 - 3/28/2022

Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Mar-22	1384	Oct-21	10805	Jun-21	21975
Feb-22	0	Sep-21	424	May-21	6603
Jan-22	789	Aug-21	7892	Apr-21	4624
Dec-21	1451	Jul-21	3717	Mar-21	9130
Nov-21	5922				

Water Charge - 1,384 cgal at \$0.151	208.98
Total Water Reuse Service	208.98
Subtotal	\$ 208.98

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	3/28/22	505405	N	2/24/22	504021	N	1384	1.00	1384 CGAL	

Service Address Total: 2380 E Orange Ave Irr, Tallahassee, FL 32301

Premise Id #: 8439872616

208.98

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
1894063223	\$0.00	\$208.98	\$208.98

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 2429471295
Billing Date: March 30, 2022

Page 1 of 2

Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	162.78
Payments Received - 03/28/2022	-162.78
Current Charges	3.82
Adjustments	0.00
Total Amount Due	\$ 3.82

Service Address: 3564 S Blair Stone Rd, Tallahassee, FL 32311 (City)



Water - Reuse Service

Service From 2/25/2022 - 3/28/2022

Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Mar-22	23	Oct-21	36	Jun-21	0
Feb-22	980	Sep-21	22	May-21	0
Jan-22	320	Aug-21	115	Apr-21	15
Dec-21	152	Jul-21	0	Mar-21	40
Nov-21	38				

Water Charge - 23 cgal at \$0.151	3.47
Public Service Tax	0.35
Total Water Reuse Service	3.82
Subtotal	\$ 3.82

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20059	3/28/22	62578	N	2/24/22	62555	N	23	1.00	23 CGAL	

Service Address Total: 3564 S Blair Stone Rd, Tallahassee, FL 32311

Premise Id #: 2801413427

3.82

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
2429471295	\$0.00	\$3.82	\$3.82

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 2780485610
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	12.07
Payments Received - 03/28/2022	-12.07
Current Charges	12.16
Adjustments	0.00
Total Amount Due	\$ 12.16

Service Address: 2588 Merchants Row Blvd PUMP, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	7	Oct-21	7	Jun-21	7
Feb-22	6	Sep-21	8	May-21	6
Jan-22	8	Aug-21	7	Apr-21	7
Dec-21	7	Jul-21	8	Mar-21	7
Nov-21	7				

Customer Charge	11.21
Energy Charge - 7 kWh at \$0.06037	0.42
Fuel & Purch Pwr - 7 kWh at \$0.03329	0.23
Gross Receipts Tax - 2.56406% of \$11.86	0.30
Subtotal	\$ 12.16

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	3/28/22	1000	N	2/24/22	993	N	7	1.00	7 KWH	

Service Address Total: 2588 Merchants Row Blvd PUMP, Tallahassee, FL 32311

Premise Id #: 9314334610

12.16

City of Tallahassee
Your Own Utilities™

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
2780485610	\$0.00	\$12.16	\$12.16

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 3077919780
Billing Date: March 30, 2022

Page 1 of 2

Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	12.65
Payments Received - 03/28/2022	-12.65
Current Charges	12.65
Adjustments	0.00
Total Amount Due	\$ 12.65

Service Address: 3136 Dickinson Dr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	0	Jun-21	0
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	1
Nov-21	0				

Customer Charge	11.21
Gross Receipts Tax - 2.56406% of \$11.21	0.29
Public Service Tax	1.15
Subtotal	\$ 12.65

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	3/28/22	8	N	2/24/22	8	N	0	1.00	0 KWH	

Service Address Total: 3136 Dickinson Dr, Tallahassee, FL 32311

Premise Id #: 9571517437

12.65

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
3077919780	\$0.00	\$12.65	\$12.65

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
c/o GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 3077919780 0 03302022 0000000000 0000001265 0000001265 3077919780

Customer Name: Capital Region CDD
Account Number: 3541485610
Billing Date: April 1, 2022

Page 1 of 4

Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of April 1, 2022

Previous Balance	24.05
Payments Received - 03/28/2022	-24.05
Current Charges	24.24
Adjustments	0.00
Total Amount Due	\$ 24.24

Service Address: 2301 E Orange Ave Irr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

**Service From 2/25/2022 - 3/28/2022
Electric Service**

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	13	Oct-21	11	Jun-21	12
Feb-22	11	Sep-21	12	May-21	7
Jan-22	11	Aug-21	11	Apr-21	3
Dec-21	13	Jul-21	12	Mar-21	3
Nov-21	11				

Customer Charge	11.21
Energy Charge - 13 kWh at \$0.06037	0.78
Fuel & Purch Pwr - 13 kWh at \$0.03329	0.43
Gross Receipts Tax - 2.56406% of \$12.42	0.32
Subtotal	\$ 12.74

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	3/28/22	1382	N	2/24/22	1369	N	13	1.00	13 KWH	

Service Address Total: 2301 E Orange Ave Irr, Tallahassee, FL 32311

Premise Id #: 0345047541

12.74

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/28/2022 Bank Draft Amount
3541485610	\$0.00	\$24.24	\$24.24

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/28/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
 Account Number: 3541485610
 Billing Date: April 1, 2022

Page 3 of 4

Service Address: 3591 Strolling Way, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022
 Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	0	Jun-21	0
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	0				

Customer Charge	11.21
Gross Receipts Tax - 2.56406% of \$11.21	0.29
Subtotal	\$ 11.50

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E166061	3/28/22	0	N	2/24/22	0	N	0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way, Tallahassee, FL 32311

Premise Id #: 7391469254

11.50

Customer Name: Capital Region CDD
Account Number: 3541485610
Billing Date: April 1, 2022

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City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 3543485610
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	225.77
Payments Received - 03/28/2022	-225.77
Current Charges	225.77
Adjustments	0.00
Total Amount Due	\$ 225.77

Service Address: 3701 Mossy Creek Ln UNIT 1, Tallahassee, FL 32311 (City)



Electric General Service Dmnd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	0	Jun-21	0
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	0				

Customer Charge	77.23
Demand Charge - 10 kW at \$14.29	142.90
Gross Receipts Tax - 2.56406% of \$220.13	5.64
Subtotal	\$ 225.77

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	3/28/22	61086	N	2/24/22	61086	N	0	1.00	0 KWH	
E305419	3/28/22	0.00	N	2/24/22	0.00	N	0	1.00	0 KW	

Service Address Total: 3701 Mossy Creek Ln UNIT 1, Tallahassee, FL 32311

Premise Id #: 4407334610

225.77

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
3543485610	\$0.00	\$225.77	\$225.77

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 3543485610 0 03302022 0000000000 0000022577 0000022577 3543485610

Customer Name: Capital Region CDD
Account Number: 3680485610
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	11.59
Payments Received - 03/28/2022	-11.59
Current Charges	11.59
Adjustments	0.00
Total Amount Due	\$ 11.59

Service Address: 3765 Grove Park Dr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

**Service From 2/25/2022 - 3/28/2022
Electric Service**

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	1	Oct-21	1	Jun-21	1
Feb-22	1	Sep-21	0	May-21	1
Jan-22	2	Aug-21	1	Apr-21	0
Dec-21	0	Jul-21	1	Mar-21	0
Nov-21	1				

Customer Charge	11.21
Energy Charge - 1 kWh at \$0.06037	0.06
Fuel & Purch Pwr - 1 kWh at \$0.03329	0.03
Gross Receipts Tax - 2.56406% of \$11.30	0.29
Subtotal	\$ 11.59

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305692	3/28/22	252	N	2/24/22	251	N	1	1.00	1 KWH	

Service Address Total: 3765 Grove Park Dr, Tallahassee, FL 32311

Premise Id #: 8214334610

11.59

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
3680485610	\$0.00	\$11.59	\$11.59

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS, LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 4263972522
Billing Date: March 31, 2022

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Account Summary as of March 31, 2022

Previous Balance	35.90
Payments Received - 03/28/2022	-35.90
Current Charges	36.89
Adjustments	0.00
Total Amount Due	\$ 36.89

Service Address: 3029 Dickinson Dr AREA LIGHTS, Tallahassee, FL 32317 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

6-100 Watt HPS Std Light Fixture(s)	25.98
Fuel & Purch Pwr - 300 kWh at \$0.03329	9.99
Gross Receipts Tax - 2.56406% of \$35.97	0.92
Subtotal	\$ 36.89

Service Address Total: 3029 Dickinson Dr AREA LIGHTS, Tallahassee, FL 32317

Premise Id #: 8373759635

36.89

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/27/2022 Bank Draft Amount
4263972522	\$0.00	\$36.89	\$36.89

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/27/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 4263972522 0 03312022 0000000000 0000003689 0000003689 4263972522

Customer Name: Capital Region CDD
Account Number: 4360485610
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	16.58
Payments Received - 03/28/2022	-16.58
Current Charges	16.69
Adjustments	0.00
Total Amount Due	\$ 16.69

Service Address: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	54	Oct-21	50	Jun-21	43
Feb-22	53	Sep-21	53	May-21	40
Jan-22	57	Aug-21	43	Apr-21	53
Dec-21	64	Jul-21	45	Mar-21	50
Nov-21	52				

Customer Charge	11.21
Energy Charge - 54 kWh at \$0.06037	3.26
Fuel & Purch Pwr - 54 kWh at \$0.03329	1.80
Gross Receipts Tax - 2.56406% of \$16.27	0.42
Subtotal	\$ 16.69

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	3/28/22	9855	N	2/24/22	9801	N	54	1.00	54 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311

Premise Id #: 6983334610

16.69

City of Tallahassee
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Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
4360485610	\$0.00	\$16.69	\$16.69

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 4680485610
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	11.50
Payments Received - 03/28/2022	-11.50
Current Charges	11.50
Adjustments	0.00
Total Amount Due	\$ 11.50

Service Address: 3992 Four Oaks Blvd, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	1	Jun-21	3
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	4	Mar-21	0
Nov-21	4				

Customer Charge	11.21
Gross Receipts Tax - 2.56406% of \$11.21	0.29
Subtotal	\$ 11.50

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292014	3/28/22	176	N	2/24/22	176	N	0	1.00	0 KWH	

Service Address Total: 3992 Four Oaks Blvd, Tallahassee, FL 32311

Premise Id #: 9214334610

11.50

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
4680485610	\$0.00	\$11.50	\$11.50

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

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Customer Name: Capital Region CDD
Account Number: 5399698926
Billing Date: March 30, 2022

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Account Summary as of March 30, 2022

Previous Balance	11.50
Payments Received - 03/28/2022	-11.50
Current Charges	11.59
Adjustments	0.00
Total Amount Due	\$ 11.59

Service Address: 3252 Updike Ave IRR, Tallahassee, FL 32301 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	1	Oct-21	0	Jun-21	1
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	0				

Customer Charge	11.21
Energy Charge - 1 kWh at \$0.06037	0.06
Fuel & Purch Pwr - 1 kWh at \$0.03329	0.03
Gross Receipts Tax - 2.56406% of \$11.30	0.29
Subtotal	\$ 11.59

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E277362	3/28/22	13	N	2/24/22	12	N	1	1.00	1 KWH	

Service Address Total: 3252 Updike Ave IRR, Tallahassee, FL 32301

Premise Id #: 5056249962

11.59

City of Tallahassee
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Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
5399698926	\$0.00	\$11.59	\$11.59

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 6243485610
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	12.07
Payments Received - 03/28/2022	-12.07
Current Charges	12.16
Adjustments	0.00
Total Amount Due	\$ 12.16

Service Address: 3700 Mossy Creek Ln PUMP, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022
Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	7	Oct-21	7	Jun-21	7
Feb-22	6	Sep-21	8	May-21	7
Jan-22	7	Aug-21	6	Apr-21	7
Dec-21	7	Jul-21	8	Mar-21	7
Nov-21	6				

Customer Charge	11.21
Energy Charge - 7 kWh at \$0.06037	0.42
Fuel & Purch Pwr - 7 kWh at \$0.03329	0.23
Gross Receipts Tax - 2.56406% of \$11.86	0.30
Subtotal	\$ 12.16

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	3/28/22	627	N	2/24/22	620	N	7	1.00	7 KWH	

Service Address Total: 3700 Mossy Creek Ln PUMP, Tallahassee, FL 32311

Premise Id #: 7107334610

12.16

City of Tallahassee
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Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
6243485610	\$0.00	\$12.16	\$12.16

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 6948377092
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	17.42
Payments Received - 03/28/2022	-17.42
Current Charges	13.23
Adjustments	0.00
Total Amount Due	\$ 13.23

Service Address: 1901 Merchants Row Blvd, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	18	Oct-21	16	Jun-21	16
Feb-22	16	Sep-21	18	May-21	9
Jan-22	17	Aug-21	15	Apr-21	0
Dec-21	18	Jul-21	18	Mar-21	0
Nov-21	15				

Customer Charge	11.21
Energy Charge - 18 kWh at \$0.06037	1.09
Fuel & Purch Pwr - 18 kWh at \$0.03329	0.60
Gross Receipts Tax - 2.56406% of \$12.90	0.33
Subtotal	\$ 13.23

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	3/28/22	1638	N	2/24/22	1620	N	18	1.00	18 KWH	



Water - Reuse Service

Service From 2/25/2022 - 3/28/2022

Water Reuse Service

Subtotal	\$0.00
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Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	3/28/22	116732	N	2/24/22	116732	N	0	1.00	0 CGAL	

Service Address Total: 1901 Merchants Row Blvd, Tallahassee, FL 32311

Premise Id #: 2757359331

13.23

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
6948377092	\$0.00	\$13.23	\$13.23

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 7042865610
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	11.88
Payments Received - 03/28/2022	-11.88
Current Charges	11.88
Adjustments	0.00
Total Amount Due	\$ 11.88

Service Address: 4580 Grove Park Dr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022
Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	4	Oct-21	4	Jun-21	4
Feb-22	4	Sep-21	4	May-21	3
Jan-22	3	Aug-21	4	Apr-21	5
Dec-21	5	Jul-21	4	Mar-21	4
Nov-21	3				

Customer Charge	11.21
Energy Charge - 4 kWh at \$0.06037	0.24
Fuel & Purch Pwr - 4 kWh at \$0.03329	0.13
Gross Receipts Tax - 2.56406% of \$11.58	0.30
Subtotal	\$ 11.88

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	3/28/22	901	N	2/24/22	897	N	4	1.00	4 KWH	

Service Address Total: 4580 Grove Park Dr, Tallahassee, FL 32311

Premise Id #: 7279327290

11.88

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
7042865610	\$0.00	\$11.88	\$11.88

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 7580485610
Billing Date: March 31, 2022

Page 1 of 2

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Account Summary as of March 31, 2022

Previous Balance	76.57
Payments Received - 03/28/2022	-76.57
Current Charges	77.91
Adjustments	0.00
Total Amount Due	\$ 77.91

Service Address: 3705 Four Oaks Blvd AREA LIGHTS, Tallahassee, FL 32311 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

8-100 Watt HPS Decorative Light Fixture(s)	62.64
Fuel & Purch Pwr - 400 kWh at \$0.03329	13.32
Gross Receipts Tax - 2.56406% of \$75.96	1.95
Subtotal	\$ 77.91

Service Address Total: 3705 Four Oaks Blvd AREA LIGHTS, Tallahassee, FL 32311
Premise Id #: 2214334610

77.91

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/27/2022 Bank Draft Amount
7580485610	\$0.00	\$77.91	\$77.91

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/27/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 7580485610 0 03312022 0000000000 0000007791 0000007791 7580485610

Customer Name: Capital Region CDD
Account Number: 7670485610
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	42.19
Payments Received - 03/28/2022	-42.19
Current Charges	42.19
Adjustments	0.00
Total Amount Due	\$ 42.19

Service Address: 3766 Greyfield Dr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	0	Jun-21	0
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	0				

Customer Charge	41.14
Gross Receipts Tax - 2.56406% of \$41.14	1.05
Subtotal	\$ 42.19

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	3/28/22	33158	N	2/24/22	33158	N	0	1.00	0 KWH	

Service Address Total: 3766 Greyfield Dr, Tallahassee, FL 32311

Premise Id #: 0304334610

42.19

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
7670485610	\$0.00	\$42.19	\$42.19

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 8001821240
Billing Date: March 31, 2022

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Account Summary as of March 31, 2022

Previous Balance	928.45
Payments Received - 03/28/2022	-928.45
Current Charges	944.42
Adjustments	0.00
Total Amount Due	\$ 944.42

Service Address: 2450 Rain Lily Way Unit 29 AREA LIGHTS, Tallahassee, FL 3231 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022

Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	54.81
Fuel & Purch Pwr - 350 kWh at \$0.03329	11.65
Gross Receipts Tax - 2.56406% of \$66.46	1.70
Subtotal	\$ 68.16

Service Address Total: 2450 Rain Lily Way Unit 29 AREA LIGHTS, Tallahassee, FL 3231

Premise Id #: 4099002592

68.16

Service Address: 3070 Bent Grass Ln Unit 30 AREA LIGHTS, Tallahassee, FL 3231 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022

Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	54.81
Fuel & Purch Pwr - 350 kWh at \$0.03329	11.65
Gross Receipts Tax - 2.56406% of \$66.46	1.70
Subtotal	\$ 68.16

Service Address Total: 3070 Bent Grass Ln Unit 30 AREA LIGHTS, Tallahassee, FL 3231

Premise Id #: 1917069171

68.16

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/27/2022 Bank Draft Amount
8001821240	\$0.00	\$944.42	\$944.42

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/27/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 8001821240
Billing Date: March 31, 2022

Page 3 of 4

Service Address: 3616 Longfellow Rd Unit 25 AREA LIGHTS, Tallahassee, FL 3231 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	54.81
Fuel & Purch Pwr - 350 kWh at \$0.03329	11.65
Gross Receipts Tax - 2.56406% of \$66.46	1.70
Subtotal	\$ 68.16

Service Address Total: 3616 Longfellow Rd Unit 25 AREA LIGHTS, Tallahassee, FL 3231
Premise Id #: 8769916427

68.16

Service Address: 3749 Biltmore Ave Unit 2, Tallahassee, FL 32317 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

18-100 Watt HPS Decorative Light Fixture(s)	140.94
Fuel & Purch Pwr - 899 kWh at \$0.03329	29.93
Gross Receipts Tax - 2.56406% of \$170.87	4.38
Subtotal	\$ 175.25

Service Address Total: 3749 Biltmore Ave Unit 2, Tallahassee, FL 32317
Premise Id #: 5006660235

175.25

Service Address: 3900 Overlook Dr Unit 10 AREA LIGHTS, Tallahassee, FL 32317 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

17-100 Watt HPS Decorative Light Fixture(s)	133.11
Fuel & Purch Pwr - 849 kWh at \$0.03329	28.26
Gross Receipts Tax - 2.56406% of \$161.37	4.14
Subtotal	\$ 165.51

Service Address Total: 3900 Overlook Dr Unit 10 AREA LIGHTS, Tallahassee, FL 32317
Premise Id #: 8300637954

165.51

Service Address: 4038 Shady View Ln Unit 17 AREA LIGHTS, Tallahassee, FL 3231 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

5-100 Watt HPS Decorative Light Fixture(s)	39.15
Fuel & Purch Pwr - 250 kWh at \$0.03329	8.32
Gross Receipts Tax - 2.56406% of \$47.47	1.22
Subtotal	\$ 48.69

Service Address Total: 4038 Shady View Ln Unit 17 AREA LIGHTS, Tallahassee, FL 3231
Premise Id #: 9558749188

48.69

Customer Name: Capital Region CDD
Account Number: 8001821240
Billing Date: March 31, 2022

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Service Address: 4046 Colleton Ct Unit 15 AREA LIGHTS, Tallahassee, FL 32317 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

5-100 Watt HPS Decorative Light Fixture(s)	39.15
Fuel & Purch Pwr - 250 kWh at \$0.03329	8.32
Gross Receipts Tax - 2.56406% of \$47.47	1.22
Subtotal	\$ 48.69

Service Address Total: 4046 Colleton Ct Unit 15 AREA LIGHTS, Tallahassee, FL 32317

Premise Id #: 1661384756

48.69

Service Address: 4072 Ivy Green Trl Unit 7 AREA LIGHTS, Tallahassee, FL 32317 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	54.81
Fuel & Purch Pwr - 350 kWh at \$0.03329	11.65
Gross Receipts Tax - 2.56406% of \$66.46	1.70
Subtotal	\$ 68.16

Service Address Total: 4072 Ivy Green Trl Unit 7 AREA LIGHTS, Tallahassee, FL 32317

Premise Id #: 4299135523

68.16

Service Address: 4216 Summertree Dr Unit 23 AREA LIGHTS, Tallahassee, FL 3231 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

14-100 Watt HPS Decorative Light Fixture(s)	109.62
Fuel & Purch Pwr - 699 kWh at \$0.03329	23.27
Gross Receipts Tax - 2.56406% of \$132.89	3.41
Subtotal	\$ 136.30

Service Address Total: 4216 Summertree Dr Unit 23 AREA LIGHTS, Tallahassee, FL 3231

Premise Id #: 6418723235

136.30

Service Address: 4297 Avon Park Cir Unit 14 AREA LIGHTS, Tallahassee, FL 3231 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

10-100 Watt HPS Decorative Light Fixture(s)	78.30
Fuel & Purch Pwr - 499 kWh at \$0.03329	16.61
Gross Receipts Tax - 2.56406% of \$94.91	2.43
Subtotal	\$ 97.34

Service Address Total: 4297 Avon Park Cir Unit 14 AREA LIGHTS, Tallahassee, FL 3231

Premise Id #: 8125544487

97.34

Customer Name: Capital Region CDD
Account Number: 8270485610
Billing Date: March 30, 2022

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Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	12.07
Payments Received - 03/28/2022	-12.07
Current Charges	1,014.78
Adjustments	0.00
Total Amount Due	\$ 1,014.78

Service Address: 3603 Capital Cir SE Irr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	2	Oct-21	3	Jun-21	7
Feb-22	6	Sep-21	3	May-21	6
Jan-22	7	Aug-21	4	Apr-21	10
Dec-21	8	Jul-21	8	Mar-21	10
Nov-21	6				

Customer Charge	11.21
Energy Charge - 2 kWh at \$0.06037	0.12
Fuel & Purch Pwr - 2 kWh at \$0.03329	0.07
Gross Receipts Tax - 2.56406% of \$11.40	0.29
Subtotal	\$ 11.69

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	3/28/22	102	N	2/24/22	100	N	2	1.00	2 KWH	



Water - Reuse Service

Service From 2/25/2022 - 3/28/2022

Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Mar-22	6643	Oct-21	10379	Jun-21	22496
Feb-22	0	Sep-21	0	May-21	2093
Jan-22	0	Aug-21	0	Apr-21	3173
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	11893				

Water Charge - 6,643 cgal at \$0.151	1,003.09
Total Water Reuse Service	1,003.09
Subtotal	\$ 1,003.09

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	3/28/22	552199	N	2/24/22	545556	N	6643	1.00	6643 CGAL	

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
8270485610	\$0.00	\$1,014.78	\$1,014.78

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 8270485610
Billing Date: March 30, 2022

Service Address Total: *3603 Capital Cir SE Irr, Tallahassee, FL 32311*
Premise Id #: *2091429614*

1,014.78

Customer Name: Capital Region CDD
Account Number: 8270485610
Billing Date: March 30, 2022

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talgov.com

Customer Name: Capital Region CDD
Account Number: 8404454440
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	11.50
Payments Received - 03/28/2022	-11.50
Current Charges	11.50
Adjustments	0.00
Total Amount Due	\$ 11.50

Service Address: 4140 Artemis Way, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	0	Jun-21	0
Feb-22	0	Sep-21	1	May-21	1
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	1				

Customer Charge	11.21
Gross Receipts Tax - 2.56406% of \$11.21	0.29
Subtotal	\$ 11.50

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	3/28/22	3	N	2/24/22	3	N	0	1.00	0 KWH	

Service Address Total: 4140 Artemis Way, Tallahassee, FL 32311

Premise Id #: 1358191911

11.50

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
8404454440	\$0.00	\$11.50	\$11.50

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS, LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 8965428817
Billing Date: March 30, 2022

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Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	12.16
Payments Received - 03/28/2022	-12.16
Current Charges	12.16
Adjustments	0.00
Total Amount Due	\$ 12.16

Service Address: 3559 Four Oaks Blvd, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	7	Oct-21	6	Jun-21	4
Feb-22	7	Sep-21	7	May-21	7
Jan-22	6	Aug-21	7	Apr-21	8
Dec-21	8	Jul-21	7	Mar-21	6
Nov-21	6				

Customer Charge	11.21
Energy Charge - 7 kWh at \$0.06037	0.42
Fuel & Purch Pwr - 7 kWh at \$0.03329	0.23
Gross Receipts Tax - 2.56406% of \$11.86	0.30
Subtotal	\$ 12.16

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	3/28/22	257	N	2/24/22	250	N	7	1.00	7 KWH	

Service Address Total: 3559 Four Oaks Blvd, Tallahassee, FL 32311

Premise Id #: 5648311331

12.16

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
8965428817	\$0.00	\$12.16	\$12.16

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 9143451140
Billing Date: March 30, 2022

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Account Summary as of March 30, 2022

Previous Balance	12.16
Payments Received - 03/28/2022	-12.16
Current Charges	12.27
Adjustments	0.00
Total Amount Due	\$ 12.27

Service Address: 3700 Spider Lily Way, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	8	Oct-21	8	Jun-21	8
Feb-22	7	Sep-21	8	May-21	6
Jan-22	8	Aug-21	8	Apr-21	8
Dec-21	8	Jul-21	8	Mar-21	7
Nov-21	7				

Customer Charge	11.21
Energy Charge - 8 kWh at \$0.06037	0.48
Fuel & Purch Pwr - 8 kWh at \$0.03329	0.27
Gross Receipts Tax - 2.56406% of \$11.96	0.31
Subtotal	\$ 12.27

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	3/28/22	580	N	2/24/22	572	N	8	1.00	8 KWH	

Service Address Total: 3700 Spider Lily Way, Tallahassee, FL 32311

Premise Id #: 2133264721

12.27

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9143451140	\$0.00	\$12.27	\$12.27

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 9356890232
Billing Date: March 30, 2022

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Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	11.50
Payments Received - 03/28/2022	-11.50
Current Charges	11.50
Adjustments	0.00
Total Amount Due	\$ 11.50

Service Address: 4583 Grove Park Dr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	0	Oct-21	0	Jun-21	0
Feb-22	0	Sep-21	0	May-21	0
Jan-22	0	Aug-21	0	Apr-21	0
Dec-21	0	Jul-21	0	Mar-21	0
Nov-21	0				

Customer Charge	11.21
Gross Receipts Tax - 2.56406% of \$11.21	0.29
Subtotal	\$ 11.50

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	3/28/22	1	N	2/24/22	1	N	0	1.00	0 KWH	

Service Address Total: 4583 Grove Park Dr, Tallahassee, FL 32311

Premise Id #: 6167334610

11.50

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9356890232	\$0.00	\$11.50	\$11.50

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Maccomb St. Relay Box
Tallahassee, FL 32301

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 9413485610
Billing Date: March 30, 2022

Page 1 of 2

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	11.98
Payments Received - 03/28/2022	-11.98
Current Charges	12.07
Adjustments	0.00
Total Amount Due	\$ 12.07

Service Address: 3000 School House Rd, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	6	Oct-21	5	Jun-21	7
Feb-22	5	Sep-21	7	May-21	5
Jan-22	6	Aug-21	5	Apr-21	6
Dec-21	6	Jul-21	6	Mar-21	6
Nov-21	6				

Customer Charge	11.21
Energy Charge - 6 kWh at \$0.06037	0.36
Fuel & Purch Pwr - 6 kWh at \$0.03329	0.20
Gross Receipts Tax - 2.56406% of \$11.77	0.30
Subtotal	\$ 12.07

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	3/28/22	992	N	2/24/22	986	N	6	1.00	6 KWH	

Service Address Total: 3000 School House Rd, Tallahassee, FL 32311

Premise Id #: 1376334610

12.07

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9413485610	\$0.00	\$12.07	\$12.07

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
% GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 9413485610 0 03302022 0000000000 0000001207 0000001207 9413485610

Customer Name: Capital Region CDD
Account Number: 9650988960
Billing Date: March 30, 2022

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Account Summary as of March 30, 2022

Previous Balance	11.88
Payments Received - 03/28/2022	-11.88
Current Charges	11.98
Adjustments	0.00
Total Amount Due	\$ 11.98

Service Address: 3751 Biltmore Ave, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	5	Oct-21	4	Jun-21	4
Feb-22	4	Sep-21	5	May-21	4
Jan-22	5	Aug-21	4	Apr-21	4
Dec-21	5	Jul-21	5	Mar-21	4
Nov-21	4				

Customer Charge	11.21
Energy Charge - 5 kWh at \$0.06037	0.30
Fuel & Purch Pwr - 5 kWh at \$0.03329	0.17
Gross Receipts Tax - 2.56406% of \$11.68	0.30
Subtotal	\$ 11.98

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	3/28/22	459	N	2/24/22	454	N	5	1.00	5 KWH	

Service Address Total: 3751 Biltmore Ave, Tallahassee, FL 32311

Premise Id #: 4297976746

11.98

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9650988960	\$0.00	\$11.98	\$11.98

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
Account Number: 9674588544
Billing Date: March 30, 2022

Page 1 of 4

Educate employees on energy conservation. Encourage everyone to turn off lights and computers at the end of the workday.

Account Summary as of March 30, 2022

Previous Balance	47.71
Payments Received - 03/28/2022	-47.71
Current Charges	47.72
Adjustments	0.00
Total Amount Due	\$ 47.72

Service Address: 3232 Riverton Trl Irr, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	5	Oct-21	5	Jun-21	5
Feb-22	5	Sep-21	5	May-21	6
Jan-22	5	Aug-21	5	Apr-21	5
Dec-21	6	Jul-21	5	Mar-21	5
Nov-21	4				

Customer Charge	11.21
Energy Charge - 5 kWh at \$0.06037	0.30
Fuel & Purch Pwr - 5 kWh at \$0.03329	0.17
Gross Receipts Tax - 2.56406% of \$11.68	0.30
Subtotal	\$ 11.98

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	3/28/22	298	N	2/24/22	293	N	5	1.00	5 KWH	

Service Address Total: 3232 Riverton Trl Irr, Tallahassee, FL 32311

Premise Id #: 1053677343

11.98

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9674588544	\$0.00	\$47.72	\$47.72

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

Customer Name: Capital Region CDD
 Account Number: 9674588544
 Billing Date: March 30, 2022

Page 3 of 4

Service Address: 3611 Biltmore Ave, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022
Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	2	Oct-21	2	Jun-21	3
Feb-22	2	Sep-21	2	May-21	1
Jan-22	2	Aug-21	2	Apr-21	3
Dec-21	2	Jul-21	2	Mar-21	2
Nov-21	2				

Customer Charge	11.21
Energy Charge - 2 kWh at \$0.06037	0.12
Fuel & Purch Pwr - 2 kWh at \$0.03329	0.07
Gross Receipts Tax - 2.56406% of \$11.40	0.29
Subtotal	\$ 11.69

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	3/28/22	63	N	2/24/22	61	N	2	1.00	2 KWH	

Service Address Total: 3611 Biltmore Ave, Tallahassee, FL 32311
Premise Id #: 5853129410

11.69

Service Address: 3735 Esplanade Way IRR, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022
Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	5	Oct-21	4	Jun-21	4
Feb-22	4	Sep-21	6	May-21	5
Jan-22	5	Aug-21	4	Apr-21	4
Dec-21	5	Jul-21	6	Mar-21	4
Nov-21	4				

Customer Charge	11.21
Energy Charge - 5 kWh at \$0.06037	0.30
Fuel & Purch Pwr - 5 kWh at \$0.03329	0.17
Gross Receipts Tax - 2.56406% of \$11.68	0.30
Subtotal	\$ 11.98

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	3/28/22	535	N	2/24/22	530	N	5	1.00	5 KWH	

Service Address Total: 3735 Esplanade Way IRR, Tallahassee, FL 32311
Premise Id #: 9664700805

11.98

Service Address: 4295 Avon Park Cir, Tallahassee, FL 32311 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022
Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	6	Oct-21	6	Jun-21	7
Feb-22	7	Sep-21	7	May-21	6
Jan-22	6	Aug-21	6	Apr-21	7
Dec-21	8	Jul-21	7	Mar-21	7
Nov-21	6				

Customer Charge	11.21
Energy Charge - 6 kWh at \$0.06037	0.36
Fuel & Purch Pwr - 6 kWh at \$0.03329	0.20
Gross Receipts Tax - 2.56406% of \$11.77	0.30
Subtotal	\$ 12.07

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305740	3/28/22	783	N	2/24/22	777	N	6	1.00	6 KWH	

Customer Name: Capital Region CDD
Account Number: 9674588544
Billing Date: March 30, 2022

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Service Address Total: *4295 Avon Park Cir, Tallahassee, FL 32311*
Premise Id #: *5529340083*

12.07

City of Tallahassee
Your Own UtilitiesSM

GARDNER

Customer Name: Capital Region CDD
Account Number: 9699066720
Billing Date: March 31, 2022

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Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 31, 2022

Previous Balance	86.14
Payments Received - 03/28/2022	-86.14
Current Charges	87.61
Adjustments	0.00
Total Amount Due	\$ 87.61

Service Address: 3145 Mulberry Park Blvd AREA LIGHTS, Tallahassee, FL 32311 (City)



Commercial Area Light

Service From 3/1/2022 - 3/31/2022
Electric Service

9-100 Watt HPS Decorative Light Fixture(s)	70.47
Fuel & Purch Pwr - 449 kWh at \$0.03329	14.95
Gross Receipts Tax - 2.56406% of \$85.42	2.19
Subtotal	\$ 87.61

Service Address Total: 3145 Mulberry Park Blvd AREA LIGHTS, Tallahassee, FL 32311

Premise Id #: 1989645547

87.61

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/27/2022 Bank Draft Amount
9699066720	\$0.00	\$87.61	\$87.61

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/27/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 9699066720 0 03312022 0000000000 0000008761 0000008761 9699066720

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 9732155598
Billing Date: March 30, 2022

Page 1 of 2

Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	113.36
Payments Received - 03/28/2022	-113.36
Current Charges	280.78
Adjustments	0.00
Total Amount Due	\$ 280.78

Service Address: 4141 Artemis Way, Tallahassee, FL 32311 (City)



Water Service - Irrigation - C

Service From 2/25/2022 - 3/28/2022

Water Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Mar-22	798	Oct-21	1362	Jun-21	1475
Feb-22	381	Sep-21	639	May-21	1377
Jan-22	375	Aug-21	249	Apr-21	2049
Dec-21	556	Jul-21	516	Mar-21	238
Nov-21	1403				

Customer Charge	8.95
Water Usage - Tier 1 - 292 cgal @\$0.211	61.61
Water Usage - Tier 2 - 506 cgal @\$0.365	184.69
Public Service Tax	25.53
Subtotal	\$ 280.78

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	3/28/22	29420	N	2/24/22	28622	N	798	1.00	798 CGAL	

Service Address Total: 4141 Artemis Way, Tallahassee, FL 32311

Premise Id #: 2198508997

280.78

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9732155598	\$0.00	\$280.78	\$280.78

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 9732155598 0 03302022 0000000000 0000028078 0000028078 9732155598

Customer Name: Capital Region CDD
Account Number: 9778998416
Billing Date: March 30, 2022

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Named Best Utility in the Nation, the City of Tallahassee is committed to helping customers save energy and water through sustainable practices and energy-efficient improvements. Learn more at Talgov.com/YOU.

Account Summary as of March 30, 2022

Previous Balance	11.78
Payments Received - 03/28/2022	-11.78
Current Charges	11.78
Adjustments	0.00
Total Amount Due	\$ 11.78

Service Address: 2471 E Orange Ave, Tallahassee, FL 32303 (City)



Electric General Svc - Non Dmd

Service From 2/25/2022 - 3/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-22	3	Oct-21	3	Jun-21	3
Feb-22	3	Sep-21	1	May-21	2
Jan-22	3	Aug-21	3	Apr-21	1
Dec-21	3	Jul-21	4	Mar-21	3
Nov-21	3				

Customer Charge	11.21
Energy Charge - 3 kWh at \$0.06037	0.18
Fuel & Purch Pwr - 3 kWh at \$0.03329	0.10
Gross Receipts Tax - 2.56406% of \$11.49	0.29
Subtotal	\$ 11.78

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	3/28/22	120	N	2/24/22	117	N	3	1.00	3 KWH	

Service Address Total: 2471 E Orange Ave, Tallahassee, FL 32303

Premise Id #: 2308383430

11.78

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	04/26/2022 Bank Draft Amount
9778998416	\$0.00	\$11.78	\$11.78

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 04/26/2022 - Do not send payment.

Capital Region CDD
C/O GMS LLC
5385 N Nob Hill Rd
Sunrise FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3039755

Client Matter No. 17123-1

Mr. Jim Oliver
Capital Region Comm Dvlp.
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3039755
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

03/08/22	C. Stuart	0.40	168.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/15/22	S. Sandy	0.20	53.00	Confer with Berlin regarding social media monitoring subscription service
03/16/22	S. Sandy	0.10	26.50	Confer with Mills regarding Gate Petroleum Access Agreement
03/17/22	J. Brown	0.20	60.00	Review and follow-up concerning groundwater monitoring access agreement
03/25/22	S. Sandy	0.20	53.00	Confer with Mills regarding access agreement
03/30/22	S. Sandy	0.40	106.00	Confer with Berlin regarding groundbreaking at Independence Landing; prepare election documents

TOTAL HOURS 1.50

KUTAK ROCK LLP

Capital Region Comm Dvlp.

April 28, 2022

Client Matter No. 17123-1

Invoice No. 3039755

Page 2

TOTAL FOR SERVICES RENDERED	\$466.50
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TOTAL CURRENT AMOUNT DUE	<u>\$466.50</u>
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FIFTH ORDER OF BUSINESS

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Capital Region Community Development District ("**District**") prior to June 15, 2022, the proposed budgets ("**Proposed Budgets**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budgets by levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budgets; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budgets, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budgets; and

WHEREAS, the Board has considered the Proposed Budgets, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGETS APPROVED. The Proposed Budgets prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said Proposed Budgets.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budgets. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budgets and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budgets and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid

pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*, or, alternatively, in one or more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, *Florida Statutes*.

SETTING PUBLIC HEARINGS. Public hearings on said approved Proposed Budget and Assessments are hereby declared and set for:

DATE: _____, 2022
HOUR: _____
LOCATION: _____

3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budgets to Leon County and the City of Tallahassee at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGETS. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budgets on the District's website at least two (2) days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Leon County. Additionally, notice of the public hearings shall be published in the manner prescribed by Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF MAY 2022.

ATTEST:

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chairman, Board of Supervisors

Exhibit A: Budgets FY 2022/2023

***Proposed Budget
Fiscal Year 2023***

***Capital Region
Community Development District***

May 12, 2022



Capital Region Community Development District

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Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - On Roll	\$1,394,014	\$1,444,170	\$61,352	\$1,505,522	1,630,738
Special Assessment - Direct - St Joe	\$441,845	\$190,748	\$138,950	\$329,698	360,828
Interest Income/Misc. Revenue	\$8,000	\$662	\$500	\$1,162	\$1,000
TOTAL REVENUES	\$1,843,859	\$1,635,580	\$200,802	\$1,836,382	1,992,566
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$3,000	\$6,000	\$9,000	\$12,000
FICA	\$918	\$230	\$459	\$689	\$918
Engineering Fees	\$25,000	\$3,905	\$21,095	\$25,000	\$25,000
Arbitrage Rebate	\$1,200	\$600	\$600	\$1,200	\$1,800
Dissemination Agent	\$7,300	\$3,750	\$3,550	\$7,300	\$7,300
Attorney Fees	\$57,000	\$8,865	\$48,135	\$57,000	\$57,000
Annual Audit	\$3,710	\$0	\$3,710	\$3,710	\$3,850
Annual Report	\$500	\$0	\$500	\$500	\$500
Trustee Fees	\$15,520	\$4,148	\$11,372	\$15,520	\$15,520
Assessment Roll Services	\$11,500	\$11,500	\$0	\$11,500	\$11,500
Management Fees	\$48,620	\$24,310	\$24,310	\$48,620	\$51,051
Information Technology	\$2,800	\$1,400	\$1,400	\$2,800	\$2,800
Website Administration	\$0	\$200	\$0	\$200	\$7,200
Record Storage	\$150	\$0	\$150	\$150	\$150
Travel & Per Diem	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Telephone	\$300	\$127	\$173	\$300	\$300
Postage	\$1,000	\$406	\$594	\$1,000	\$1,000
Printing & Binding	\$2,000	\$412	\$1,588	\$2,000	\$2,000
Insurance	\$19,730	\$18,597	\$0	\$18,597	\$20,457
Legal Advertising	\$3,500	\$775	\$2,725	\$3,500	\$3,500
Other Current Charges	\$1,600	\$571	\$1,029	\$1,600	\$1,600
Office Supplies	\$200	\$60	\$140	\$200	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Capital Outlay	\$250	\$0	\$250	\$250	\$250
TOTAL ADMINISTRATIVE EXPENDITURES	\$216,973	\$83,031	\$129,779	\$212,810	\$228,070
Field					
Management Fees	\$132,300	\$66,150	\$66,150	\$132,300	\$138,915
Assistant Operation Manager	\$0	\$0	\$0	\$0	\$60,000
Security	\$7,000	\$5,856	\$0	\$5,856	\$7,000
Communications	\$6,000	\$3,000	\$3,000	\$6,000	\$0
Utilities	\$45,000	\$20,535	\$15,000	\$35,535	\$45,000
Landscape Maintenance - Contract	\$1,030,628	\$515,677	\$515,676	\$1,031,353	\$1,043,365
Landscape Maintenance - New Units/Street Trees	\$5,000	\$1,020	\$3,980	\$5,000	\$5,500
Pond Maintenance - Contract	\$5,000	\$2,130	\$2,130	\$4,260	\$5,000
Pond Repairs - Current Units	\$37,500	\$38,860	\$7,196	\$46,056	\$40,000
SWMF Operating Permit Fees	\$918	\$1,377	\$0	\$1,377	\$4,131

Capital Region

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
<i>Field (continued)</i>					
Irrigation Maintenance - Contract	\$55,488	\$26,885	\$26,887	\$53,772	\$54,085
Irrigation Maintenance - New Units	\$0	\$10	\$0	\$10	\$500
Irrigation Repairs - Current Units	\$45,000	\$33,575	\$11,425	\$45,000	\$45,000
Preserve Maintenance	\$37,500	\$13,835	\$23,665	\$37,500	\$40,000
Tot Lot Inspection/Maintenance	\$6,500	\$0	\$6,500	\$6,500	\$7,500
Tree Removal/Trimming/Cleanup	\$38,000	\$13,851	\$24,149	\$38,000	\$38,000
Alleyway Maintenance	\$5,000	\$1,290	\$3,710	\$5,000	\$5,000
Miscellaneous Maintenance	\$7,500	\$2,509	\$4,991	\$7,500	\$7,500
Special Events	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Other - Contingency	\$5,000	\$175	\$4,825	\$5,000	\$5,000
Capital Expenditures	\$9,000	\$4,663	\$4,337	\$9,000	\$25,000
Reserve for Capital - R&R	\$135,552	\$89,000	\$46,552	\$135,552	\$175,000
Common Area Maintenance	\$8,000	\$0	\$8,000	\$8,000	\$8,000
TOTAL FIELD EXPENDITURES	\$1,626,886	\$840,397	\$783,175	\$1,623,571	\$1,764,496
TOTAL EXPENDITURES	\$1,843,859	\$923,428	\$912,954	\$1,836,382	\$1,992,566
EXCESS REVENUES OVER EXPENDITURES	\$0	\$712,152	(\$712,152)	\$0	\$0

Capital Region

Community Development District

Assessment Allocation

		Proposed	
		FY 2022	FY 2023
Net Assessment		\$1,394,014	\$1,630,738
Plus Collection Fees (7%)		\$104,926	\$122,744
Gross Assessments		\$1,498,940	\$1,753,482
Use of Fund Balance		\$0	\$0
No. of Units		3,264	3,663
		12.73% increase	8.48% increase
Lot Size	# Of Units Total	Gross Per Unit Amount FY 2022	Gross Per Unit Amount FY 2023
Apartments	1,493	\$242.41	\$262.97
Townhomes	298	\$233.27	\$253.05
Duplex	0	\$0.00	\$0.00
30s	53	\$255.49	\$277.16
40s	224	\$272.15	\$295.23
55s	271	\$330.46	\$358.49
65s	348	\$408.22	\$442.84
75s	209	\$466.53	\$506.10
85s	108	\$507.74	\$550.80
90s	22	\$573.91	\$622.59
100s	190	\$583.18	\$632.64
1/2 Ac	142	\$699.82	\$759.17
1Ac	40	\$913.65	\$991.14
ACLF	101	\$122.42	\$132.81
Blended Commercial	161.186	\$2,722.15	\$2,953.03
Golf Club	1	\$14,948.44	\$16,216.28
Catholic School	1	\$0.00	\$0.00
Southwood House	0.390	\$2,722.15	\$2,953.03
Total	3,662.576		

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.

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.

Capital Region

Community Development District

General Fund

Maintenance: (continued)

Landscape/Pond/Irrigation Maintenance (continued)

Contracts	Monthly	Annual
Landscape Maintenance – Contract	\$85,946	1,031,353
Landscape Maintenance – New Units/Street Trees	\$417	\$5,000
Pond Maintenance – Contract	\$417	\$5,000
Pond Repairs – Current Units	\$3,125	\$37,500
Irrigation Maintenance – Contract	\$4,624	\$55,488
Irrigation Repairs – Current Units	\$3,750	\$45,000
Total	\$98,219	\$1,178,616

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:

Account#	Service Address	Monthly	Annual
1680485610	3766 Greyfield Dr - Pump 1	\$100	\$1,200
1780485610	2150 Merchants Row Blvd - Pump	\$50	\$600
1894063223	2380 E Orange Ave Irr	\$450	\$5,400
2429471295	3564 S Blair Stone Rd Reclaim	\$75	\$900
2780485610	2588 Merchants Row Blvd - Pump	\$50	\$600
3077919780	3136 Dickinson Dr.	\$50	\$600
3183002658	3001 School House Rd Reclaimed	\$200	\$2,400
3541485610	2301 E Orange Ave, Irr/3591 Strolling Way	\$50	\$600
3543485610	3701 Mossy Creek Ln - Unit 1	\$300	\$3,600
3680485610	3765 Grove Park Dr	\$50	\$600
4263972522	3029 Dickinson Dr. Area Lights	\$75	\$900
4360485610	1900 Merchants Row-ENTRANCE	\$75	\$900
4680485610	3992 Four Oaks Blvd	\$50	\$600
5399698926	3252 Updike Ave IRR	\$50	\$600
6243485610	3700 Mossy Creek Ln- Pump	\$50	\$600
6948377092	1901 Merchants Row Blvd	\$50	\$600
7042865610	4580 Grove Park Dr - IRR	\$50	\$600

Utilities (continued)

Capital Region

Community Development District

General Fund

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
Total		\$ 3,750	\$45,000

Special Events

Pops in the park.

Other Contingencies

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

Capital Expenditures

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

Reserves for Capital Repairs and Replacements

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

Capital Region

Community Development District

Capital Reserve

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Capital Reserve Contribution	\$135,552	\$89,000	\$46,552	\$135,552	\$175,000
Designated reserves	\$101,290	\$1,799	\$0	\$1,799	\$111,167
TOTAL REVENUES	\$236,843	\$90,799	\$46,552	\$137,351	\$286,167
Expenditures					
Reserve for Capital - R&R	\$0	\$15,584	\$10,000	\$25,584	\$0
Other Charges	\$600	\$255	\$345	\$600	\$600
TOTAL EXPENDITURES	\$600	\$15,839	\$10,345	\$26,184	\$600
ASSIGNED FUND BALANCE	\$236,243	\$74,960	\$36,208	\$111,167	\$285,567

Capital Region

Community Development District

Debt Service Fund

Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$862,173	\$825,741	\$37,718	\$863,459	\$862,129
Interest Income	\$200	\$89	\$35	\$124	\$100
Carry Forward Surplus ⁽¹⁾	\$345,644	\$345,761	\$0	\$345,761	\$333,533
TOTAL REVENUES	\$1,208,016	\$1,171,591	\$37,753	\$1,209,344	\$1,195,762
Expenditures					
Interest - 11/1	\$195,343	\$195,469	\$0	\$195,469	\$183,919
Special Call - 11/1	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 5/1	\$195,343	\$0	\$195,343	\$195,343	\$183,919
⁽²⁾ Principal - 5/1	\$480,000	\$0	\$480,000	\$480,000	\$500,000
TOTAL EXPENDITURES	\$870,685	\$200,469	\$675,343	\$875,811	\$872,838
EXCESS REVENUES OVER EXPENDITURES	\$337,331	\$971,122	(\$637,590)	\$333,533	\$322,924

⁽¹⁾ Carry Forward Surplus is net of Reserve requirement

⁽²⁾ The Series 2013 Bonds are subject to optional redemption by the District on or after May 1, 2024.

11/1/2023 - Interest Series 2013	\$171,794
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Lot Size	# of Units	Per Unit Amount	Gross Assessments	Net Assessments
Apartments	486	\$359	\$174,421	\$162,211
*Towns	82	\$327	\$26,828	\$24,950
40s	153	\$382	\$58,516	\$54,420
*55s	107	\$464	\$49,650	\$46,175
*65s	127	\$573	\$72,743	\$67,651
*75s	56	\$655	\$36,694	\$34,125
85s	77	\$710	\$54,642	\$50,817
*100s	40	\$818	\$32,736	\$30,444
*1/2 Ac	73	\$982	\$71,717	\$66,697
*1Ac	3	\$1,282	\$3,847	\$3,578
Epoch Apls (Acres)	1	\$3,806	\$5,386	\$5,009
Blended Commercial	113	\$6,321	\$339,888	\$316,095
Total	1318		\$927,067	\$862,173

* Certain Units have a lower debt per unit amount

Capital Region

Community Development District

Series 2013 Capital Improvement Refunding Bonds

A1 Term Bonds Due 5/1/2031

Debt Amortization

Date	Principal	Interest	Principal Balance	Calendar Year
05/01/22	\$480,000.00	\$195,198.75	\$6,965,000.00	
11/01/22		\$183,918.75	\$6,485,000.00	\$859,117.50
05/01/23	\$500,000.00	\$183,918.75	\$6,485,000.00	
11/01/23		\$171,793.75	\$5,985,000.00	\$855,712.50
05/01/24	\$525,000.00	\$171,793.75	\$5,985,000.00	
11/01/24		\$158,537.50	\$5,460,000.00	\$855,331.25
05/01/25	\$550,000.00	\$158,537.50	\$5,460,000.00	
11/01/25		\$144,100.00	\$4,910,000.00	\$852,637.50
05/01/26	\$585,000.00	\$144,100.00	\$4,910,000.00	
11/01/26		\$127,281.25	\$4,325,000.00	\$856,381.25
05/01/27	\$620,000.00	\$127,281.25	\$4,325,000.00	
11/01/27		\$109,456.25	\$3,705,000.00	\$856,737.50
05/01/28	\$660,000.00	\$109,456.25	\$3,705,000.00	
11/01/28		\$90,481.25	\$3,045,000.00	\$859,937.50
05/01/29	\$695,000.00	\$90,481.25	\$3,045,000.00	
11/01/29		\$70,500.00	\$2,350,000.00	\$855,981.25
05/01/30	\$735,000.00	\$70,500.00	\$2,350,000.00	
11/01/30		\$48,450.00	\$1,615,000.00	\$853,950.00
05/01/31	\$785,000.00	\$48,450.00	\$1,615,000.00	
11/01/31		\$24,900.00	\$830,000.00	\$858,350.00
05/01/32	\$830,000.00	\$24,900.00	\$830,000.00	\$854,900.00
totals	<u><u>\$6,485,000.00</u></u>	<u><u>\$2,258,837.50</u></u>		<u><u>\$9,419,036.25</u></u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$220,083	\$427,467	\$20,130	\$447,597	\$446,802
Special Assessment - Direct	\$1,086,011	\$601,504	\$257,798	\$859,302	\$859,302
Interest Income	\$50	\$28	\$15	\$43	\$50
Carry Forward Surplus ⁽¹⁾	\$384,020	\$384,796	\$0	\$384,796	\$382,800
TOTAL REVENUES	\$1,690,164	\$1,413,795	\$277,943	\$1,691,738	\$1,688,954
Expenditures					
Interest - 11/1	\$379,469	\$379,469	\$0	\$379,469	\$368,125
Interest - 5/1	\$379,469	\$0	\$379,469	\$379,469	\$368,125
Principal - 5/1	\$550,000	\$0	\$550,000	\$550,000	\$575,000
TOTAL EXPENDITURES	\$1,308,938	\$379,469	\$929,469	\$1,308,938	\$1,311,250
EXCESS REVENUES OVER EXPENDITURES	\$381,226	\$1,034,326	(\$651,526)	\$382,800	\$377,704

⁽¹⁾ Carry Forward Surplus is net of Reserve requirement

11/1/2023 - Interest Series 2018A1	\$356,266
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Capital Region

Community Development District

Series 2018A1 Capital Improvement Revenue Refunding Bonds Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
05/01/22	\$550,000.00	\$379,468.75	4.125%	\$15,350,000.00	
11/01/22		\$368,125.00		\$14,800,000.00	\$1,297,593.75
05/01/23	\$575,000.00	\$368,125.00	4.125%	\$14,800,000.00	
11/01/23		\$356,265.63		\$14,225,000.00	\$1,299,390.63
05/01/24	\$600,000.00	\$356,265.63	4.625%	\$14,225,000.00	
11/01/24		\$342,390.63		\$13,625,000.00	\$1,298,656.25
05/01/25	\$630,000.00	\$342,390.63	4.625%	\$13,625,000.00	
11/01/25		\$327,821.88		\$12,995,000.00	\$1,300,212.50
05/01/26	\$660,000.00	\$327,821.88	4.625%	\$12,995,000.00	
11/01/26		\$312,559.38		\$12,335,000.00	\$1,300,381.25
05/01/27	\$690,000.00	\$312,559.38	4.625%	\$12,335,000.00	
11/01/27		\$296,603.13		\$11,645,000.00	\$1,299,162.50
05/01/28	\$720,000.00	\$296,603.13	4.625%	\$11,645,000.00	
11/01/28		\$279,953.13		\$10,925,000.00	\$1,296,556.25
05/01/29	\$760,000.00	\$279,953.13	5.125%	\$10,925,000.00	
11/01/29		\$260,478.13		\$10,165,000.00	\$1,300,431.25
05/01/30	\$800,000.00	\$260,478.13	5.125%	\$10,165,000.00	
11/01/30		\$239,978.13		\$9,365,000.00	\$1,300,456.25
05/01/31	\$840,000.00	\$239,978.13	5.125%	\$9,365,000.00	
11/01/31		\$218,453.13		\$8,525,000.00	\$1,298,431.25
05/01/32	\$885,000.00	\$218,453.13	5.125%	\$8,525,000.00	
10/31/32		\$195,775.00		\$7,640,000.00	\$1,299,228.13
05/01/33	\$930,000.00	\$195,775.00	5.125%	\$7,640,000.00	
11/01/33		\$171,943.75		\$6,710,000.00	\$1,297,718.75
05/01/34	\$980,000.00	\$171,943.75	5.125%	\$6,710,000.00	
11/01/34		\$146,831.25		\$5,730,000.00	\$1,298,775.00
05/01/35	\$1,030,000.00	\$146,831.25	5.125%	\$5,730,000.00	
11/01/35		\$120,437.50		\$4,700,000.00	\$1,297,268.75
04/30/36	\$1,085,000.00	\$120,437.50	5.125%	\$4,700,000.00	
10/31/36		\$92,634.38		\$3,615,000.00	\$1,298,071.88
05/01/37	\$1,145,000.00	\$92,634.38	5.125%	\$3,615,000.00	
10/31/37		\$63,293.75		\$2,470,000.00	\$1,300,928.13
05/01/38	\$1,205,000.00	\$63,293.75	5.125%	\$2,470,000.00	
11/01/38		\$32,415.63		\$1,265,000.00	\$1,300,709.38
05/01/39	\$1,265,000.00	\$32,415.63	5.125%	\$1,265,000.00	\$1,297,415.63
totals	<u>\$14,800,000.00</u>	<u>\$7,651,918.75</u>			<u>\$23,381,387.50</u>

Capital Region

Community Development District

Debt Service Fund

Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$281,879	\$260,847	\$14,039	\$274,886	\$274,147
Interest Income	\$0	\$8	\$5	\$13	\$0
Carry Forward Surplus ⁽¹⁾	\$49,598	\$50,333	\$0	\$50,333	\$53,676
TOTAL REVENUES	\$331,478	\$311,188	\$14,044	\$325,232	\$327,823
Expenditures					
Interest - 11/1	\$48,278	\$48,278	\$0	\$48,278	\$44,888
Interest - 5/1	\$48,278	\$0	\$48,278	\$48,278	\$44,888
Principal - 5/1	\$175,000	\$0	\$175,000	\$175,000	\$180,000
TOTAL EXPENDITURES	\$271,556	\$48,278	\$223,278	\$271,556	\$269,775
EXCESS REVENUES OVER EXPENDITURES	\$59,921	\$262,910	(\$209,234)	\$53,676	\$58,048

⁽¹⁾ Carry Forward Surplus is net of Reseve requirement

11/1/2023 - Interest Series 2018A2	\$41,400
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Capital Region

Community Development District

Series 2018A2 Capital Improvement Revenue Refunding Bonds
Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
05/01/22	\$175,000.00	\$48,278.13	3.875%	\$2,155,000.00	
11/01/22		\$44,887.50		\$1,980,000.00	\$268,165.63
05/01/23	\$180,000.00	\$44,887.50	3.875%	\$1,980,000.00	
11/01/23		\$41,400.00		\$1,800,000.00	\$266,287.50
05/01/24	\$190,000.00	\$41,400.00	4.600%	\$1,800,000.00	
11/01/24		\$37,030.00		\$1,610,000.00	\$268,430.00
05/01/25	\$200,000.00	\$37,030.00	4.600%	\$1,610,000.00	
11/01/25		\$32,430.00		\$1,410,000.00	\$269,460.00
05/01/26	\$210,000.00	\$32,430.00	4.600%	\$1,410,000.00	
11/01/26		\$27,600.00		\$1,200,000.00	\$270,030.00
05/01/27	\$220,000.00	\$27,600.00	4.600%	\$1,200,000.00	
11/01/27		\$22,540.00		\$980,000.00	\$270,140.00
05/01/28	\$230,000.00	\$22,540.00	4.600%	\$980,000.00	
11/01/28		\$17,250.00		\$750,000.00	\$269,790.00
05/01/29	\$240,000.00	\$17,250.00	4.600%	\$750,000.00	
11/01/29		\$11,730.00		\$510,000.00	\$268,980.00
05/01/30	\$250,000.00	\$11,730.00	4.600%	\$510,000.00	
11/01/30		\$5,980.00		\$260,000.00	\$267,710.00
05/01/31	\$260,000.00	\$5,980.00	4.600%	\$260,000.00	\$265,980.00
totals	<u>\$1,980,000.00</u>	<u>\$481,695.00</u>			<u>\$2,684,973.13</u>

Capital Region

Community Development District

Debt Service Fund
Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Proposed Budget FY 2022	Actual Thru 3/31/2022	Projected Next 6 Months	Total Projected 9/30/2022	Proposed Budget FY 2023
Revenues					
Special Assessment - Tax Collector	\$318,938	\$311,568	\$7,530	\$319,098	\$318,938
Interest Income	\$0	\$12	\$4	\$16	\$0
Carry Forward Surplus ⁽¹⁾	\$56,131	\$51,583	\$0	\$51,583	\$41,753
TOTAL REVENUES	\$375,069	\$363,163	\$7,534	\$370,697	\$360,690
Expenditures					
Interest - 11/1	\$43,944	\$43,944	\$0	\$43,944	\$31,875
Interest - 5/1	\$35,000	\$0	\$35,000	\$35,000	\$31,875
Principal - 5/1	\$250,000	\$0	\$250,000	\$250,000	\$255,000
TOTAL EXPENDITURES	\$328,944	\$43,944	\$285,000	\$328,944	\$318,750
EXCESS REVENUES OVER EXPENDITURES	\$46,124	\$319,219	(\$277,466)	\$41,753	\$41,940

⁽¹⁾ Carry Forward Surplus is net of Reseve requirement

11/1/2023 - Interest Series 2021	\$28,688
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Capital Region

Community Development District

Series 2021 Capital Improvement Revenue Refunding Bonds

Debt Amortization

Date	Principal	Interest	Coupons	Principal Balance	Calendar Year
05/01/22	\$250,000.00	\$35,000.00	2.50%	\$2,800,000.00	
11/01/22		\$31,875.00	2.50%	\$2,550,000.00	\$316,875.00
05/01/23	\$255,000.00	\$31,875.00	2.50%	\$2,550,000.00	
11/01/23		\$28,687.50	2.50%	\$2,295,000.00	\$315,562.50
05/01/24	\$260,000.00	\$28,687.50	2.50%	\$2,295,000.00	
11/01/24		\$25,437.50	2.50%	\$2,035,000.00	\$314,125.00
05/01/25	\$270,000.00	\$25,437.50	2.50%	\$2,035,000.00	
11/01/25		\$22,062.50	2.50%	\$1,765,000.00	\$317,500.00
05/01/26	\$275,000.00	\$22,062.50	2.50%	\$1,765,000.00	
11/01/26		\$18,625.00	2.50%	\$1,490,000.00	\$315,687.50
05/01/27	\$285,000.00	\$18,625.00	2.50%	\$1,490,000.00	
11/01/27		\$15,062.50	2.50%	\$1,205,000.00	\$318,687.50
05/01/28	\$290,000.00	\$15,062.50	2.50%	\$1,205,000.00	
11/01/28		\$11,437.50	2.50%	\$915,000.00	\$316,500.00
05/01/29	\$295,000.00	\$11,437.50	2.50%	\$915,000.00	
11/01/29		\$7,750.00	2.50%	\$620,000.00	\$314,187.50
05/01/30	\$305,000.00	\$7,750.00	2.50%	\$620,000.00	
11/01/30		\$3,937.50	2.50%	\$315,000.00	\$316,687.50
05/01/31	\$315,000.00	\$3,937.50	2.50%	\$315,000.00	\$318,937.50
totals	<u>\$2,550,000.00</u>	<u>\$329,750.00</u>			<u>\$3,164,750.00</u>

SIXTH ORDER OF BUSINESS

Revised
FULL RESERVE STUDY
Capital Region
Community Development District



Tallahassee, Florida
Inspected - June 5, 2018
Revised - September 13, 2018



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Long-term thinking. Everyday commitment.

Corporate Office

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

Capital Region Community Development District
Tallahassee, Florida

Dear Board of Directors of Capital Region Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Capital Region Community Development District in Tallahassee, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 5, 2018.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two years. We look forward to continuing to help Capital Region Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on September 13, 2018 by

Reserve Advisors, Inc.

Visual Inspection and Report by: Ashley M. Forte, RS¹
Review by: Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



RESERVE

ADVISORS

Long-term thinking. Everyday commitment.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Capital Region Community Development District (Capital Region)

Location: Tallahassee, Florida

Reference: 180311

Property Basics: Capital Region Community Development District is a townhome style development of 3,200 units. The buildings were built beginning in 2000.

Reserve Components Identified: 38 Reserve Components.

Inspection Date: June 5, 2018.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2025 and 2045 due to milling and overlayment of the access drives.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 1.7% anticipated annual rate of return on invested reserves
- 2.7% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund:

- \$47,406 as of March 31, 2018
- 2018 budgeted Reserve Contributions of \$15,000
- A potential deficit in reserves might occur by 2020 based upon continuation of the most recent annual reserve contribution of \$15,000 and the identified Reserve Expenditures.

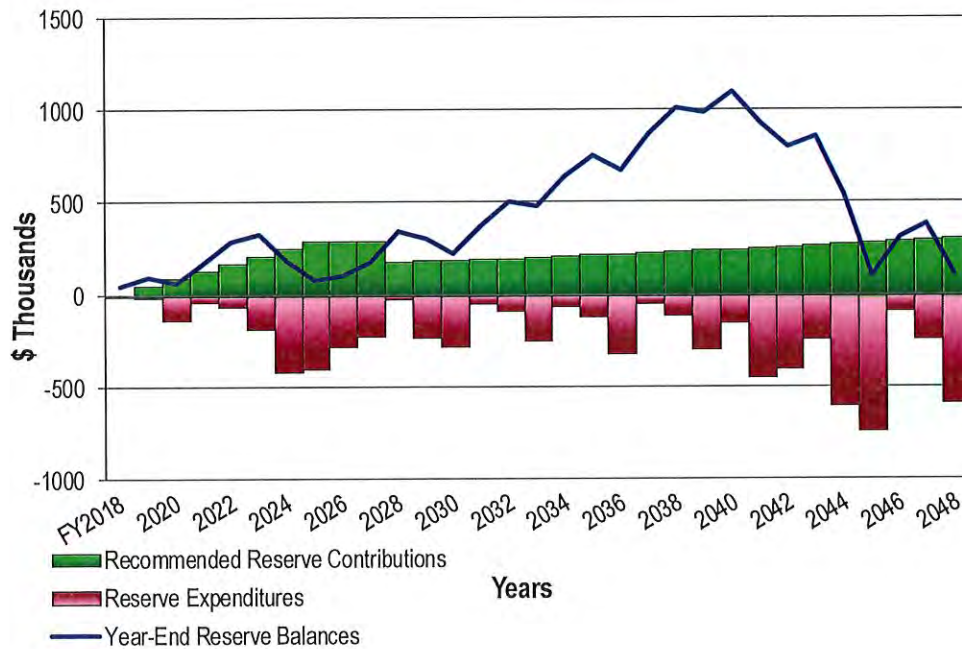
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Phased increases of \$40,000 from 2019 through 2025
- Stable contributions of \$295,000 from 2026 through 2027
- Reduced reserve budget of \$181,000 in 2028
- Inflationary increases through 2048, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$40,000 represents an average monthly increase of \$1.04 per homeowner and about a three percent (2.6%) adjustment in the 2018 total Operating Budget of \$1,566,313.



Capital Region
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2019	55,000	97,770	2029	185,900	301,775	2039	242,600	982,312
2020	95,000	62,690	2030	190,900	218,631	2040	249,200	1,098,219
2021	135,000	167,540	2031	196,100	377,873	2041	255,900	925,835
2022	175,000	290,027	2032	201,400	507,018	2042	262,800	802,942
2023	215,000	330,356	2033	206,800	475,880	2043	269,900	853,216
2024	255,000	179,144	2034	212,400	637,917	2044	277,200	542,964
2025	295,000	80,485	2035	218,100	754,499	2045	284,700	101,324
2026	295,000	103,311	2036	224,000	671,084	2046	292,400	313,647
2027	295,000	176,663	2037	230,000	870,446	2047	300,300	383,611
2028	181,000	339,810	2038	236,200	1,011,806	2048	308,400	111,027





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Capital Region Community Development District

Tallahassee, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 5, 2018.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Others



We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Capital Region responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Electrical Systems, Common
- Pipes, Subsurface Utilities, Alleys
- Well Casings
- Weir and Flume Structures

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$10,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Boardwalks and Bridges, Interim Repairs and Paint Finish Applications
- Bridges, Interim Deck Board Replacement
- Landscape
- Mulch Replenishment, Playground
- Paint Finishes, Touch Up
- Ponds, Bubblers
- Ponds, Shorelines and Maintenance
- Valves, Small Diameter (We assume replacement as needed in lieu of an aggregate replacement of all small diameter valves as a single event.)
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Asphalt Pavement Street System (City of Tallahassee)



- Cart Paths (The St. Joe Company)
- Communities (Sub-Association)
- Homes and Lots (Homeowners)
- Light Poles and Fixtures, Excluding 110 at Grove Park Drive and Merchants Row Boulevard (City of Tallahassee)
- Pipes, Subsurface Utilities (City of Tallahassee)
- Southwood Golf Club (The St. Joe Company)
- Southwood Golf Course (The St. Joe Company)
- Street and Traffic Signage (City of Tallahassee)

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2018 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURESCapital Region
Community Development District
Tallahassee, Florida

Line Item	Total Per Phase Quantity	Units	Reserve Component Inventory	Life Analysis																			
				Estimated 1st Year of Event	Unit Years (2016)	Per Phase Total (2016)	Costs \$	30-Year Total (Initial)	RUL = 0 FY2018	1	2	3	4	5	6	7	8	9	10	11	12	13	14
				Useful	Remaining																		

Property Site Elements

4.020	40,050	20,025	Square Yards	Asphalt Pavement, Access Drives, Patch, Phased	2020	3 to 5	2 to 4	0.50	10.013	20,025	225,161																
4.040	2,000	2,000	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2000	2020	15 to 20	2	11.00	22,000	22,000	62,738																
4.041	18,560	18,560	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2004	2024	15 to 20	6	11.00	208,450	208,450	661,292																
4.042	12,600	12,600	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2005	2025	15 to 20	7	11.00	138,600	138,600	451,589																
4.043	5,000	5,000	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2007	2027	15 to 20	9	11.00	55,000	55,000	189,201																
4.044	1,500	1,500	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2017	2037	15 to 20	19	11.00	16,500	16,500	27,273																
4.080	9,020	1,804	Square Yards	Asphalt Pavement, Trail Replacement, Walking Paths, Phased	2020	10 to 15	2 to 14	21.00	37,884	188,420	587,732																
4.090	1,400	1,400	Square Feet	Boardwalk, Wood, Espinasse Way, Deck Boards	2029	10 to 15	11	13.00	18,200	18,200	24,398																
4.091	5,400	5,400	Square Feet	Boardwalk, Wood, Unit 25, Deck Boards and Railings	2029	10 to 15	11	20.00	108,000	108,000	144,777																
4.092	1,400	1,400	Square Feet	Boardwalk, Wood, Espinasse Way, Replacement	2041	10 to 25	23	20.00	28,000	28,000	51,675																
4.093	5,400	5,400	Square Feet	Boardwalk, Wood, Unit 25, Replacement	2041	10 to 25	23	27.00	145,800	145,800	269,078																
4.094	960	960	Square Feet	Bridge, Wood, Location 1, Replacement	2025	20 to 25	7	27.00	25,920	25,920	31,234																
4.095	1,560	1,560	Square Feet	Bridge, Wood, Location 2, Replacement	2025	20 to 25	7	27.00	42,120	42,120	50,755																
4.096	120	120	Square Feet	Bridge, Wood, Location 3, Replacement	2042	20 to 25	24	20.00	2,400	2,400	4,549																
4.097	240	240	Square Feet	Bridge, Wood, Location 4, Replacement	2025	20 to 25	7	27.00	6,480	6,480	7,869																
4.098	250	250	Square Feet	Bridge, Wood, Location 5, Replacement	2027	20 to 25	9	27.00	6,750	6,750	8,579																
4.099	320	320	Square Feet	Bridge, Wood, Location 6, Replacement	2027	20 to 25	9	27.00	8,640	8,640	10,981																
4.100	7	7	Each	Catch Basins, Inspections and Capital Repairs, 2000	2020	15 to 20	2	400.00	2,800	2,800	7,985																
4.101	91	91	Each	Catch Basins, Inspections and Capital Repairs, 2004	2024	15 to 20	6	400.00	36,400	36,400	115,476																
4.102	64	64	Each	Catch Basins, Inspections and Capital Repairs, 2005	2025	15 to 20	7	400.00	25,600	25,600	83,406																
4.103	23	23	Each	Catch Basins, Inspections and Capital Repairs, 2007	2027	15 to 20	9	400.00	9,200	9,200	31,615																
4.104	7	7	Each	Catch Basins, Inspections and Capital Repairs, 2017	2027	15 to 20	19	400.00	2,800	2,800	4,645																
4.140	67,800	3,300	Square Feet	Concrete Walking Paths, Paved	2020	10 to 65	2 to 30+	8.00	27,120	542,400	245,692																
4.200	3,630	1,210	Linear Feet	Fences, Aluminum, Phased	2025	10 to 25	25	46.00	55,660	165,890	206,695																
4.220	750	750	Linear Feet	Fence, Chain Link	2043	10 to 25	25	14.00	10,500	10,500	20,439																
4.380	1	1	Each	Geebco	2027	10 to 25	9	34,000.00	34,000	34,000	42,213																
4.400	23	2	Each	Irrigation System, Controls, Phased	2019	10 to 15	1 to 14	3,500.00	7,000	96,000	325,669																
4.410	3	3	Each	Irrigation System, Pumps	2020	10 to 20	2	5,000.00	15,000	15,000	42,776																
4.420	527	75	Zones	Irrigation System, Phased	2030	10 to 40	12 to 30	2,100.00	158,109	1,106,109	1,961,408																
4.560	110	55	Each	Light Poles and Fixtures, Phased	2024	10 to 25	6 to 8	1,600.00	88,000	176,000	407,891																
4.620	1,500	1,500	Square Feet	Paint, Masonry	2023	10 to 25	5	7.00	10,500	10,500	32,435																
4.660	1	1	Allowance	Payground Equipment, Main Equipment	2023	15 to 20	5	92,000.00	92,000	92,000	204,190																
4.660	1	1	Allowance	Payground Equipment, Shade Structures, Storage & Climber	2024	15 to 20	16	22,000.00	22,000	22,000	33,694																
4.740	1,800	1,800	Square Feet	Refraining Wall, Masonry, Inspection and Capital Repairs	2023	10 to 15	5	5.80	10,680	10,680	28,690																
4.760	1,000	1,000	Square Feet	Refraining Wall, Timber (Repairs with Masonry)	2022	15 to 20	4	33.00	33,660	33,660	101,243																
4.820	60	15	Each	Site Furniture, Benches, Phased	2021	10 to 20	3 to 18	700.00	10,500	42,000	97,682																
4.830	40	20	Each	Site Furniture, Dog Stations	2021	10 to 10	3 to 8	400.00	8,000	16,000	74,432																
4.840	30	8	Each	Site Furniture, Trash Receptacles	2021	10 to 20	3 to 18	550.00	4,125	16,500	38,379																
1 Allowance					Recurrent Study Update with Site Visit	2020	2	2	2,850.00	2,950	2,950	2,950															

Reserve Study Update with Site Visit																	
	2020	2	2	2,850.00	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950					
Anticipated Expenditures, By Year	\$7,010,486	0	7,169	131,422	32,090	56,370	179,800	410,006	395,647	273,723	224,008	22,206	229,343	218,430	41,886	79,713	246,222

Explanatory Notes:

- 1) 2.7% is the estimated future inflation rate for estimating future replacement costs.
2) FY2018 is fiscal year beginning October 1, 2017 and ending September 30, 2018.

RESERVE EXPENDITURES

Capital Region
Community Development District
Tallahassee, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Project Site Elements																						
					Estimated Year of Next Event	Life Analysis		Unit Cost (\$)	Per Phase Total Cost (\$)	35-Year Total (Initial)		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
					Event	Years to Retirement	Remaining																				
4.020	40,050	20,025	Square Yards	Asphalt Pavement, Access Drives, Patch, Paved	2020	3 to 5	2 to 4	0.50	10,013	20,025	226,161	15,335			16,174	17,059	17,553									22,267	
4.040	2,000	2,000	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2000	2020	15 to 20	2	11.00	22,000	22,000	62,238																
4.041	18,950	18,950	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2004	2024	15 to 20	6	11.00	208,450	208,450	661,292																
4.042	12,800	12,800	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2005	2025	15 to 20	7	11.00	139,600	139,600	461,569																
4.043	5,000	5,000	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2007	2027	15 to 20	9	11.00	55,000	55,000	189,001															119,098	
4.044	1,500	1,500	Square Yards	Asphalt Pavement, Access Drives, Mill and Overlay, 2017	2027	15 to 20	19	11.00	16,500	16,500	27,373															82,035	
4.080	9,020	1,804	Square Yards	Asphalt Pavement, Total Replacement, Walking Paths, Paved	2020	10 to 15	2 to 14	21.00	37,884	189,420	597,732																
4.090	1,400	1,400	Square Feet	Boardwalk, Wood, Espinasse Way, Deck Boards	2029	10 to 15	11	13.90	18,200	18,200	24,398																
4.091	5,400	5,400	Square Feet	Boardwalk, Wood, Unit 26, Deck Boards and Railings	2029	10 to 15	11	20.00	108,000	108,000	144,777																
4.092	1,400	1,400	Square Feet	Boardwalk, Wood, Espinasse Way, Replacement	2041	to 25	23	20.00	28,000	28,000	51,675																
4.093	5,400	5,400	Square Feet	Boardwalk, Wood, Unit 26, Replacement	2041	to 25	23	27.00	145,800	145,800	269,078																
4.094	960	960	Square Feet	Bridge, Wood, Location 1, Replacement	2025	20 to 25	7	27.00	25,920	25,920	31,234																
4.095	1,560	1,560	Square Feet	Bridge, Wood, Location 2, Replacement	2025	20 to 25	7	27.00	42,120	42,120	50,755																
4.096	120	120	Square Feet	Bridge, Wood, Location 3, Replacement	2042	20 to 25	24	20.00	2,400	2,400	4,549															4,549	
4.097	240	240	Square Feet	Bridge, Wood, Location 4, Replacement	2025	20 to 25	7	27.00	6,480	6,480	7,809																
4.098	250	250	Square Feet	Bridge, Wood, Location 5, Replacement	2027	20 to 25	9	27.00	6,750	6,750	8,579																
4.099	320	320	Square Feet	Bridge, Wood, Location 6, Replacement	2027	20 to 25	9	27.00	8,640	8,640	10,981																
4.100	7	7	Each	Catch Basins, Inspections and Capital Repairs, 2000	2020	15 to 20	2	400.00	2,800	2,800	7,985															5,032	
4.101	91	91	Each	Catch Basins, Inspections and Capital Repairs, 2004	2024	15 to 20	6	400.00	36,400	36,400	115,075															72,167	
4.102	64	64	Each	Catch Basins, Inspections and Capital Repairs, 2005	2025	15 to 20	7	400.00	25,600	25,600	83,466															52,559	
4.103	23	23	Each	Catch Basins, Inspections and Capital Repairs, 2007	2027	15 to 20	9	400.00	9,200	9,200	31,615															19,922	
4.104	7	7	Each	Catch Basins, Inspections and Capital Repairs, 2017	2027	15 to 20	19	400.00	2,800	2,800	4,645															4,645	
4.140	67,800	3,300	Square Feet	Concrete Walking Paths, Partial	2020	to 85	2 to 30+	8.00	27,120	542,400	245,682															44,735	
4.200	3,830	1,210	Linear Feet	Fences, Aluminum, Paved	2025	to 25	7 to 9	46.00	55,690	166,980	205,695																
4.220	750	750	Linear Feet	Fences, Chain Link	2043	to 25	25	14.00	10,500	10,500	20,439															20,439	
4.350	1	1	Each	Gazebos	2027	to 25	9	34,000.00	34,000	34,000	43,213																
4.400	28	2	Each	Irrigation System, Controls, Paved	2019	to 15	1 to 14	3,500.00	7,000	96,000	325,689	10,721		11,010	11,307	11,613	11,926	12,248	12,579	12,919	13,267	13,625	13,994	14,371	14,759	15,159	
4.410	3	3	Each	Irrigation System, Pumps	2020	to 20	2	5,000.00	15,000	15,000	42,775																
4.420	527	75	Zones	Irrigation System, Piped	2020	to 40	12 to 30	2,100.00	158,109	1,106,700	1,981,408																
4.560	110	55	Each	Light Poles and Fixtures, Piped	2024	to 25	6 to 8	1,600.00	88,000	176,000	407,861																
4.620	1,500	1,500	Square Feet	Pavers, Masonry	2023	to 25	5	7.00	10,500	10,500	32,435															20,439	
4.660	1	1	Allowance	Playground Equipment, Main Equipment	2023	15 to 20	5	92,000.00	92,000	92,000	284,190																
4.660	1	1	Allowance	Playground Equipment, Shade Structures, Swings & Climber	2024	15 to 20	16	22,000.00	22,000	22,000	33,694	33,694															
4.740	1,800	1,800	Square Feet	Resurfacing Walk, Masonry, Inspection and Capital Repairs	2023	10 to 15	5	5.60	10,080	10,080	28,690																
4.760	1,020	1,020	Square Feet	Resurfacing Walks, Timber (Replaces with Masonry)	2022	15 to 20	4	33.00	33,660	33,660	101,243															63,798	
4.820	60	15	Each	Site Furniture, Benches, Paved	2021	to 20	3 to 18	700.00	10,500	42,000	57,692															22,139	
4.830	40	20	Each	Site Furniture, Dog Stations	2021	to 10	3 to 8	400.00	8,000	16,000	74,432															16,669	
4.840	30	8	Each	Site Furniture, Trash Receptacles	2021	to 20	3 to 18	550.00	4,125	16,500	38,379															7,613	
1 Allowance				Reverser Study Update with Site Visit	2020	2	2	2,950.00	2,950	2,950																	
Anticipated Expenditures, By Year																											

RESERVE FUNDING PLAN**CASH FLOW ANALYSIS****Capital Region****Community Development District****Tallahassee, Florida**

	Individual Reserve Budgets & Cash Flows for the Next 30 Years											
	FY2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Reserves at Beginning of Year (Note 1)	47,406	48,724	97,770	62,690	167,540	290,027	330,356	179,144	90,485	103,317	176,863	339,810
Total Recommended Reserve Contributions (Note 2)	1,250	55,000	95,000	135,000	175,000	215,000	255,000	295,000	295,000	181,000	185,900	190,900
Plus Estimated Interest Earned, During Year (Note 3)	88	1,235	1,362	1,940	3,657	5,229	4,294	2,188	1,549	2,360	4,353	5,408
Less Anticipated Expenditures, By Year	0	(7,189)	(131,432)	(32,090)	(56,370)	(179,900)	(410,506)	(395,847)	(273,723)	(224,008)	(22,205)	(229,343)
Anticipated Reserves at Year End	\$48,724	\$97,770	\$62,690	\$167,540	\$290,027	\$330,356	\$179,144	\$90,485	\$103,317	\$176,863	\$339,810	\$301,775
Predicted Reserves based on 2018 funding level of:	\$15,000	48,724	57,430	(59,015)	(77,254)	(NOTE 5)						

(continued)

	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued											
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Reserves at Beginning of Year	475,880	637,917	754,499	671,084	870,446	1,011,806	982,312	1,098,219	925,835	802,942	853,216	\$42,964
Total Recommended Reserve Contributions	212,400	218,100	224,000	230,000	236,200	242,800	249,200	255,900	262,800	269,900	277,200	284,700
Plus Estimated Interest Earned, During Year	9,387	11,736	12,015	12,993	15,864	16,807	17,535	17,059	14,571	13,959	11,768	5,430
Less Anticipated Expenditures, By Year	(59,750)	(113,254)	(319,430)	(43,631)	(110,704)	(288,501)	(150,828)	(445,343)	(400,264)	(233,585)	(599,220)	(731,770)
Anticipated Reserves at Year End	\$637,917	\$754,499	\$671,084	\$870,446	\$1,011,806	\$982,312	\$1,098,219	\$925,835	\$802,942	\$853,216	\$542,964	\$101,324
												(NOTE 5)
												\$313,647
												101,324
												292,400
												300,300
												5,877
												4,169
												(585,153)
												(236,213)
												\$383,611
												(NOTE 4)
												\$111,022

Explanatory Notes:

- 1) Year 2018 starting reserves are as of March 31, 2018; FY2018 starts October 1, 2017 and ends September 30, 2018.
- 2) Reserve Contributions for 2018 are the remaining budgeted 1 month; 2019 is the first year of recommended contributions.
- 3) 1.7% is the estimated annual rate of return on invested reserves; 2018 is a partial year of interest earned.
- 4) Accumulated year 2046 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Property Site Elements

Asphalt Pavement, Access Drives, Patch, 2000

Line Item: 4.020

Quantity: Approximately 40,050 square yards

History: Varied ages from 2000 through 2017

Condition: Good to fair overall

Useful Life: Three- to five-years

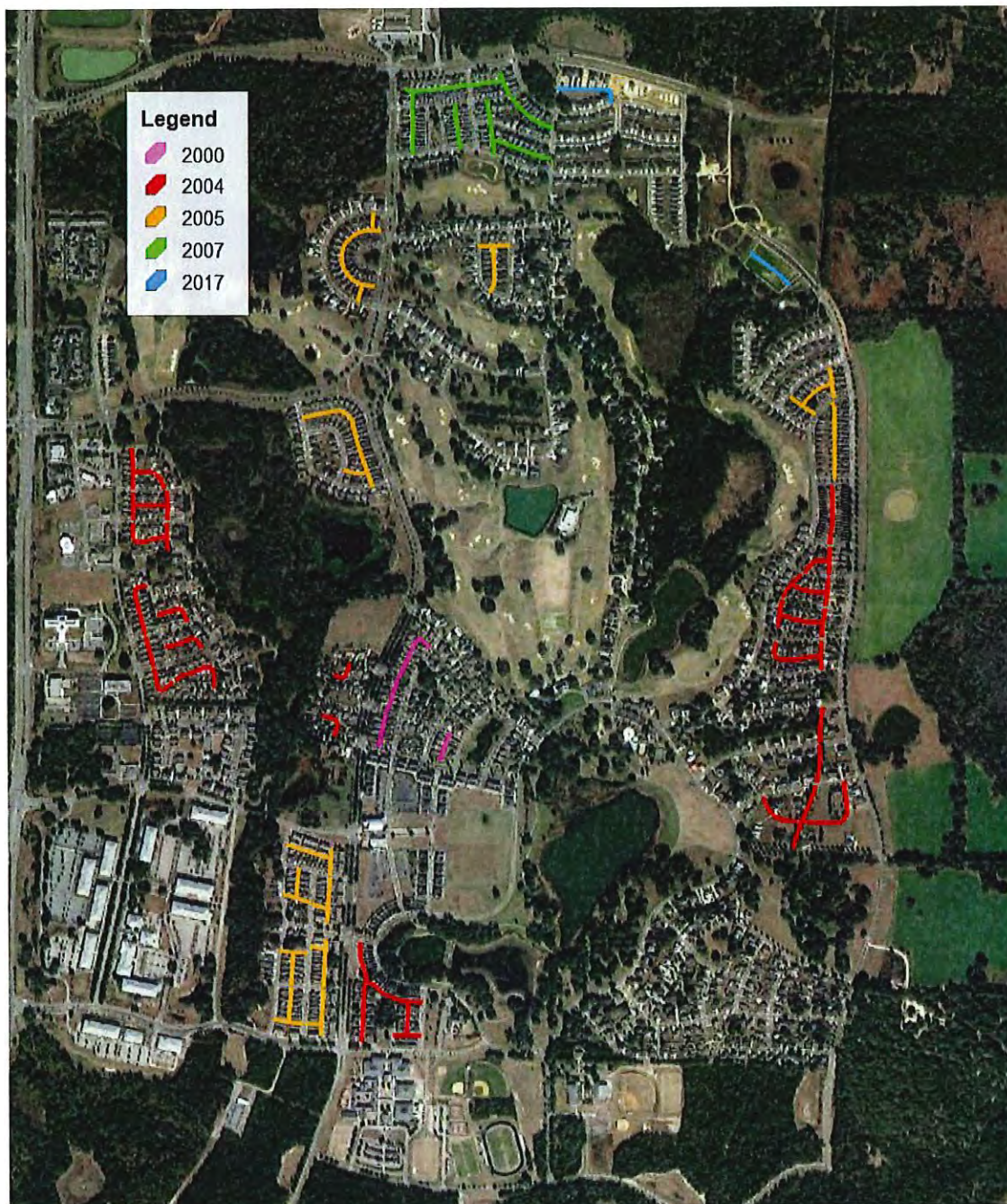
Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to two percent (2%) of the pavement.

Asphalt Pavement, Repaving

Line Items: 4.040 through 4.044

Location	Quantity (Square Yards)	Condition
2000	2,000	Fair
2004	18,950	Good to fair
2005	12,600	Good to fair
2007	5,000	Good to fair
2017	1,500	Good





Pavement at alley



Pavement cracks and deterioration



Previous repair



Pavement at alley



Pavement at alley



Pavement cracks

Useful Life: 15- to 20-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder

course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Capital Region:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Capital Region.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Asphalt Pavement, Repaving, Walking Paths

Line Item: 4.080



Quantity: 9,020 square yards

History: Varied

Condition: Good to fair overall



Asphalt walking path



Previously replaced section of path



Asphalt walking path



Asphalt walking path edge deterioration near playground

Useful Life: The need to maintain a safe pedestrian surface results in a useful life of 10- to 15-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Boardwalks, Wood

Line Items: 4.090 and 4.093



Quantity: Two locations of boardwalks comprise 6,800 square feet. 1,400 square feet of boardwalk is located near 3505 Esplanade Way and 5,400 square feet is located near Unit 26. The boardwalk located near Esplanade Way does not have railings.

History: Installed in 2017

Condition: Good overall





Boardwalk located near Esplanade Way

Useful Life: 10- to 15-years for deck boards and railings and up to 25 years for complete replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

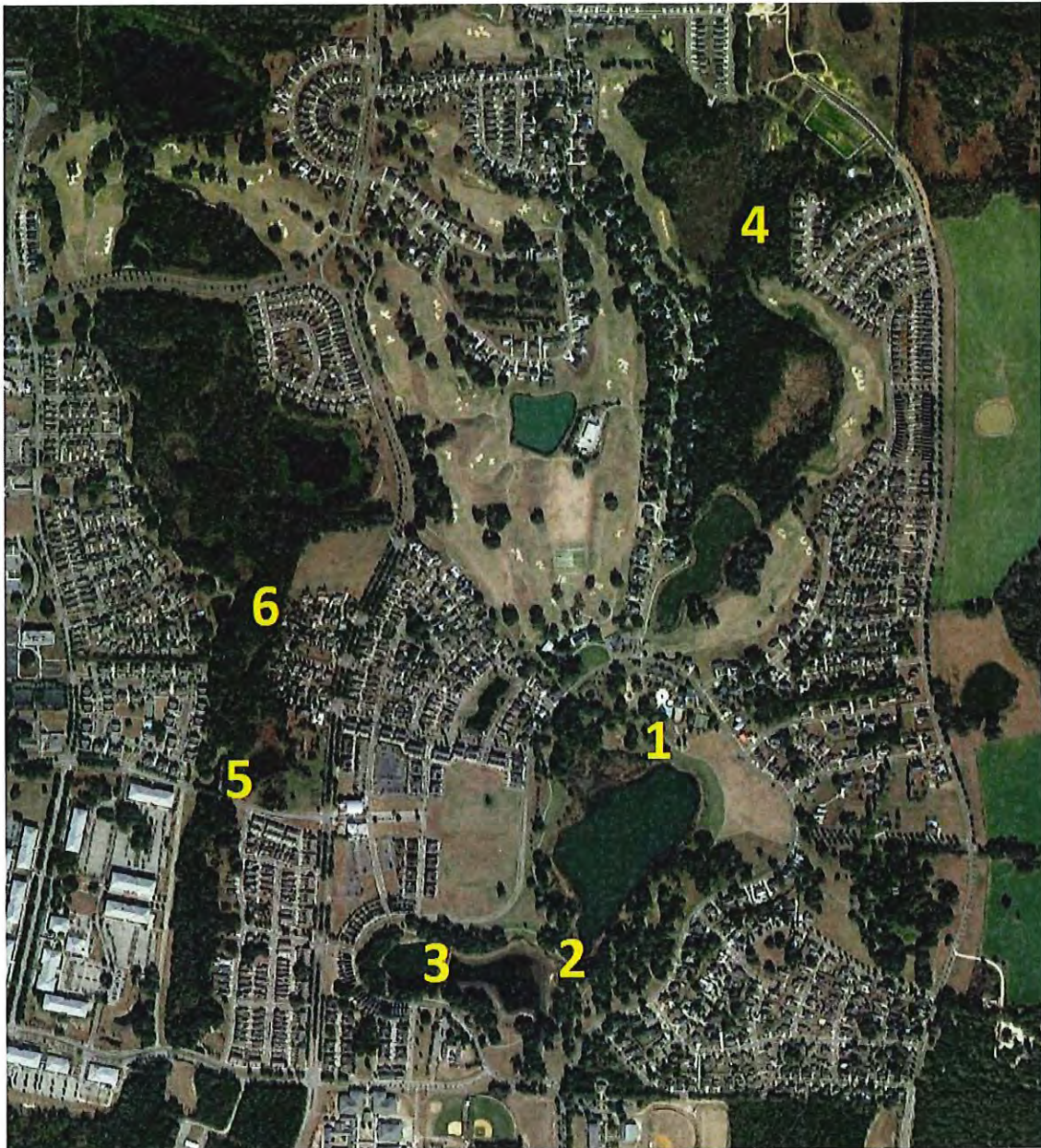
Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Proper maintenance should include the following activities funded through the operating budget:

- Annual inspections to identify and correct any unsafe conditions
- Securing of loose fasteners and replacement of deteriorated fasteners
- Replacement of deteriorated wood components
- Power washing with an algaecide and application of a sealer/stain

Bridges, Wood

Line Items: 4.094 through 4.099

Quantity (Square Feet)	Location
960	1
1560	2
120	3
240	4
250	5
320	6



History: Constructed in 2002

Condition: Good to fair overall.



Bridge 1 overview



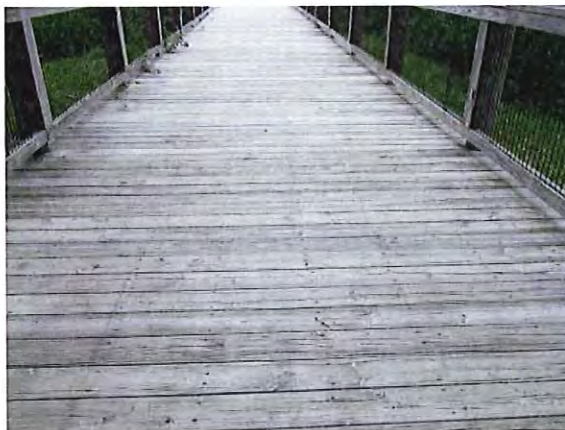
Bridge 1 deck boards



Bridge 1 railings



Bridge 2 overview



Bridge 2 deck boards



Bridge 2 deck board deterioration



Bridge 3 overview



Bridge 3 overview



Bridge 4 overview



Bridge 4 deck boards



Bridge 5 overview



Bridge 6 overview

Useful Life: 20- to 25-years with proper maintenance.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Proper maintenance should include the following activities funded through the operating budget:



- Annual inspections to identify and correct any unsafe conditions
- Securing of loose fasteners and replacement of deteriorated fasteners
- Replacement of deteriorated wood components
- Power washing with an algaecide and application of a sealer/stain

Catch Basins

Line Item: 4.100

Quantity (Each)	Year of Construction
7	2,000
91	2,004
64	2,005
23	2,007
7	2,017

Condition: Good overall without settlement visually apparent

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Walking Paths

Line Item: 4.140

Quantity: 67,800 square feet located around the main pond and parallel to Mossy Creek Lane

Condition: Good overall



Concrete walking path



Crack at concrete walking path

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 20,340 square feet of concrete sidewalks, or thirty percent (30%) of the total, will require replacement during the next 30 years.

Fences, Aluminum

Line Item: 4.200

Quantity: Approximately 3,630 linear feet located throughout the property

History: Varied ages

Condition: Good overall



Aluminum fence atop timber retaining wall



Aluminum fence atop masonry retaining wall

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fence, Chain Link

Line Item: 4.220

Quantity: 750 linear feet located around a pond near Spider Lily Way (between Unit 31 and Unit 26)

History: Installed in 2018

Condition: Good overall



Chain link fence



Chain link fence



Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gazebo

Line Item: 4.360

Quantity: One each which comprises 350 square feet of metal roof and 400 square feet of wood decking.

History: Installed in 2002

Condition: Good overall



Gazebo overview



Gazebo roof



Gazebo deck and railings

Useful Life: Up to 25 years with periodic maintenance

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for paint applications and repairs through the operating budget.

Irrigation System, Controllers

Line Item: 4.400

Quantity: 28 each

History: Varied ages

Condition: Reported satisfactory



Controller

Useful Life: Up to 15 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Pump

Line Item: 4.410

Quantity: Two 5-HP pumps and one 7.5-HP pump

History: Presumed original



Condition: Reported satisfactory

Useful Life: Up to 20 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System

Line Item: 4.420

Quantity: 527 zones which comprise approximately 10,783 spray heads and 2,968 rotor heads

History: Varied

Condition: Good overall and Management does not report any deficiencies

Useful Life: Up to 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Capital Region should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 4.560

Quantity: 110 metal poles with light fixtures

History: Original

Condition: Good overall



Light pole and fixture

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Item: 4.620

Quantity: 1,500 square feet at the playground

History: Original to 2003

Condition: Fair overall with settlement evident



Pavers



Isolated settlement

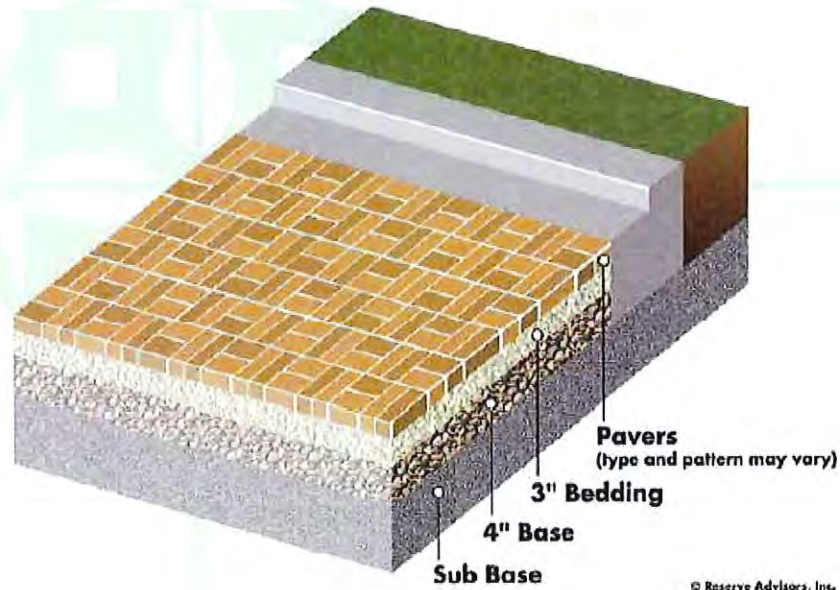


Pavers

Useful Life: Up to 25 years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Capital Region:

MASONRY PAVER DIAGRAM



Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Association conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Playground Equipment

Line Item: 4.660

History: The main equipment was installed in 2003. The shade structures, climber and swings were installed in 2014.

Condition: Good to fair overall



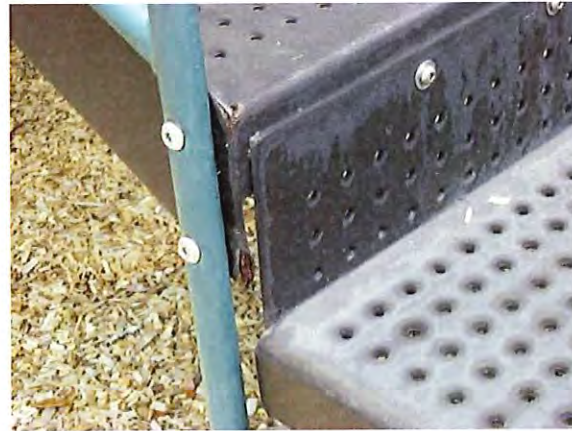
Playground equipment overview



Climber



Stairs at main equipment – finish deterioration



Rust at steps



Swings overview



Rust and finish deterioration at steps

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to

identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Retaining Walls, Masonry

Line Item: 4.740

Quantity: 1,800 square feet

History: Original

Condition: Reported in satisfactory condition. We were unable to determine the condition of the wall due to the large amount of growth on the walls.



Masonry retaining wall covering in vines



Masonry retaining walls covering in vines



Masonry retaining wall covering in vines

Useful Life: Masonry retaining walls have indeterminate useful lives. However, we recommend the Association plan for inspections and capital repairs every 10- to 15-years to forestall deterioration.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Retaining Wall, Timber

Line Item: 4.760

Quantity: 1,020 square feet

History: Original

Condition: Fair overall condition. We note washout behind the wall and displaced top boards.



Retaining wall overview



Washout behind wall

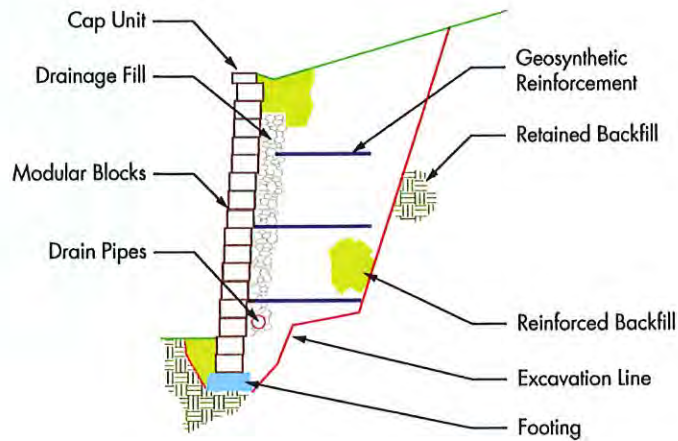


Displaced top board with exposed nails

Useful Life: 15- to 20-years

Component Detail Notes: We advise Capital Region replace with a modular, interlocking dry-set masonry retaining wall system. The cost of dry-set masonry retaining walls is similar to the cost of timber walls. However, dry-set masonry retaining walls offer a longer useful life of up to 35 years and lower total maintenance costs. The following schematic depicts the typical components of a retaining wall system although it may not reflect the actual configuration at Capital Region:

MASONRY RETAINING WALL DETAIL



© Reserve Advisors, Inc.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Site Furniture

Line Items: 4.820 through 4.840

Quantity:

- Benches (60)
- Dog stations (40)
- Trash receptacles (30)

History: Varied ages

Condition: Good to fair overall



Newer bench



Older bench



Trash receptacle

Useful Life: Up to 20 years for the benches and trash receptacles and up to 10 years for the dog stations

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments



- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Capital Region can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Tallahassee, Florida at an annual inflation rate. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.



construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Capital Region and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



QUALIFICATIONS

THEODORE J. SALGADO

Principal Owner

CURRENT CLIENT SERVICES

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored *Reserves*, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION - Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Certified Construction Inspector

Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters

Concordia Seminary, St. Louis - Member, National Steering Committee

Milwaukee School of Engineering - Member, Corporation Board

Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.



Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.

PRIOR RELEVANT EXPERIENCE

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

INDUSTRY SERVICE AWARDS

- CAI Wisconsin Chapter Award
- CAI National Rising Star Award
- CAI Michigan Chapter Award

EDUCATION

- University of Wisconsin-Milwaukee - Master of Science Management
- University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

- Community Associations Institute (CAI)** - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters

- Association of Condominium, Townhouse, & Homeowners Associations (ACTHA)** – member



ASHLEY M. FORTE, P.E., RS
Responsible Advisor

CURRENT CLIENT SERVICES

Ashley M. Forte, a Civil Engineer, is an Advisor for Reserve Advisors. Ms. Forte is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations. Ms. Forte frequently serves as the Quality Assurance Review Coordinator for all types of developments.

The following is a partial list of clients served by Ashley Forte demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Gables Court Condominium Association Located in Miami, Florida, this distinguished condominium association contains multiple building styles comprising 159 units. The Association maintains a large pool, extensive clubhouse house, and common asphalt pavement parking areas.

Lake Forest Master Community Association This well-maintained single family home community is located in Sanford, Florida. This heavily sidewalked community consists of 732 single family homes. The community maintains one large pool, six tennis courts, two docks asphalt pavement streets and catch basins.

Edgehill Condominium Owners Association This 10 unit condominium located in Charlotte, North Carolina has masonry façade. Constructed in 1998, the community is comprised of concrete and metal balconies, a parking garage located under the building and an asphalt shingle roof.

Turtle Shores Homeowners Association This development is comprised of 298 single family homes overlooking the ocean located in Ponte Vedra, Florida. The association maintains a concrete tunnel to offer access to an extensive wood gazebo on the beach as well as a pool, cabanas and timber retaining walls.

River Marina Estates Homeowners Association Located in Stuart, Florida, this gated development includes 88 single family homes. The association maintains responsibility for 14 wood docks and associated shorelines, a large pond, mailboxes and gate entry system.

Meadow Pointe Condominium Association of Brevard County This condominium community comprises 78 units in 13 buildings in Rockledge, Florida. Amenities of this property include a large pool, sloped asphalt shingle roofs, perimeter walls, irrigation system, fountains and parking area.

Balcones Woods Club Located in pristine Austin, Texas, this association maintains an extensive recreation area. The community includes a large pool and wading pool, tennis courts, basketball court, volleyball court, large playground and an asphalt pavement parking area.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors*, Ms. Forte successfully completed the bachelors program in Civil Engineering from the University of Central Florida as well as the master's program in Engineering Management from the University of Florida. She also has three years of transportation design experience as a roadway engineer in Tampa, FL, where she gained knowledge in the design of roadways, associated drainage design, planning and plans production of engineering drawings.

EDUCATION

University of Florida – M.S. Engineering Management
University of Central Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineer (P.E.) - State of Florida, 2015
Reserve Specialist (RS) – Community Association Institute (CAI)



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.



7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials, labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Capital Region responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Capital Region responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

SEVENTH ORDER OF BUSINESS

C.

1.

Monday 4/4/22	Tuesday 4/5/22	Wednesday 4/6/22	Thursday 4/7/22	Friday 4/8/22
Weather of the Week				
Hi 80°F Lo 64°F	Hi 78°F Lo 66°F	Hi 80°F Lo 67°F	Hi 80°F Lo 54	Hi 73°F Lo 50°F
Full Maintenance				
Central Park-FL131 Central Park-Park Crossing Tr Roadway Central Park-Tot Lot Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 1:Vendura Point Park UNIT 18:Cummings Park UNIT 2:Carrollton Park UNIT 29:Orange Ave (Mossy Creek to Four Oaks) Unit 32:Orange Ave UNIT 36:Bluff Oak Way	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:Berleville Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 2:Endicott Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Central Park Mossy Creek Lane (Units 4,6,9) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. Shumard Oak Blvd (Units 3,5) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD160 UNIT 14:Green Space UNIT 19:Twain Park UNIT 2:Endicott Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 27:New Village UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr	Hemingway Blvd & Trail (Units 2,4) Shumard Oak Blvd (Units 3,5) UNIT 10:Trails UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 5:Drayton Drive	NON-UNIT:Artemis Way NON-UNIT:Dog Park NON-UNIT:Goldenrod & FL162 NON-UNIT:Schoolhouse Rd. & Biltmore Ex Shumard Oak Blvd (Units 3,5) TR209A UNIT 10:Trails UNIT 10:WD141 UNIT 20:Esplanade North (Unit 20) UNIT 23:Parks, Ponds & Green Spaces UNIT 29:Coneflower Park UNIT 35:Merchants Row West UNIT 37:Esplanade Nature Trail UNIT 37:Green Space UNIT 7:Merchants Row
Standard Maintenance				
Central Park-Butterfly Garden UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	LSF-7:FL263 NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	UNIT 1:WD240 UNIT 21 & Arch Site:Arch Site Conservation Area (L) UNIT 27:TR221A UNIT 27:TR221B	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	Central Park NON-UNIT:SB161 UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer UNIT 5:TR216
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas		
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
IPM				
Fertilizer: Product Used: Fertilizer12-0-12				
		Biltmore Ave (Units 16,2,25) UNIT 16:Faulkner Park UNIT 4:Terrebone Dr.		
Pre-Emergent: Product used - Dithiopyr 40 WSB				
		Biltmore Ave (Units 16,2,25) UNIT 16:Faulkner Park UNIT 4:Terrebone Dr.		
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
UNIT 10:WD160 UNIT 16:Faulkner Park			UNIT 30:Woodland Fields Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265 UNIT 31:Parks, Green Space, Rows, Lift Station	
Insecticide: Product Used Advion - Extinguish Plus				
UNIT 16:Faulkner Park	ROW, Parks, Ponds and Common Areas		ROW, Parks, Ponds and Common Areas	
Irrigation				
Irrigation Inspection				
	Controller 28, Unit 31		Controller 18, Unit 35	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
Magnolia Park	31	4/5	Wet Test & Battery Check	
18	35	4/7	Wet Test	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
25	27	4/4	Back Flow Mainline	194011
5	3	4/5	Mainline	194012
26	27-Jan	4/7	Sleeve Installation	194013
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
CP	4/8	Butterfly Garden in Central Park Spring Hard Cut Backs	194014	
LSF-3	4/5	Maple Ridge ROW Mowing & Home Owner Section Mowing	194016	
Accidents/Incidents: None				
Safety and Training: Weekly "Toolbox" Safety Meeting (Thursday)				
Routine service				
Bi-weekly maintenance of Dogi Pots throughout the district. Bi-weekly removal of debris from grates throughout the district. Daily maintenance of trash cans throughout the district. Daily blowing of Merchant's Row at Town Center and Tot Lot. Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

Monday 4/11/22	Tuesday 4/12/22	Wednesday 4/13/22	Thursday 4/14/22	Friday 4/15/22
Weather of the Week				
Hi 79°F Lo 60°F	Hi 79°F Lo 62°F	Hi 80°F Lo 63°F	Hi 81°F Lo 64	Hi 80°F Lo 63°F
Full Maintenance				
Biltmore Ave (Units 16,2,25) Blair Stone Rd (Units 5,17) Central Park:FL131 Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park Central Park:Tot Lot Four Oaks Blvd (Units 1,17,29) UNIT 1:Vendura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Carrollton Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Central Park Esplanade Way (Unit 5) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:IBerville Park UNIT 1:Mulberry Park Blvd UNIT 1:TCI Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 2:Carrollton Park UNIT 23:Parks, Ponds & Green Spaces UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 14:Green Space UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Hemingway Blvd & Trail (Units 2,4) Shumard Oak Blvd (Units 3,5) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 5:Drayton Drive	FL080 WD090N (Pond) WD090S (Pond) WD290 (Pond)
Standard Maintenance				
Central Park Central Park:Butterfly Garden NON-UNIT:Merchants Row / Four Oaks Field	Central Park LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	UNIT 21 & Arch Site:Arch Site Conservation UNIT 5:Four Oaks (Shumard to Tram)	Central Park NON-UNIT:FL040 - Mossy Creek UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	NON-UNIT:FL040 - Mossy Creek UNIT 26:Mossy Creek Nature Trail Ext. WD090N (Pond) WD290 (Pond)
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Mulch				
			Central Park Hemingway Blvd & Trail (Units 2,4)	Central Park Central Park:FL131 Mossy Creek Lane (Units 4,6,9)
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
Detail Service				
IPM				
Fertilizer: Product Used: Fertilizer12-0-12				
Bermuda Plot (CP)	Four Oaks Blvd (Units 1,17,29) UNIT 18:Cummings Park	Central Park	Central Park Four Oaks Blvd (Units 1,17,29)	
Post-Emergent: Product Used -Certainty, TributeTotal, Trimec Southern & Celsius				
Pre-Emergent: Product used - Dithiopyr 40 WSB				
	Four Oaks Blvd (Units 1,17,29) UNIT 18:Cummings Park		Four Oaks Blvd (Units 1,17,29)	
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
	UNIT 31:FL170 & Buffer Unit 32:Jasmine Hill Unit 32:Overcup Way	UNIT 31:FL265	LSF-3:Maple Ridge Common Areas & ROWS Schoolhouse Rd (Units 3,4) UNIT 21 & Arch Site:Arch Site Exterior UNIT 35:Merchants Row Entry Feature UNIT 4:Terrebone Dr. UNIT 5:Four Oaks (Shumard to Tram)	
Insecticide: Product Used Advion - Extinguish Plus				
	ROW, Parks, Ponds, Common Areas	ROW, Parks, Ponds, Common Areas	ROW, Parks, Ponds, Common Areas	
Irrigation				
Irrigation Inspection				
	Controller 24, Unit 2	Controller 11, Unit 4 Controller 27, Unit 2		
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
8	25	4/11	Mower Damage	
24	2	4/13	Mower Damage	
11	4-Jan	4/13	Mower Damage	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
8	25	4/11	Pipe/Replace Sprayheads & Nozzles	194019
6	CP	4/12	Mainline repair	194020
24	2-Jan	4/13	Pipe/Replace Sprayheads & Nozzles	194021
11	4	4/13	Replace Rotors Sprayheads Valve Box	194022
27	2	4/13	Replace Rotors	194023
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
Accidents/Incidents: None				
Safety and Training: Weekly "Toolbox" Safety Meeting (Thursday)				
Routine service				
Bi-weekly maintenance of Dogi Pots throughout the district.				
Bi-weekly removal of debris from grates throughout the district.				
Daily maintenance of trash cans throughout the district.				
Daily blowing of Merchant's Row at Town Center and Tot Lot.				
Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

Monday 4/18/22	Tuesday 4/19/22	Wednesday 4/20/22	Thursday 4/21/22	Friday 4/22/22
Weather of the Week				
Hi 82°F Lo 64°F	Hi 71°F Lo 51°F	Hi 80°F Lo 58°F	Hi 82°F Lo 57	Hi 85°F Lo 59°F
Rain Started 1hour later				
Full Maintenance				
	Blair Stone Rd (Units 5,17) Central Park Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROW LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 19:Twain Park UNIT 2:Endicott Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Grove Park Dr & Unit 14 GS Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 2:Butterfly Parks UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 29:Coneflower Park UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Hemingway Blvd & Trail (Units 2,4) Shumard Oak Blvd (Units 3,5) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 5:Drayton Drive	Central Park:FL131 NON-UNIT:Artemis Way NON-UNIT:Dog Park UNIT 20:Esplanade North (Unit 20) UNIT 20:WD162 on Esplanade North UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 37:Esplanade Nature Trail UNIT 37:Green Space
Standard Maintenance				
	LSF-7:FL263 NON-UNIT NON-UNIT:Espl/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	NON-UNIT:SB111B NON-UNIT:SB131 NON-UNIT:SB161 UNIT 1:WD240 UNIT 27:TR221A UNIT 27:TR221B	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer	Central Park Central Park:Butterfly Garden UNIT 1 UNIT 5:TR216
Debris Cleanup				
Central Park		ROWS, Parks, Ponds & Common Areas		
Hand Weeding				
Mulch				
Central Park			NON-UNIT:Hedges on Blairstone roundabout Orange Ave UNIT 20:Esplanade North (Unit 20)	Central Park:Butterfly Garden
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
IPM				
Fertilizer: Product Used: Fertilizer12-0-12				
		Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 2:Endicott Park		
Pre-Emergent: Product used - Dithiopyr 2L				
		Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 2:Endicott Park		
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
	Biltmore Ave (Units 16,2,25) Hemingway Blvd & Trail (Units 2,4) UNIT 27:New Village	Blair Stone Rd (Units 5,17) UNIT 27:TR221B	Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29)	
Insecticide: Product Used Advion - Extinguish Plus				
	Tot Lot	New Village	Central Park Tot Lot	Central Park
Irrigation				
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
4	1	4/19	Valve Replacement	194027
Additional Contracted Work				
Unit	Date	Description		Invoice Number
Central Parl LDR-5	4-21 & 4-22 4/19	Butterfly Garden Annuals Trimming & Mulch Routine Maintenance		194031 194030
Accidents/Incidents: None				
Safety and Training: Weekly "Toolbox" Safety Meeting (Thursday)				
Routine service				
Bi-weekly maintenance of Dogi Pots throughout the district. Bi-weekly removal of debris from grates throughout the district. Daily maintenance of trash cans throughout the district. Daily blowing of Merchant's Row at Town Center and Tot Lot. Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

Monday 4/25/22	Tuesday 4/26/22	Wednesday 4/27/22	Thursday 4/28/22	Friday 4/29/22
Weather of the Week				
Hi 82°F Lo 64°F	Hi 71°F Lo 51°F	Hi 80°F Lo 58°F	Hi 82°F Lo 57	Hi 85°F Lo 59°F
Full Maintenance				
Biltmore Ave (Units 16,2,25) Central Park:Park Crossing Tr Roadway Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 18:Cummings Park UNIT 2:Carollton Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 35:Merchants Row West UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Central Park Esplanade Way (Unit 5) LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 19:Twain Park UNIT 2:Endicott Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 2:Butterfly Parks UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 7:Grove Park Dr UNIT 8:WD140	Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 7:Grove Parks and Rows UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 4:Grove Park Dr UNIT 5:Drayton Drive UNIT 7:Grove Park Dr	NON-UNIT:Artemis Way NON-UNIT:Dog Park UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space WD090N (Pond) WD290 (Pond)
Standard Maintenance				
CRCDD:Additional Contracted Work UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 5:Natural Area by Urban Park UNIT 5:SE Field on CC / TR216	LSF-7:Swale & GS (Upon Request) NON-UNIT:Esp/Blair/Overlook Field UNIT 16:Salinger Drainage Easement (LF) UNIT 20:WD162 on Esplanade North UNIT 26:Mossy Creek Nature Trail Ext.	UNIT 1:WD240 UNIT 27:TR221A UNIT 27:TR221B UNIT 5:Four Oaks (Shumard to Tram)	Central Park UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:FL265	NON-UNIT:FL040 - Mossy Creek NON-UNIT:Mossy Creek Nature Trail UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer UNIT 5:TR216
Debris Cleanup				
Central Park		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
Mulch				
			UNIT 19:Twain Park	
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
Weekend Services				
Pops in the Park				
IPM				
Non-Selective: Product used - RoundUp Quick Pro - Ranger Pro & Diquat				
	Mossy Creek Lane (Units 4,6,9) NON-UNIT:FL040 - Mossy Creek UNIT 19:Twain Park	Central Park:Tot Lot NON-UNIT:FL040 - Mossy Creek NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 10:WD141 UNIT 10:WD160	UNIT 10:WD141 UNIT 10:WD160	UNIT 10:Overlook Park
Insecticide: Product Used Advion - Extinguish Plus				
	UNIT 19:Twain Park		UNIT 10:WD141 UNIT 10:WD160	UNIT 10:Overlook Park
Irrigation				
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
6	Centrak Park	4/25	Mainline Repair	194087
Phase 3	31	4/26	Replace Solenoids & Batteries	194088
1	5-Jan	4/26	Mainline Repair	194089
2	5	4/27	Mainline Repair	194090
Additional Contracted Work				
Unit	Date	Description	Invoice Number	
1,17,29	4/26	Fungicide Treatment	194025	
4-Feb	4/25	Fungicide Treatment	194093	
Work in Progress				
Unit	Date	Description		
Proposals				
Accidents/Incidents: None				
Safety and Training: Weekly "Toolbox" Safety Meeting (Thursday)				
Routine service				
Bi-weekly maintenance of Dogi Pots throughout the district. Bi-weekly removal of debris from grates throughout the district. Daily maintenance of trash cans throughout the district. Daily blowing of Merchant's Row at Town Center and Tot Lot. Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.				

2.

Capital Region Community Development District
3196 Merchants Row - Suite 130 Tallahassee, Florida 32311

Memorandum

Date: April 30, 2022

***To: Sara Sweeting via email
Capital Region Recording Secretary***

***From: Robert Berlin
Capital Region Operations Manager***

***Re: Capital Region CDD
Monthly Managers Report for
April 2022***

The following is a summary of activities related to the field operations of the Capital Region Community Development District.

Landscaping:

1. Please review field report from Kim Bishop (All-Pro)

GMS:

1. Office Closed – Vacation (1 April)
2. Office Closed – Vacation (4 April)
3. All Pro repairing mainline irrigation in Unit 3 and completing backflow damage repair in Unit 27, attended staff conference call, responded to COTGM on our concerns dealing with notice of violation issued for SWMFs FL 170 and 080 (5 April)

4. Spoke with HOA on use of pavers (homeowner request) in COT right of way between back of curb and front of sidewalk, received 1st quarter water quality testing results from McGlynn Labs (6 April)
5. All Pro installing irrigation sleeves at new day care center in Unit 27 and wet testing in Unit 35, responded to homeowner request for update on common area grading in Unit 32 Phase 3, responded to TSO concerning additional TPD officers for Pops in the Park event (7 April)
6. All Pro trimming and cleaning Butterfly Garden in Central Park, received arborist letter from Stan Rosenthal on pine tree conditions along alleyway 8 in Unit 2 and forwarded to COTGM for review (8 April)
7. Drove site with Kim Bishop looked at wall damage in Unit 31 Phase 2, authorized hedge removal at homeowner request along boardwalk in Unit 37 (11 April)
8. All Pro repairing mainline irrigation in Central Park, attended meeting on upcoming Pops in the Park event via Zoom, responded to resident in LDR-5 Phase 2 on common area maintenance concerns and scheduling, left voice mail with FSUS rep on SWMF incident follow up with parent of child responsible (12 April)
9. FSU Film School on site in Central Park and met reps on parking, procedures and fire ant warnings, responded to HOA's concerns on same, spoke with Board Supervisor on groundbreaking event for Independence Landing and SWMF incident involving FSUS student (13 April)
10. Set out signage and set up Community Center for monthly CDD meeting (14 April)
11. Office Closed – Good Friday (15 April)
12. Heavy rains during evening and early morning, full crews working cleaning debris in Central Park and along nature trails (18 April)
13. Met with Metro Net contractor and HOA rep on damages in Unit 23 Townhomes, responded to request for number of available parking spaces in Town Center for Pops event and met with TSO staff and All Pro and marked layout for tent for same, attended groundbreaking ceremony for Independence Landing project (19 April)
14. Main tent for Pops in the Park concert is set up, (20 April)
15. All Pro and GMS begin fence installation for Pops event In Central Park also marking irrigation valves, main entry tent set up in late afternoon (21 April)
16. All Pro and GMS complete fence installation in Central Park, set up tables and chairs treating for ants and mowing lakeshore for Pops event, Port-o lets arrive (22 April)

17. M-Inc to start work on diffuser outfall in Unit 31 on Wednesday, had All Pro clean debris from LDR-5 trail section at homeowner request, received thank you email for work on the Pops event on Saturday (25 April)
18. Working with accounting and All Pro on first draft of District operation and maintenance portion of FY 2023 budget, All Pro applying additional fungicide treatments in Units 1,17 and 29 (26 April)
19. Working with M-Inc on layout and construction of outfall diffuser pond in Unit 31 including clearing, excavation and access for soil removal and rip rap rubble install (27 April)
20. Continuing work on diffuser pond in Unit 31, met with HOA Board member to discuss possible CDD Board position on purchase of the Big House, current HHO status and sewer/water supply (28 April)
21. Continuing work on diffuser pond in Unit 31, met with COTGM onsite to discuss conditions of Storm Water Management Facility FL 080 (29 April)

Lake and SWMF Maintenance

Working with COTGM on NOV's for SWMF FL 080 and FL 170

Southwood Infrastructure Report/Status: (K. Bishop/GMS)

None this month

Security/Accident Reports:

None reported this month

Special Events:

Various birthday parties at the Tot Lot

Open Items:

Pull up Bars in Central Park

Water Meter at Community Garden

One Way signage for Unit 7 alleyway

Benches for Sand Volleyball court

Should you have any questions or comments regarding the above information, please feel free to contact Robert Berlin at (850) 727-5310

3.

	APR ACTUAL	APR BUDGET	\$ VARIANCE	% VARIANCE	COMMENTS
34000 Management fees	\$ 11,025.00	\$ 11,025.00	\$ -	0.00%	GMS FY 2022 contracted services
34500 Security	\$ -	\$ 583.33	\$ 583.33	100.00%	None online this month
34010 Communications	\$ -	\$ 500.00	\$ 500.00	100.00%	None online this month
46200 Landscape Maint. Contracted	\$ 85,946.14	\$ 85,946.14	\$ -	0.00%	All Pro FY 2022 contracted services
46225 Landscape Maint. New Units	\$ 309.96	\$ 416.67	\$ 106.71	25.61%	New Doggi Pots and additional mowing in Dog Park
46500 Pond Maint. Contract	\$ 1,065.00	\$ 416.67	\$ (648.33)	-155.60%	Quarterly water testing results
46525 Pond Maint. New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46550 Pond Repairs Current Units	\$ -	\$ 3,125.00	\$ 3,125.00	100.00%	None online this month
46575 Pond Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46600 SWMF Operating Permit Fees	\$ 918.00	\$ 76.50	\$ (841.50)	-1100.00%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 4,480.76	\$ 4,480.76	\$ -	0.00%	All Pro FY 2022 contracted services
46425 Irrig. Maint. New Units	\$ 2.45	\$ -	\$ (2.45)	0.00%	LSF-3 Irrigation Adjustment
46450 Irrig. Repairs Current Units	\$ 7,444.96	\$ 3,750.00	\$ (3,694.96)	-98.53%	Mainline and zone repairs some due to Metronet install
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46465 Irrig. System Upgrades	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
47000 Preserve Maintenance	\$ 1,532.20	\$ 3,125.00	\$ 1,592.80	50.97%	Butterfly Garden maintenance
46485 Tot Lot Inspection/Maintenance	\$ -	\$ 541.67	\$ 541.67	100.00%	None online this month
46490 Storm Event/Repair/Cleaning	\$ -	\$ 3,166.67	\$ 3,166.67	100.00%	None online this month
46495 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46520 Alleyway Maintenance	\$ -	\$ 416.67	\$ 416.67	100.00%	None online this month
46900 Miscellaneous Maintenance	\$ 204.83	\$ 625.00	\$ 420.17	67.23%	Fungicide treatments to various areas
43000 Utilities	\$ -	\$ 3,750.00	\$ 3,750.00	100.00%	
49400 Special Events	\$ -	\$ 416.67	\$ 416.67	100.00%	None online this month
46650 Other - Contingency	\$ -	\$ 416.67	\$ 416.67	100.00%	None online this month
65000 Budget Stabilization	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
61000 Capital Expenditures	\$ -	\$ 750.00	\$ 750.00	100.00%	None online this month
60000 Reserve for Capital - R&R	\$ -	\$ 11,296.03	\$ 11,296.03	100.00%	None online this month
46910 Common Area Maintenance	\$ -	\$ 666.67	\$ 666.67	100.00%	None online this month
TOTAL	\$ 112,929.30	\$ 135,491.10	\$ 22,561.80	16.65%	

	YTD ACTUAL	YTD BUDGET	\$ VARIANCE	% VARIANCE	COMMENTS
34000 Management fees	\$ 77,175.00	\$ 77,175.00	\$ -	0.00%	GMS FY 2022 contracted services
34500 Security	\$ 5,856.25	\$ 4,083.33	\$ (1,772.92)	-43.42%	Halloween road closures
34010 Communications	\$ 3,000.00	\$ 3,500.00	\$ 500.00	14.29%	Bulldog FY 2022 contracted services
46200 Landscape Maint. Contracted	\$ 601,622.98	\$ 601,622.98	\$ -	0.00%	All Pro FY 2022 contracted services
46225 Landscape Maint. New Units	\$ 1,329.48	\$ 2,916.67	\$ 1,587.19	54.42%	New Doggi Pots and additional mowing in Dog Park
46500 Pond Maint. Contract	\$ 2,130.00	\$ 2,916.67	\$ 786.67	26.97%	Quarterly water testing results
46525 Pond Maint. New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46550 Pond Repairs Current Units	\$ 38,640.36	\$ 21,875.00	\$ (16,765.36)	-76.64%	None online this month
46575 Pond Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46600 SWMF Operating Permit Fees	\$ 2,295.00	\$ 535.50	\$ (1,759.50)	-328.57%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 31,365.32	\$ 31,365.32	\$ -	0.00%	All Pro FY 2022 contracted services
46425 Irrig. Maint. New Units	\$ 12.25	\$ -	\$ (12.25)		LSF-3 Irrigation Adjustment
46450 Irrig. Repairs Current Units	\$ 41,141.39	\$ 26,250.00	\$ (14,891.39)	-56.73%	Mainline and zone repairs some due to Metronet install
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46465 Irrig. System Upgrades	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
47000 Preserve Maintenance	\$ 13,305.08	\$ 21,875.00	\$ 8,569.92	39.18%	Butterfly Garden maintenance
46485 Tot Lot Inspection/Maintenance	\$ -	\$ 3,791.67	\$ 3,791.67	100.00%	None online this month
46490 Storm Event/Repair/Cleaning	\$ 13,750.75	\$ 22,166.67	\$ 8,415.92	37.97%	None online this month
46495 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
46520 Alleyway Maintenance	\$ 149.76	\$ 2,916.67	\$ 2,766.91	94.87%	None online this month
46900 Miscellaneous Maintenance	\$ 2,714.30	\$ 4,375.00	\$ 1,660.70	37.96%	Fungicide treatments to various areas
43000 Utilities	\$ 16,231.00	\$ 26,250.00	\$ 10,019.00	38.17%	Updated 5-27-21
49400 Special Events	\$ -	\$ 2,916.67	\$ 2,916.67	100.00%	None online this month
46650 Other - Contingency	\$ 150.00	\$ 2,916.67	\$ 2,766.67	94.86%	None online this month
65000 Budget Stabilization	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2022
61000 Capital Expenditures	\$ 4,390.99	\$ 5,250.00	\$ 859.01	16.36%	None online this month
60000 Reserve for Capital - R&R	\$ 17,072.30	\$ 79,072.20	\$ 61,999.90	78.41%	None online this month
46910 Common Area Maintenance	\$ -	\$ 4,666.67	\$ 4,666.67	7.53%	None online this month
TOTAL	\$ 872,332.21	\$ 948,437.67	\$ 76,105.45	8.02%	