

CAPITAL REGION

Community Development District

February 9, 2023

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

February 2, 2023

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Capital Region Community Development District Meeting is scheduled for **Thursday, February 9, 2023 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. Organizational Matters
 - A. Consideration of Candidates for Appointment to Board for Unexpired Term of Office (Seat 4)
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Election of Officers, Resolution 2023-02
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 12, 2023 Meeting
 - B. Balance Sheet as of December 31, 2022 and Statement of Revenues & Expenditures for the Period Ending December 31, 2022
 - C. Allocation of Assessment Receipts
 - D. Check Register
- V. Presentation of Fiscal Year 2022 Financial Audit
- VI. Updates Regarding Crosswalk

- VII. Consideration of Agreement for Controlled Burn
- VIII. Staff Reports
 - A. Attorney
 - B. Dantin Consulting
 - C. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - 3. Variance Report
 - D. Manager
- IX. Supervisors Requests
- X. Audience Comments
- XI. Next Scheduled Meeting – March 2, 2023 @ 6:30 p.m.
- XII. 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 – *Chairman Rojas*
- B. Landscaping Conservation Areas – *Chairman Rojas*
- C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Kelley*
- D. Budget / Bond Refinancing – *Vice Chairman deNagy*
- E. HOA Coordination –
- F. City/County Coordination –
- G. Community Liaison – *Supervisor Kelley*

THIRD ORDER OF BUSINESS

A.

To the Board of Supervisors:

My name is David Frank and I am interested in filling the vacancy for Seat 4 on the Board. My wife and I have lived in Southwood on Raleigh Way since 2017. I have a degree in finance from Florida State University. I am employed at the Florida Public Service Commission as a utility regulatory analyst in the Office of Industry Development and Market Analysis. I am currently serving as Interim Chief Advisor to Commissioner Gary F. Clark.

I would be honored to have the opportunity to join the Capital Region CDD Board of Supervisors and serve our community. I am available to meet and answer any questions you may have. Thank you for your consideration.

Sincerely,

David Frank

Email: Davidfrank2538@gmail.com

Phone: (850) 294-3501



DAVID M. FRANK

Davidfrank2538gmail.com | (850) 294-3501 | Tallahassee, FL

Summary

Seasoned utility regulatory analyst with a background in finance and accounting. Motivated by challenges and meeting goals. Excels at data analysis, critical thinking, and problem solving. Over eight years of experience in utility regulation with the Florida Public Service Commission. Currently serving as Interim Chief Advisor to Commissioner Gary F. Clark.

Skills

- Experience in analyzing company budgets and financials
- Ability to conduct research and provide detailed reports
- Experience in managing projects and reports
- Excellent written and verbal communication skills
- Ability to work independently and multitask
- Critical thinking and problem solving
- Collaboration
- Excellent organizational skills
- Experience in HTML, CSS, and JavaScript
- Proficient in Excel, Word, Outlook, and PowerPoint

Experience

Florida Public Service Commission |
Tallahassee, FL
Public Utility Analyst III
09/2013 - Current

- Manage utility rate case issues and data reports.
- Manage the process of utility transfer of ownership.
- Analyze utility company budget requirements.
- Calculate and recommend revenue requirements for utilities.
- Calculate appropriate rate of return for utility company investments.
- Analyze utility assets and determine an appropriate rate base.
- Present rate case recommendations and answer questions before the panel of Public Service Commissioners.
- Calculate annual price index and pass-through rate increases for utilities.
- Research and development of agency rules.
- Assist in consumer inquiries.

Education

Florida State University | Tallahassee, FL
Bachelor of Science in Finance
04/2012
Academic Scholarship

Includes: Financial Accounting, Investments, Real Estate Finance, Financial Management of the Firm, Problems in Financial Management, Analysis of Financial Statements and Presentations



MICHAEL T. GLANTZ

Investigator & Criminologist

PROFILE

I am a Nationally recognized Criminal Defense Investigator providing assistance in complex litigation in State and Federal Courts.

I am a resident of Southwood where I live with my wife and 2 sons who both attend Fla High.

I have experience working with and on Boards of local Non-Profits serving others in our community.

I look forward to continuing my commitment to serving others by serving as a Supervisor with the CDD.

CONTACT

PHONE:
850.510.1817

EMAIL:
mtg1970@me.com
truckin70@gmail.com

ADDRESS:
3781 Chanticleer Court
Tallahassee, FL 32311

EDUCATION

Florida State University

1994 - 2000

Achieved Master's Degree and Ph.D. Candidacy in Criminology

University of Central Florida

1991 - 1994

Received Bachelor of Science in Legal Studies and Pre-Law Certification

WORK EXPERIENCE

Office of Criminal Conflict & Civil Regional Counsel, Region 1

Investigator & Criminologist

2008–Present

Principal Defense Investigator for the 2d Judicial Circuit which is comprised of Leon, Jefferson, Gadsden, Wakulla, Franklin & Liberty Counties.

Glantz & Associates

President

1998–2008

Full Service Investigative Firm providing consulting and assistance primarily in complex Capital Criminal Cases nationwide.

Florida State University – School of Criminology

Adjunct Professor

1996–2001

Taught multiple undergraduate courses ranging in size from 5 to 300 students. My primary area was Criminal Law, Courts, Judicial Systems, Individual Rights, Deterrence and the Death Penalty.

SKILLS, KNOWLEDGE & ABILITIES

- Served on Board of Directors of Chaires-Capitola Little League for 11 years
- Serving as Program Director on Board of Directors for newly constituted First Tee Tallahassee
- Trained in Crime Prevention by Environmental Design and Victimological Surveys and Policy Response
- Southwood Homeowner who is dedicated to preserving our beautiful spaces and adhering to the PUD as progress on planned development moves forward.

WARREN JAMES PEARSON

3562 Four Oaks Blvd, Tallahassee FL 32311

(850) 567-6164

Warpear@gmail.com

Florida Bar # 0711578

EXPERIENCE

Panama City Springs Wellness & Recovery Center, Inc. 03/15/15-present. Chief Executive Officer (03/15/15-05/20/20) Chief Legal Officer (05/20/20-present). As CEO I was responsible for running all facets of a 46 bed substance abuse facility that has six levels of care, including a 14 bed detoxification unit with 24/7 nursing and psychological care, a 32 bed residential wing, a full-service in-house pharmacy, a partial hospitalization unit for patients who reside elsewhere but come in for 10 hours a day of mental and physical health treatment, intensive outpatient therapy, standard outpatient therapy and continuing aftercare programs. As a principal shareholder involved from day one of the creation of the business, I was responsible for all zoning; architectural plan approvals; all local and state licensures covering everything from food service, medical waste disposal, and certification with the Joint Commission; all credentialing with health care insurances and employee assistance programs; all contracts with vendors; all grant writing and federal loan processing; and all human resources decisions. I also managed all corporate activities as President of the organization in addition to the setup and day to day operations I performed as CEO. I stepped down from CEO to take a smaller role as CLO to expand my business ownership in Validity Laboratory Services, LLC. I am no longer responsible for all day to day decisions, but provide legal assistance on all corporate matters, contracts, vendor and insurance disputes, major human resource issues and any other matter which the current CEO takes to the Board of Directors.

Marble Law Firm. 08/15/22-present. Independent Co-Counsel Attorney. As one of the principal Florida attorneys for the California-based law firm that has attorneys in 18 states, I am responsible for a full caseload of employment and corporate litigation cases throughout the entirety of the state of Florida.

Solo Legal Representation, Legal Consultant and Independent Risk Manager 10/29/10-present. Sole Proprietor. Provides independent quality assurance reviews, legal consultation, legal representation and/or AHCA-certified risk management services to a large number of health care clinics, hospitals, substance abuse facilities, surgical centers, urgent care centers, pharmacies, pharmaceutical distributors and pharmaceutical manufacturers. While the majority of my work is

prophylactic in nature to assist clients in maintaining a clean legal history, this has included legal defense of clients who added my services after they had made alleged mistakes and includes civil, administrative and quasi-criminal representation against the US Drug Enforcement Agency, Florida Department of Health, multimillion dollar clawback actions by insurance companies, legal actions by current and former employees, tortious interference with the business claims by and against rivals, and more. I have continued providing these services for select clientele even though I maintained multiple full-time positions while performing these duties.

Validity Laboratory Services LLC 05/20/20-01/27/22. Chief Legal Officer and Managing Member. While serving as one of five Managing Members responsible for all startup and day to day operations of the only CLIA and ISO certified high complexity laboratory located in the seven nation Organization of Eastern Caribbean States, I am wholly or partially responsible for all import/export issues to the United States, international accreditation and certification, all internal corporate management, human resource issues, risk management and quality assurance oversight, general contract and legal issues, copyright and trademark of newly researched pharmaceuticals, and all other legal and health care related aspects. While serving out a ten-year private vendor agreement with the government of Saint Vincent and the Grenadines, we are providing high complexity laboratory testing meeting the highest international standard certifications for all agricultural samples testing, Covid-19 testing, soil sample testing, pharmaceutical testing for potency and toxicity standards, maricultural sample testing and university and medical school research testing for multiple schools in the OECS.

Alere Inc. - Toxicology Division formerly Avee Toxicology Inc. 06/01/11-03/21/15. Legal Consultant and Paid Expert Speaker. Provided legal consultation on matters related to opioid prescribing and testing to a company then valued at \$3.8 billion dollars, as well as being a paid expert speaker providing continuing medical education approved lectures on behalf of the company to multiple health care licensee organizations such as the Florida Osteopathic Medical Association and Florida Pharmacy Association as well as to hospitals, health care clinics, surgical centers, urgent care centers, retail and compounding pharmacies, and wholesale pharmaceutical companies.

Goldman Sachs Investment Inc. Resolute Anesthesia Division formerly Mid-Florida Anesthesia Associates, Inc. 09/01/11-03/15/15. Legal and Health Care Risk Management Consultant. Provided

quality assurance review, legal consultation and health care risk management services for a division of Goldman Sach's investment portfolio which included 65 physicians and 323 midlevel providers as well as 56 administrative staff for a division that generated \$204 million in revenue for the greater Goldman Sach's company in calendar year 2014. While working with MFAA prior to the merger in 2014 with Goldman Sachs and as the post-merger Resolute Anesthesia, I had multiple responsibilities including creating opioid care protocols including the creation of quarterly review sheets, all risk management protocols and assisted with the protocols and credentialing the startup of internal laboratory services for the ten locations which contributed to an additional \$2.9 million margin to Goldman Sach's profitability.

American Controlled Substance Foundation 08/02/12-03/15/15. Executive Director. Responsible for running all facets of an integrative nonprofit organization dedicated to improving the standard of care of controlled substances through education, consulting, certification and credentialing of members. Specific duties include the organization of live and online continuing medical education programs as well as books and online materials targeting physicians, pharmacists and other medical staff involved in the prescription and dispensing of controlled substances; reviewing and analyzing proposed and enacted rules and regulations; creating and enforcing standards and protocols for health care clinic and staff certification programs; speaking on behalf of the interests of the Foundation to the press and managing vendor and sponsorship relationships.

The Florida Bar 07/01/10-07/01/12. Executive Council Member and Technology Committee Chairman of the Government Lawyer Section. Served on the council governing the Florida Bar's section dedicated to promoting the professionalism and competence of government lawyers; improving the delivery of legal services to all governmental entities; improving the administration of the legal system and enhancing the public's understanding of the role of the government attorney. Duties include running the committee dedicated to public outreach through online resources, voting and discussing all other matters as member of the general council, and serving as the program chair for the State and Federal Government and Administrative Law Certification Programs.

Florida Society of Pain Management Providers 10/29/10-08/01/12. Executive Director. Responsible for running all facets of a voluntary medical association including reviewing and analyzing all proposed and enacted rules and regulations for the benefit of the society's members;

lobbying for changes in current law and rules; conducting compliance and quality assurance inspections of all clinics prior to their inclusion as members; organizing continuing medical education programs for the benefit of society members and the medical profession at large; speaking on behalf of the interests of the Society to the press and managing vendor and sponsorship relationships.

Florida Government Bar Association 2/21/07-2/21/12. Immediate Past President (2/22/11-2/22/12) President (2/21/09-2/21/11) Vice President (2/22/08-2/20/09) Treasurer (2/21/07-2/22/08) Continuing Legal Education Meetings Director (2/21/07-2/20/08). As President of a large voluntary bar association serving the bylaw maximum of two annual terms, the primary duties included creating and coordinating eleven continuing legal education programs annually and organizing meetings for the general membership Executive Board. Additional duties included managing vendor relationships, lobbying and budget assignment.

Florida Department of Health 02/15/06-10/28/10. Chief Prosecutor (12/20/09-10/28/10). Senior Assistant General Counsel (2/15/06-12/20/09). Primary duty as Chief Prosecutor was the statewide prosecution of licensed and unlicensed pain management facilities. Additional duties included creating all new administrative hearing protocols for unlicensed activity cases, investigatory procedures and creating and providing training programs related to pain management and unlicensed activity for the Investigation Services Unit; drafting and/or reviewing relevant administrative code provisions; providing legal counsel to the Board of Medicine and Board of Osteopathic Medicine staff regarding all pain management issues; analyzing proposed legislative bills; representing the Department on initial licensure cases, responding to all subpoena and public records requests; drafting all emergency actions related to licensed pain management facilities and coordinating the Department's investigations and prosecutions with the DEA, FBI, U.S. Attorney General and local law enforcement. Prior duties as Senior Assistant General Counsel included the statewide prosecution of physician disciplinary cases for the Florida Board of Medicine.

Florida Office of the Attorney General, General Civil Department 03/01/2004-02/14/06. Assistant Attorney General. Primary duties included the management of a full caseload of civil and collateral criminal actions filed against various state agencies from inception through all state and federal appellate proceedings in the Corrections Unit. Additional duties included second chair

evidentiary and research assistance in large-scale class action cases and temporary reassignment to the Economic Crimes Section in times of statewide emergency.

Agency for Workforce Innovation 05/01/2002-02/15/04. Administrative Hearing Officer/Administrative Law Judge. Convened formal administrative hearings utilizing Florida Civil Procedure and issued legal decisions on matters of unemployment compensation qualification, employer tax code designation, employee versus agent designation and fraud.

Additional Volunteer or Compensated Internships related to Legal and Presentation Experience

National Center for State Courts, Center for Legal and Court Technology. 10/01/98-05/01/01. Legal Technology Demonstrator and Instructor. Provided detailed technology demonstration and implementation for visiting federal and state judges and courtroom administrators from the United States and foreign jurisdictions.

Virginia Office of the Attorney General, Department of Civil Litigation, Trial Section. 01/05/01-05/15/01. Legal Intern. Provided legal research and prepared briefs in support of civil litigation cases brought by or against the commonwealth of Virginia and its agencies.

Florida Office of the Attorney General, General Legal Department, Tax Section. Summer 2000. Legal Intern. Provided legal research and prepared briefs in support of actions to collect unpaid tax revenue from corporations owed to the state of Florida.

Florida Department of State, Office of International Affairs. Summer 1999. Prepared etiquette manuals and talking points for the governor and state officials on visiting international dignitaries.

Florida Flambeau Inc. 10/21/96-4/30/98. Staff Journalist. Prepared biweekly news articles for a daily independent newspaper covering Florida State University, the Tallahassee community and the state of Florida.

Eastman Kodak Company. Summer 1996. Digital Science Technology Demonstrator. Provided educational programs and technical demonstration of current and prospective digital photography

technology to visiting photographers, government and business leaders, athletes, and other dignitaries during the 1996 Centennial Olympics in Atlanta Georgia. These presentations were provided at both the CNN Center and a dedicated exhibition hall in Centennial Park.

EDUCATION

The College of William and Mary School of Law, Williamsburg, Virginia, J.D. May 2001

Honors and Activities: William A.R. Goodwin Memorial Fund Scholar; Walter Williams, Jr. Fellow in International Law; Student Legal Services; Research Assistant to Dr. Mitchell Reiss, Dean of International Relations and former United States Deputy Secretary of State; and National Center for State Courts, Center for Legal and Court Technology/Courtroom 21 Legal Technology Demonstrator and Instructor.

Florida State University, Tallahassee, Florida B.S. in Economics May 1998

Honors and Activities: Florida Scholar; Omicron Delta Epsilon – Economic Honor Society; Phi Theta Kappa – Academic Honor Society; Staff Writer for the Florida Flambeau now FSUView; and Marching Chiefs.

Additional Professional Training Certification

Certified Risk Manager for the Agency for Health Care Administration, Completed August 2012 (University of Florida)

Mediation Certification (Virginia), Completed May 2001 (The College of William and Mary)

International Etiquette and Protocol, Completed July 1999 (Florida Department of State)

Legal Technology Instruction and Presentation, Completed October 1999 (National Center for State Courts)

Proficient in Westlaw, LexisNexis, Fastcase, Lex Mechanica, Mycase, Salesforce, Clio, Word, Excel, Powerpoint, Teams and Outlook

CURRENT COMMUNITY SERVICE

Florida State University College of Law. Judge of oral argument and negotiation competitions.

Leon County Teen Court. Volunteer judge of proceedings and training instructor.

Florida Supreme Court's Justice Teaching Program. Provides educational presentations on civics at elementary, middle and high schools in the city of Tallahassee.

Legal Services of North Florida. Represents numerous clients in pro bono cases, typically employment-related and provide training and continuing legal education courses to volunteer attorneys in employment and administrative law.

C.

RESOLUTION 2023-02

**A RESOLUTION DESIGNATING OFFICERS OF THE CAPITAL
REGION COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Capital Region Community Development District at a regular business held on February 9, 2023 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Rich Hans</u>	Assistant Treasurer(s)
<u>Patti Powers</u>	
<u>Howard McGaffney</u>	
<u>Marilee Giles</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Howard McGaffney</u>	
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	

PASSED AND ADOPTED THIS 9TH DAY OF FEBRUARY, 2023.

Chairman / Vice Chairman

Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

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, January 12, 2023 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas	Chairman
Corbin deNagy	Vice Chairperson
Chuck Urban	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel by telephone
Robert Berlin	Operations Manager - GMS

The following is a summary of the actions taken at the January 12, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. **David Brackish** gave a brief overview of his background and stated I have lived in Capital Region since 2017 and want to apply for the vacancy

Mr. Oliver stated the deadline for applications is January 31st and we will put the resumes or applications in the agenda package for your review before the next meeting.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the December 8, 2022 Meeting**
- B. Balance Sheet as of November 30, 2022 and Statement of Revenues & Expenditures for the Period Ending November 30, 2022**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Updates Regarding:

A. Crosswalk

Mr. Berlin stated we got one bid back so far and by the next meeting I will have at least three bids.

B. Proposal for Landscape Enhancements at Blair Stone Road

This item tabled.

FIFTH ORDER OF BUSINESS

Ratification of Access Agreement

Ms. Sandy stated this is an access agreement for the installation of a pool at a residential lot. They needed access over some property owned by the district. I worked with Robert to follow the same process we did before, using the same form, the same agreement the same deposit.

On MOTION by Mr. deNagy seconded by Mr. Urban with all in favor the access agreement for the installation of a hot tub and deck was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated the board approved a license agreement to allow a resident to sell her dog treats at the dog park. She said she had feedback asking that she try to set up around the park along the trail and asked if that would be a possibility. Currently the license agreement the board approved just provides for her to set up at the dog park. Is that something the board would entertain?

It was the consensus of the board to stay with the decision of having the license agreement at the dog park.

B. Dantin Consulting - Ratification of Work Authorization No. 1J for Fiscal Year 2023 Consulting Services

On MOTION by Mr. deNagy seconded by Mr. Urban with all in favor work authorization no. 1J for fiscal year 2023 consulting services with Dantin Consulting was approved.

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

Mr. Berlin outlined a plan to remove the pavers and concrete from the tot lot and replace it with engineered mulch and do that on a time and material basis that should be less than his spending limit of \$5,000 and the consensus of the board was that he could proceed with that project.

A controlled burn on two ponds will be about \$8,000. The money to pay for this is in the stormwater repair line item.

On MOTION by Mr. deNagy seconded by Mr. Urban with all in favor staff was authorized to contract for the controlled burn on two pond banks in an amount not to exceed \$8,000 to be taken from the stormwater repair budget.

Mr. Berlin stated the repairs for the tot lot is in the budget under reserve maintenance of central park.

D. Manager

Mr. Oliver stated the fiscal year ended September 30, 2022, the FY 22 audit has been completed, it is a clean audit. Right now it is under review by district staff and we will present that at the February meeting.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. deNagy stated one of the things I want this board to look at is the tot lot that seems to be on the downslope of its life expectancy and at some point in the next few years we need to look replacing the tot lot structure. We need to add something more toddler friendly.

Mr. Urban asked have the residents been notified about the vacancy on the board?

Mr. Oliver stated we prepared an announcement after the last meeting, it was eblasted to the residents and posted to the website. We received one application. After we close it out on the 31st we will provide the resumes to the board and it comes down to a majority vote. We will ask the applicants to be here if they are available and introduce themselves and you can make a decision at that time.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident asked do we know how many people use the dog park in a month? We probably need to put a counter at the entrance so we know how many people use it.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 9, 2023
at 6:30 p.m. at the Southwood Community
Center**

Mr. Rojas stated the next meeting is scheduled to be held February 9, 2023 at 6:30 p.m. in the same location.

The meeting adjourned at 7:24 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

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

**Meeting Date
February 9, 2023**

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I.	<u>Financial Statements - December 31, 2022</u>
II.	<u>Allocation of Assessment</u>
III.	<u>Check Register - 12/1 - 12/31/22</u>

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2022

	General	Debt Service	Non-Major Fund	Total Governmental Funds
<u>ASSETS:</u>				
CASH	\$1,150,576	---	---	\$1,150,576
Capital Reserve	---	---	\$121,346	\$121,346
Accounts Receivable	\$12,685	---	---	\$12,685
Due From General Fund - SRS 2013	---	\$302,732	---	\$302,732
Due From General Fund - SRS 2018A1	---	\$155,664	---	\$155,664
Due From General Fund - SRS 2018A2	---	\$86,342	---	\$86,342
Due From General Fund - SRS 2021	---	\$35,542	---	\$35,542
INVESTMENTS:				
State Board of Administration	\$1,255,147	---	---	\$1,255,147
Series 2013				
Reserve	---	\$430,085	---	\$430,085
Revenue	---	\$647,358	---	\$647,358
Series 2018A1				
Reserve	---	\$650,464	---	\$650,464
Revenue	---	\$306,718	---	\$306,718
Prepayment	---	\$22,805	---	\$22,805
Series 2018A2				
Reserve	---	\$134,900	---	\$134,900
Revenue	---	\$168,428	---	\$168,428
Prepayment	---	\$6,100	---	\$6,100
Series 2021				
Revenue	---	\$270,935	---	\$270,935
Prepaid Expenses	\$91,564	---	---	\$91,564
TOTAL ASSETS	\$2,509,973	\$3,218,073	\$121,346	\$5,849,391
<u>LIABILITIES:</u>				
Accounts Payable	\$14,387	---	---	\$14,387
Due to Debt Service - SRS 2013	\$302,732	---	---	\$302,732
Due to Debt Service - SRS 2018A1	\$155,664	---	---	\$155,664
Due to Debt Service - SRS 2018A2	\$86,342	---	---	\$86,342
Due to Debt Service - SRS 2021	\$35,542	---	---	\$35,542
TOTAL LIABILITIES	\$594,666	\$0	\$0	\$594,666
FUND BALANCES:				
UNASSIGNED FOR GENERAL FUND	\$1,823,742	---	---	\$1,823,742
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$121,346	\$121,346
RESTRICTED FOR DEBT SERVICE	---	\$3,218,073	---	\$3,218,073
LIABILITIES & FUND BALANCE	\$2,509,973	\$3,218,073	\$121,346	\$5,849,391

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessment-On Roll	\$1,617,599	\$1,494,412	\$1,494,412	\$0
Special Assessment-Direct - St Joe	\$308,166	\$102,014	\$102,014	\$0
Interest Income/Miscellaneous	\$1,000	\$250	\$5,550	\$5,300
<i>TOTAL REVENUES</i>	<u>\$1,926,765</u>	<u>\$1,596,676</u>	<u>\$1,601,977</u>	<u>\$5,300</u>
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$12,000	\$3,000	\$2,000	\$1,000
FICA Expense	\$918	\$230	\$153	\$77
Engineering Fees	\$25,000	\$6,250	\$828	\$5,422
Arbitrage Rebate	\$1,800	\$0	\$0	\$0
Dissemination Agent	\$7,500	\$1,875	\$1,875	\$0
Attorney Fees	\$57,000	\$14,250	\$6,207	\$8,044
Annual Audit	\$3,850	\$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	\$51,051	\$12,763	\$12,763	\$0
Information Technology	\$2,800	\$700	\$700	\$0
Website Administration	\$1,200	\$300	\$300	\$0
Records Storage	\$150	\$38	\$0	\$38
Travel & Per Diem	\$2,000	\$500	\$0	\$500
Telephone	\$300	\$75	\$47	\$28
Postage	\$1,000	\$250	\$57	\$193
Printing & Binding	\$2,000	\$500	\$92	\$409
General Liability Insurance	\$20,457	\$20,457	\$20,193	\$264
Legal Advertising	\$3,500	\$875	\$406	\$470
Other Current Charges	\$1,600	\$400	\$484	(\$84)
Office Supplies	\$200	\$50	\$6	\$44
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$62	\$0	\$62
<i>TOTAL ADIMINISTRATIVE</i>	<u>\$222,270</u>	<u>\$78,397</u>	<u>\$61,932</u>	<u>\$16,465</u>
<u>FIELD:</u>				
Management Fees	\$138,915	\$34,729	\$34,729	\$0
Security	\$7,000	\$2,870	\$2,870	\$0
Utilities	\$45,000	\$11,250	\$19,598	(\$8,348)
Landscape Maintenance - Contract	\$1,043,365	\$260,841	\$260,841	(\$0)
Landscape Maint - New Units/Street Tree	\$5,500	\$1,375	\$275	\$1,100
Pond Maintenance - Contract	\$5,000	\$5,000	\$6,110	(\$1,110)
Pond Repairs - Current Units	\$40,000	\$10,000	\$8,725	\$1,275

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>EXPENDITURES:</u>				
<u>FIELD: (continued)</u>				
SWMF Operating Permit Fees	\$4,130	\$1,033	\$0	\$1,033
Irrigation Maintenance - Contract	\$54,085	\$13,521	\$13,521	\$0
Irrigation Maintenance - New Units	\$500	\$125	\$0	\$125
Irrigation Repairs - Current Units	\$45,000	\$11,250	\$13,934	(\$2,684)
Preserve Maintenance	\$40,000	\$10,144	\$10,144	\$0
Tot Lot Inspection/Maintenance	\$7,500	\$1,875	\$0	\$1,875
Tree Removal/Trimming/Cleanup	\$38,000	\$11,660	\$11,660	\$0
Alleyway Maintenance	\$5,000	\$1,250	\$52	\$1,198
Miscellaneous Maintenance	\$7,500	\$1,875	\$2,628	(\$753)
Special Events	\$5,000	\$1,250	\$0	\$1,250
Other-Contingency	\$5,000	\$1,250	\$129	\$1,121
Capital Expenditures	\$25,000	\$9,812	\$9,812	\$0
Reserve for Capital - R&R	\$175,000	\$0	\$0	\$0
Common Area Maintenance	\$8,000	\$2,000	\$0	\$2,000
<u>TOTAL FIELD</u>	<u>\$1,704,495</u>	<u>\$393,109</u>	<u>\$395,028</u>	<u>(\$1,918)</u>
<u>TOTAL EXPENDITURES</u>	<u>\$1,926,765</u>	<u>\$471,507</u>	<u>\$456,960</u>	<u>\$14,547</u>
<u>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</u>	<u>\$0</u>	<u>\$1,125,170</u>	<u>\$1,145,017</u>	<u>\$19,848</u>
<u>NET CHANGE IN FUND BALANCE</u>	<u>\$0</u>	<u>\$1,125,170</u>	<u>\$1,145,017</u>	<u>\$19,848</u>
FUND BALANCE - Beginning	\$0		\$770,289	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,915,306</u>	

**CAPITAL REGION CDD
GENERAL FUND
FY 2023**

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	\$1,617,599	\$0	\$72,876	\$1,421,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,494,412
Special Assessment-Direct - St Joe	\$308,166	\$25,680	\$25,680	\$25,681	\$24,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,014
Interest Income/Miscellaneous	\$1,000	\$1,617	\$1,583	\$2,350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,550
TOTAL REVENUES	\$1,926,765	\$27,297	\$100,140	\$1,449,567	\$24,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,601,977

EXPENDITURES:

Administrative:

Supervisors Fees	\$12,000	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$918	\$0	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$153
Engineering Fees	\$25,000	\$700	\$128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$828
Arbitrage Rebate	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$7,500	\$625	\$625	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875
Attorney Fees	\$57,000	\$2,784	\$1,467	\$1,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,207
Annual Audit	\$3,850	\$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	\$51,051	\$4,254	\$4,254	\$4,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,763
Information Technology	\$2,800	\$233	\$233	\$233	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Website Administration	\$1,200	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
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	\$40	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47
Postage	\$1,000	\$1	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57
Printing & Binding	\$2,000	\$34	\$46	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
General Liability Insurance	\$20,457	\$20,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,193
Legal Advertising	\$3,500	\$201	\$101	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$406
Other Current Charges	\$1,600	\$154	\$286	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$484
Office Supplies	\$200	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
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	\$222,270	\$40,995	\$8,379	\$12,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,932

**CAPITAL REGION CDD
GENERAL FUND
FY 2023**

Description	ADOPTED BUDGET	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
<u>Maintenance:</u>														
Management Fees	\$138,915	\$11,576	\$11,576	\$11,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,729
Security	\$7,000	\$2,510	\$0	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,870
Utilities	\$45,000	\$9,580	\$6,701	\$3,318	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,598
Landscape Maintenance - Contract	\$1,043,365	\$86,947	\$86,947	\$86,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,841
Landscape Maint - New Units/Street Tre	\$5,500	\$83	\$83	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
Pond Maintenance - Contract	\$5,000	\$332	\$4,381	\$1,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,110
Pond Repairs - Current Units	\$40,000	\$1,925	\$6,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,725
SWMF Operating Permit Fees	\$4,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Maintenance - Contract	\$54,085	\$4,507	\$4,507	\$4,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,521
Irrigation Maintenance - New Units	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs - Current Units	\$45,000	\$9,275	\$3,534	\$1,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,934
Preserve Maintenance	\$40,000	\$4,839	\$4,093	\$1,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,144
Tot Lot Inspection/Maintenance	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tree Removal/Trimming/Cleanup	\$38,000	\$2,990	\$7,770	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,660
Alleyway Maintenance	\$5,000	\$0	\$0	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52
Miscellaneous Maintenance	\$7,500	\$844	\$1,778	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,628
Special Events	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other-Contingency	\$5,000	\$0	\$129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129
Capital Expenditures	\$25,000	\$4,138	\$2,240	\$3,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,812
Reserve for Capital - R&R	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Common Area Maintenance	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance	\$1,704,495	\$139,545	\$140,538	\$114,944	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$395,028
Total Expenditures	\$1,926,765	\$180,540	\$148,917	\$127,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456,960
Excess Revenues (Expenditures)	\$0	(\$153,243)	(\$48,777)	\$1,322,065	\$24,973	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,145,017

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Capital Reserve Contribution	\$175,000	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	<u>\$175,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Reserve for Capital - R&R	\$0	\$0	\$0	\$0
Other Charges	\$600	\$150	\$0	\$150
<i>TOTAL EXPENDITURES</i>	<u>\$600</u>	<u>\$150</u>	<u>\$0</u>	<u>\$150</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$174,400</u>	<u>(\$150)</u>	<u>\$0</u>	<u>\$150</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$174,400</u>	<u>(\$150)</u>	<u>\$0</u>	<u>\$150</u>
FUND BALANCE - Beginning	\$121,168		\$121,346	
FUND BALANCE - Ending	<u>\$295,568</u>		<u>\$121,346</u>	

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2013A

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments - Residential	\$381,325	\$350,027	\$350,027	\$0
Special Assessments - Commercial	\$480,804	\$442,500	\$442,500	\$0
Interest Income	\$100	\$25	\$4,963	\$4,938
<i>TOTAL REVENUES</i>	<u>\$862,229</u>	<u>\$792,552</u>	<u>\$797,491</u>	<u>\$4,938</u>
<u>EXPENDITURES:</u>				
Interest- 11/1	\$183,901	\$183,901	\$183,901	\$0
Interest - 5/1	\$183,901	\$0	\$0	\$0
Principal - 5/1	\$500,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$867,803</u>	<u>\$183,901</u>	<u>\$183,901</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>(\$5,574)</u>	<u>\$608,651</u>	<u>\$613,589</u>	<u>\$4,938</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>(\$5,574)</u>	<u>\$608,651</u>	<u>\$613,589</u>	<u>\$4,938</u>
FUND BALANCE - Beginning	\$332,987		\$766,586	
FUND BALANCE - Ending	<u>\$327,414</u>		<u>\$1,380,175</u>	

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND - SERIES 2018A1

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/22	ACTUAL THRU 12/31/22	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Residential	\$320,392	\$298,830	\$298,830	\$0
Special Assessments - Commercial	\$175,762	\$161,750	\$161,750	\$0
Special Assessments - Direct	\$809,950	\$0	\$0	\$0
Interest Income	\$50	\$13	\$5,411	\$5,399
<i>TOTAL REVENUES</i>	<u>\$1,306,154</u>	<u>\$460,593</u>	<u>\$465,992</u>	<u>\$5,399</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$368,125	\$368,125	\$368,125	(\$0)
Interest - 5/1	\$368,125	\$0	\$0	\$0
Principal - 5/1	\$575,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$1,311,250</u>	<u>\$368,125</u>	<u>\$368,125</u>	<u>(\$0)</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>(\$5,096)</u>	<u>\$92,468</u>	<u>\$97,866</u>	<u>\$5,399</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>(\$5,096)</u>	<u>\$92,468</u>	<u>\$97,866</u>	<u>\$5,399</u>
FUND BALANCE - Beginning	\$385,047		\$1,037,785	
FUND BALANCE - Ending	<u>\$379,951</u>		<u>\$1,135,651</u>	

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND - SERIES 2018A2

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments - Commercial	\$272,757	\$254,392	\$254,392	\$0
Interest Income	\$0	\$0	\$1,082	\$1,082
<i>TOTAL REVENUES</i>	<u>\$272,757</u>	<u>\$254,392</u>	<u>\$255,474</u>	<u>\$1,082</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$44,773	\$44,773	\$44,773	\$0
Interest - 5/1	\$44,773	\$0	\$0	\$0
Principal - 5/1	\$180,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$269,545</u>	<u>\$44,773</u>	<u>\$44,773</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$3,212</u>	<u>\$209,620</u>	<u>\$210,702</u>	<u>\$1,082</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$3,212</u>	<u>\$209,620</u>	<u>\$210,702</u>	<u>\$1,082</u>
FUND BALANCE - Beginning	\$50,126		\$185,068	
FUND BALANCE - Ending	<u>\$53,337</u>		<u>\$395,769</u>	

CAPITAL REGION

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2021

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ended December 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/22</u>	<u>ACTUAL THRU 12/31/22</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$318,938	\$295,088	\$295,088	\$0
Interest Income	\$0	\$0	\$216	\$216
<i>TOTAL REVENUES</i>	<u>\$318,938</u>	<u>\$295,088</u>	<u>\$295,304</u>	<u>\$216</u>
<u>EXPENDITURES:</u>				
Interest - 11/1	\$31,875	\$31,875	\$31,875	\$0
Interest - 5/1	\$31,875	\$0	\$0	\$0
Principal - 5/1	\$255,000	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	<u>\$318,750</u>	<u>\$31,875</u>	<u>\$31,875</u>	<u>\$0</u>
<i>EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES</i>	<u>\$188</u>	<u>\$263,213</u>	<u>\$263,429</u>	<u>\$216</u>
<i>NET CHANGE IN FUND BALANCE</i>	<u>\$188</u>	<u>\$263,213</u>	<u>\$263,429</u>	<u>\$216</u>
FUND BALANCE - Beginning	\$42,905		\$43,048	
FUND BALANCE - Ending	<u>\$43,093</u>		<u>\$306,477</u>	

C.

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 2023

ASSESSED TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	FISCAL YEAR 2022 O&M	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$303,917.99	\$1,108,710.08
LEON CO TAX ROLL	3748.58	\$325,549.85	\$175,751.81	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,621,847.01	\$3,578,362.46
TOTAL NET ASSESSED	5440.58	\$325,549.85	\$980,543.90	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,925,765.00	\$4,687,072.54
% ASSESSMENTS		6.95%	20.92%	6.80%	5.85%	8.14%	10.26%	41.09%	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	FISCAL YEAR 2022 O&M	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102,014.38	\$102,014.38
TOTAL DUE DIRECT INVOICE		\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$201,903.61	\$1,006,695.70
LEON CO DIST 1	11/09/22	\$3,219.59	\$138.54	\$4,248.87	\$0.00	\$3,771.19	\$379.01	\$10,133.62	\$21,890.82
LEON CO DIST 2	11/30/22	\$20,936.47	\$860.22	\$24,632.06	\$0.00	\$24,523.43	\$2,353.30	\$62,753.40	\$136,058.88
LEON CO DIST 3	12/12/22	\$195,972.83	\$83,788.76	\$230,665.07	\$168,050.32	\$229,548.01	\$229,220.73	\$948,305.40	\$2,085,551.12
LEON CO DIST 4	12/20/22	\$78,701.23	\$76,962.71	\$35,541.54	\$86,341.95	\$92,184.77	\$210,546.73	\$473,220.05	\$1,053,498.98
TOTAL RECEIVED TAX ROLL		\$298,830.12	\$161,750.23	\$295,087.54	\$254,392.27	\$350,027.40	\$442,499.77	\$1,494,412.47	\$3,296,999.80
TOTAL DUE TAX ROLL		\$26,719.73	\$14,001.58	\$23,850.14	\$19,755.08	\$31,297.51	\$38,304.08	\$127,434.54	\$281,362.66
PERCENT RECEIVED		SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	FY 2022 O&M	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.57%	9.20%
% RECEIVED TAX ROLL		91.79%	92.03%	92.52%	92.79%	91.79%	92.03%	92.14%	92.14%

D.

Capital Region
Community Development District
Check Register Summary
General Fund

12/1 - 12/31/22

<i>Check Date</i>	<i>Check #'s</i>	<i>Total Amount</i>
General Fund		
12/6/2022	3049-3051	\$19,604.99
12/13/2022	3052-3054	\$725.48
12/15/2022	3055-3057	\$92,400.83
12/16/2022	3058	\$900,000.00
12/19/2022	3059-3065	\$1,230,363.65
12/22/2022	3066-3068	\$2,070.24
12/29/2022	3069	\$6,407.82
Capital Project Fund		
n/a		
Total		\$2,251,573.01

* FedEx invoices will be provided upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/06/22	00061	12/01/22 491	202212 310-51300-34000		*	4,254.25	
		DEC 22 - MGMT FEES					
12/01/22		491	202212 310-51300-35110		*	100.00	
		DEC 22 - WEBSITE ADMIN					
12/01/22		491	202212 310-51300-35100		*	233.33	
		DEC 22 - IT					
12/01/22		491	202212 310-51300-31300		*	625.00	
		DEC 22 - DISSEMINATION					
12/01/22		491	202212 310-51300-42500		*	10.95	
		DEC 22 - COPIES					
12/01/22		491	202212 310-51300-41000		*	6.71	
		DEC 22 - TELEPHONE					
12/01/22		491	202212 320-57200-46900		*	6.00	
		GOOGLE SUITES NOVEMBER 22					
12/01/22		492	202212 320-57200-34000		*	11,576.25	
		DEC 22 - FACILITY MGMT					
GOVERNMENTAL MANAGEMENT SERVICES							16,812.49 003049
12/06/22	00324	11/28/22 3141244	202210 310-51300-31500		*	2,492.50	
		LEGAL SV THRU 10/29/22					
KUTAK ROCK LLP							2,492.50 003050
12/06/22	00269	11/09/22 10152246	202211 320-57200-46490		*	300.00	
		TREE EVALUATION & LETTER					
NATURAL RESOURCE PLANNING SERVICES,							300.00 003051
12/13/22	00029	11/30/22 31830026	202211 320-57200-43000		*	292.90	
		WATER 10/27-11/28/22					
CITY OF TALLAHASSEE - AUTO PAY							292.90 003052
12/13/22	00228	11/30/22 5126685	202211 310-51300-48000		*	100.58	
		NOTICE OF MEETING					
TALLAHASSEE MEDIA GROUP							100.58 003053
12/13/22	00028	12/02/22 59467B	202212 320-57200-46500		*	332.00	
		DEC 22 - WATER MGMT SVC					
THE LAKE DOCTORS, INC.							332.00 003054
12/15/22	00024	12/11/22 194847	202212 320-57200-46520		*	51.53	
		U#14 ALLEY WAY ASPHALT RP					
12/11/22		194848	202212 320-57200-47000		*	425.00	
		EXTRA CLEAN UP/REMOV PLANT					
1/01/23		194850	202301 320-57200-46200		*	86,947.07	
		JAN 23 LANDSC CONTR UNITS					
1/01/23		194850	202301 320-57200-46225		*	110.16	
		JAN 23 LANDSC NEW UNITS					

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/01/23 194850	202301 320-57200-46400		*	4,507.07	
		JAN 23 IRR CONTR UNITS					
				ALL-PRO LAND CARE OF TALLAHASSEE			92,040.83 003055
12/15/22 00335	12/13/22	2022-SW- 202212	320-57200-34500		*	180.00	
		HALLOWEEN SECURITY					
				MICHAEL CHRISTOPHER COPELAND			180.00 003056
12/15/22 00336	12/13/22	2022-SW- 202212	320-57200-34500		*	180.00	
		HALLOWEEN SECURITY					
				ADDISON LAWLER			180.00 003057
12/16/22 00026	12/16/22	12162022 202212	300-15100-10000		*	900,000.00	
		TXFER EXCESS FUNDS TO SBA					
				STATE BOARD OF ADMINISTRATION			900,000.00 003058
12/19/22 00024	11/15/22	171248-L 202211	320-57200-46550		*	6,050.00	
		POND WORK					
	11/28/22	194786 202211	320-57200-46450		*	295.79	
		CONTR#19 U#5 IRR REPAIR					
	11/28/22	194787 202211	320-57200-46900		*	1,210.00	
		RYE GRASS APPLICATION					
	11/28/22	194788 202211	320-57200-46650		*	128.65	
		CREAT&PRINT IRR MAP					
				ALL-PRO LAND CARE OF TALLAHASSEE			7,684.44 003059
12/19/22 00106	12/16/22	12162022 202212	300-20700-10800		*	304,916.41	
		TXFER TAX COLLECTIONS					
				CAPITAL REGION CDD - SERIES 2018A1			304,916.41 003060
12/19/22 00130	12/16/22	12162022 202212	300-20700-11000		*	168,050.32	
		TXFER TAX COLLECTIONS					
				CAPITAL REGION CDD - SERIES 2018A2			168,050.32 003061
12/19/22 00148	12/16/22	12162022 202212	300-20700-10900		*	489,795.67	
		TXFER TAX COLLECTIONS					
				CAPITAL REGIONS CDD - SERIES 2013			489,795.67 003062
12/19/22 00300	12/16/22	12162022 202212	300-20700-10000		*	259,546.00	
		TXFER TAX COLLECTIONS					
				CAPITAL REGION CDD - SERIES 2021			259,546.00 003063
12/19/22 00004	11/29/22	7-961-39 202211	310-51300-42000		*	52.56	
		DELIVERIES THRU 11/18/22					
				FEDEX			52.56 003064

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/22	00294	11/27/22 91928373	202211 310-51300-49100	DESK SIGNS	*	26.75	
			HC BRANDS				26.75 003065
12/19/22	00324	11/28/22 3141246	202210 310-51300-31500	OCT 22 - MONTHLY MEETING	*	291.50	
			KUTAK ROCK LLP				291.50 003066
12/22/22	00024	12/19/22 194585	202212 320-57200-46450	CONTR#22 U#16 IRR REPAIR	*	245.75	
		12/19/22 194855	202212 320-57200-47000	TREE REMOVED 12/16/22	*	325.00	
		12/19/22 194857	202212 320-57200-46450	CONTR#19 U#5 SOLENOIDS	*	461.30	
		12/19/22 194860	202212 320-57200-46450	CONTR#28 U#31 IRR REPAIR	*	138.19	
			ALL-PRO LAND CARE OF TALLAHASSEE				1,170.24 003067
12/22/22	00147	12/22/22 75600	202212 320-57200-46490	TRIMMED 3 LIVE OAK LIMBS	*	900.00	
			MILLER'S TREE SERVICE				900.00 003068
12/29/22	00029	11/30/22 NOVEMBER	202211 320-57200-43000	10/27-11/28/22	*	6,407.82	
			CITY OF TALLAHASSEE - AUTO PAY				6,407.82 003069
TOTAL FOR BANK B						2,251,573.01	
TOTAL FOR REGISTER						2,251,573.01	

CAPR CAPITAL REGION TCESSNA

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 491**Invoice Date:** 12/1/22**Due Date:** 12/1/22**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 - December 2022 340		4,254.25	4,254.25
Website Administration - December 2022 35110		100.00	100.00
Information Technology - December 2022 33100		233.33	233.33
Dissemination Agent Services - December 2022 312		625.00	625.00
Copies 425		10.95	10.95
Telephone 410		6.71	6.71
Google Suites - November 2022 320 572 469		6.00	6.00

Total \$5,236.24**Payments/Credits** \$0.00**Balance Due** \$5,236.24

1001 Bradford Way
Kingston, TN 37763

Invoice #: 492
Invoice Date: 12/1/22
Due Date: 12/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - December 2022 320 572 340		11,576.25	11,576.25
Jerry Lambert 12-6-22			
Total			\$11,576.25
Payments/Credits			\$0.00
Balance Due			\$11,576.25

KUTAK ROCK LLP

Capital Region Comm Dvlp.

November 28, 2022

Client Matter No. 17123-1

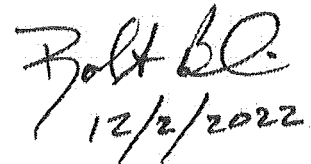
Invoice No. 3141244

Page 2

10/10/22	J. Brown	0.20	60.00	license agreement; review and forward comments on estoppel letter
10/11/22	J. Brown	0.50	150.00	Follow-up regarding estoppel letter
				Confer with Berlin, et al., regarding estoppel letter; follow-up regarding same
10/12/22	J. Brown	0.20	60.00	Confer with Berlin regarding estoppel letter
10/12/22	S. Sandy	0.10	26.50	Facilitate response to DEO's FY 2022-2023 Special District fee and update form
10/18/22	S. Sandy	0.20	53.00	Confer with Wiggins regarding lobby ban
10/19/22	S. Sandy	0.20	53.00	Confer with Berlin regarding license agreement
10/20/22	J. Brown	0.20	60.00	Review miscellaneous correspondence
10/24/22	J. Brown	0.20	60.00	Review correspondence regarding metro net damages
10/25/22	S. Sandy	0.40	106.00	Review certificate of insurance for dog bakery license; confer with Stevens regarding same
10/29/22	S. Sandy	0.20	53.00	Confer with Stevens regarding license agreement; follow-up regarding same

TOTAL HOURS 8.60

TOTAL FOR SERVICES RENDERED \$2,492.50

TOTAL CURRENT AMOUNT DUE \$2,492.50

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 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. 3141244

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. 3141244

17123-1

Re: Capital Region - General Counsel**For Professional Legal Services Rendered**

10/03/22	J. Brown	0.30	90.00	Review correspondence regarding estoppel letter
10/03/22	S. Sandy	0.10	26.50	Confer regarding estoppel letter
10/04/22	J. Brown	1.80	540.00	Review regarding assessment allocations and estoppel letter; confer with Berlin; conference with Fults, et al., regarding same
10/04/22	S. Sandy	1.10	291.50	Confer regarding estoppel letter and assessment methodology; attend conference call regarding same
10/05/22	J. Brown	1.50	450.00	Review agenda; attend agenda review conference call; confer with Precise regarding assessments and estoppel letter; follow-up regarding same; review correspondence concerning license agreement
10/05/22	S. Sandy	0.20	53.00	Confer regarding dog bakery license agreement
10/06/22	J. Brown	1.20	360.00	Review correspondence regarding

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

City of Tallahassee

Your Own UtilitiesSM

007011

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

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

Previous Balance	305.53
Payments Received - 11/15/2022	-305.53
Current Charges	292.90
Adjustments	0.00
Total Amount Due	\$ 292.90

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



Water - Reuse Service

Service From 10/27/2022 - 11/28/2022

Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Nov-22	1786	Jun-22	5509	Feb-22	0
Oct-22	1863	May-22	3730	Jan-22	83
Sep-22	2189	Apr-22	0	Dec-21	0
Aug-22	86	Mar-22	1308	Nov-21	476
Jul-22	512				

Water Charge - 1,786 cgal at \$0.164	292.90
Total Water Reuse Service	292.90
Subtotal	\$ 292.90

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	11/28/22	142684	N	10/26/22	140898	N	1786	1.00	1786 CGAL	

Service Address Total: 3001 School House Rd, Tallahassee, FL 32311

Premise Id #: 1677093318

292.90

DEC 06 2022

320 572 430

Detach this portion and return with your payment.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Pay Now	Current Charges Due 12/20/2022	Total Amount Due
3183002658	\$0.00	\$292.90	\$ 292.90

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 11302022 0000000000 0000029290 0000029290 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.

LOCALiQ

Tallahassee
Media Group

ACCOUNT NAME Capital Region Community		ACCOUNT # 184053	PAGE # 1 of 1
INVOICE # 0005126685	BILLING PERIOD Nov 1- Nov 30, 2022	PAYMENT DUE DATE December 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL AMOUNT DUE \$100.58	
BILLING ACCOUNT NAME AND ADDRESS Capital Region Community Capital Region CDD Attn: GMS 5385 N. Nob Hill Rd. Sunrise, FL 33351-4761 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 16-0980985	
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

00001840530000000000000051266850001005815582

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing.

Date	Description	Amount
11/1/22	Balance Forward	\$201.16
11/28/22	PAYMENT - THANK YOU	-\$201.16

Package Advertising:

Start-End Date	Description	PO Number	Package Cost
11/8/22-11/8/22	0005475806 Notice of Meeting C	Capital Re	\$100.58

DEC 12 2022

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

Tallahassee
Media Group

ACCOUNT NAME Capital Region Community		PAYMENT DUE DATE December 20, 2022		AMOUNT PAID		
ACCOUNT NUMBER 184053		INVOICE NUMBER 0005126685				
CURRENT DUE \$100.58	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$100.58
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Tallahassee Media Group P.O. Box 677585 Dallas, TX 75267-7585			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____			

00001840530000000000000051266850001005815582

TALLAHASSEE DEMOCRAT

Tallahassee.com

A GANNETT COMPANY

Attn: Sarah Sweeting
CAPITAL REGION COMMUNITY
5385 N KNOB HILL RD
SUNRISE, FL 33351

STATE OF WISCONSIN, COUNTY OF BROWN:

Before the undersigned authority personally appeared KATHA, who on oath says that he or she is a Legal Advertising Representative of the Tallahassee Democrat, a daily newspaper published at Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on :

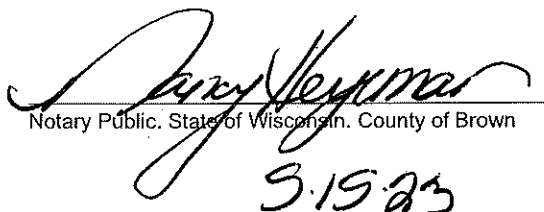
11/08/2022

Affiant further says that the said Tallahassee Democrat is a newspaper published at Tallahassee, in the said Leon County, Florida, and that the said newspaper has heretofore been continuously published in said Leon County, Florida each day and has been entered as periodicals matter at the post office in Tallahassee, in said Leon County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 8th of November 2022, by KATHA who is personally known to me.



Affiant



Notary Public, State of Wisconsin, County of Brown

3.15.23

My commission expires

Notice of Meeting Capital Region Community Development District (Southwood)


The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, November 17, 2022 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
 District Manager
 PUBLISHED: NOV. 8, 2022

0005475806-01

NANCY HEYRMAN
 Notary Public
 State of Wisconsin

MAKE CHECK PAYABLE TO:


The Lake Doctors, Inc.
Po Box 20122
Tampa, FL 33622-0122
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

CAPITAL REGIONAL CDD
ROBERT BERLIN
3196 Merchants Row
SUITE 130
Tallahassee, FL 32311

ACCOUNT NUMBER

DATE

BALANCE

708277

12/2/2022

\$332.00

The Lake Doctors
Po Box 20122
Tampa, FL 33622-0122

00000000018515001000000005946700000003320076

Please Return this portion with your payment

Invoice 59467B

PO #

Date	Description	Quantity	Amount	Tax	Total
12/2/2022	Water Management - Monthly		\$332.00	\$0.00	\$332.00

Please remit payment for this month's invoice.

46500
RBR
12/7/2022

320 572 465

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

\$332.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 708277
Portal Registration #: C96B1461

Corporate Address
4651 Salisbury Rd, Suite 15
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
12/11/2022	194848

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/10/2023

Description	Quantity	Rate	Amount
Extra Clean-Up in Central Park - Removal of invasive plants Black Willow & trimming of low hanging limbs			
General Labor Rate for - 3 men	8.5	50.00	425.00
Date of Service: 12-7-2022			
	320 572	47000 D.B.C. 12/14/2022	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$425.00
Payments/Credits	\$0.00
Balance Due	\$425.00



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
12/11/2022	194847

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	1/10/2023

Description	Quantity	Rate	Amount
Unit #14 - Alley Way Asphalt Repair			
50 lbs. Asphalt	1	26.53	26.53
General Labor Rate	0.5	50.00	25.00
Date of Service: 12-07-2022			
46520 RBB 12/14/2022 2022			

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$51.53
Payments/Credits	\$0.00
Balance Due	\$51.53

**All-Pro Land Care of
Tallahassee, Inc.**

P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
1/1/2023	194850

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

P.O. No.	Terms	Project
Budget 2023-24	Due on receipt	Maintenance

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for January 2023		
	Landscape - Contracted Units <i>46200</i>	86,947.07	86,947.07
	Landscape - New Units* <i>46225</i>	110.16	110.16
	Irrigation - Contracted Units <i>96400</i>	4,507.07	4,507.07
	Irrigation - New Units **		0.00
	*Landscape - New Units: LDR-5 - (3) Dogi Pots added 8-5-22 - \$82.62 Unit 23 - (1) Dogi-Pot added 11-1-22 - \$27.54		
	**Irrigation - New Units:		
	<i>DOB</i> <i>12/14/2022</i>		

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

Total \$91,564.30

\$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.



C/O REBECCA GARRETT

Leon County Sheriff's Office

Post Office Box 727

Tallahassee, FL 32302

Phone: (850) 606-3308

PLEASE SEND
CHECKS TO

INVOICE #2022-SW-1031

Date: December 13, 2022

TO: Mr. Robert Berlin, Director of Operations
Governmental Management Services, LLC
3196 Merchants Row Blvd., Suite 130
Tallahassee, FL 32311
(850) 251-1237 - cell phone
Email: rberlin@gmsnf.com

DESCRIPTION OF SERVICES:

General Security/Traffic Control
For Southwood Annual
Halloween Event

CAPITAL REGION CDD

Dates: October 31, 2022	Rate: \$45.00 - \$67.50 (H'day)	Payment Terms: 15 days	Due Date: 12/28/22
Name	Date Worked	Hours Worked	Total Amount Due
Copeland, Mike	October 31, 2022	1800-2200 hrs. (4 hrs.)	\$180.00
TOTALS:			
Lawler, Addison	October 31, 2022	1800-2200 hrs. (4 hrs.)	\$180.00
TOTALS:			

** All checks need to be made out to each individual deputy.

34500
RBBQ.
12/14/2022

Thank you for your business!

If you have any questions regarding this invoice,
Please contact Ms. Rebekkah Garrett at (850) 606-3308 or
Email: garretttr@leoncountyfl.gov



C/O REBECCA GARRETT

PLEASE SEND
CHECKS TO

Leon County Sheriff's Office
Post Office Box 727
Tallahassee, FL 32302
Phone: (850) 606-3308

INVOICE #2022-SW-1031

Date: December 13, 2022

TO: Mr. Robert Berlin, Director of Operations
Governmental Management Services, LLC
3196 Merchants Row Blvd., Suite 130
Tallahassee, FL 32311
(850) 251-1237 - cell phone
Email: rberlin@gmsnf.com

DESCRIPTION OF SERVICES:

General Security/Traffic Control
For Southwood Annual
Halloween Event

CAPITAL REGION CDD

Dates: October 31, 2022	Rate: \$45.00 - \$67.50 (H'day)	Payment Terms: 15 days	Due Date: 12/28/22
Name	Date Worked	Hours Worked	Total Amount Due
Copeland, Mike	October 31, 2022	1800-2200 hrs. (4 hrs.)	\$180.00
TOTALS:			
Lawler, Addison	October 31, 2022	1800-2200 hrs. (4 hrs.)	\$180.00
TOTALS:			

** All checks need to be made out to each individual deputy.

34500
R.B.G.
12/14/2022

Thank you for your business!

If you have any questions regarding this invoice,
Please contact Ms. Rebeccah Garrett at (850) 606-3308 or
Email: garrett@leoncountyfl.gov

Check Request

District: Capital Region CDD

Amount: \$900,000.00

Date: December 16, 2022

Purpose: Investment of Funds

Code: 001-300-15100-10000

Payee: State Board of Administration



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
11/28/2022	194786

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/28/2022

Description	Quantity	Rate	Amount
Controller # 19 Unit #5 - Irrigation Repair - Repair Pipe and Replace Rotors			
1" x 1" x 1/2" PVC Tee SST	1	2.04	2.04
1" Slip-Fix Fitting	2	10.45	20.90
PGP Rotor	3	25.95	77.85
Irrigation Technician Labor Rate per hour	3	65.00	195.00
<p>Date of Service: 11-21-2022 Damage Source: Normal Ware</p> <p>320 572 46450 Rob Q. 11/29/2022</p>			

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$295.79
Payments/Credits	\$0.00
Balance Due	\$295.79



All Pro Landscaping
of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
11/15/2022	171248-LS

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	12/15/2022

Description	Quantity	Rate	Amount
CRCDD Pond Work			
Labor to clean up ponds: 11/3, 11/7 - FL080 11/4 - FL170 11/7 - TR230	70	50.00	3,500.00T
Cat Loader	3	450.00	1,350.00T
Mini-Ex	3	400.00	1,200.00T
<p>46550 R&BQ. 11/29/2022</p>			

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee.
Office: (850)-656-5939 Fax: (850) 656-0191

Total \$6,050.00

Payments/Credits \$0.00

Balance Due \$6,050.00

\$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 reasonable attorney fees will be charged to the customer.
Material pricing may fluctuate based on inflation. Fuel surcharges may apply.



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
11/28/2022	194788

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/28/2022

Description	Quantity	Rate	Amount
Create & Print Irrigation Map - Showing METRO NET Damage			
Printing of Maps	1	28.65	28.65
General Labor Rate	2	50.00	100.00
<div style="text-align: center;"> <p>46650</p> <p>BBQ.</p> <p>11/29/2022</p> </div>			

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$128.65
Payments/Credits	\$0.00
Balance Due	\$128.65



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
11/28/2022	194787

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	12/28/2022

Description	Quantity	Rate	Amount
Ryegrass application on Blairstone Road from Shady View Lane to Esplanade Way Center Median and South side of roadway			
Rye Grass (per bag)	8	95.00	760.00
General Labor Rate 3men @ 3hrs. each	9	50.00	450.00
Date of Service: 11-21-2022			
<p>46900 R&B 11/29/2022</p>			

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$1,210.00
Payments/Credits	\$0.00
Balance Due	\$1,210.00

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 23

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$303,917.99	\$1,108,710.08
GROSS LEON CO TAX ROLL			\$865,367.84					\$326,793.54	\$1,192,161.38
NET LEON CO TAX ROLL	3748.58	\$325,549.85	\$175,751.81	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,621,847.01	\$3,578,362.46
GROSS LEON CO TAX ROLL		\$350,053.60	\$188,980.44	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$1,743,921.52	\$3,847,701.57
TOTAL NET ASSESSED		\$325,549.85	\$980,543.90	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,925,765.00	\$4,687,072.54
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.28	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$2,070,715.05	\$5,039,862.95
% ASSESSMENTS		9.10%	4.91%	8.91%	7.66%	10.66%	13.44%	45.32%	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					\$77,041.47	\$77,041.47
TOTAL DUE DIRECT INVOICE		\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$226,876.52	\$1,031,668.61
LEON CO DIST 1	11/09/22	\$3,219.59	\$138.54	\$4,248.87	\$0.00	\$3,771.19	\$379.01	\$10,133.62	\$21,890.82
LEON CO DIST 2	11/30/22	\$20,936.47	\$860.22	\$24,632.06	\$0.00	\$24,523.43	\$2,353.30	\$62,753.40	\$136,058.88
LEON CO DIST 3	12/12/22	\$195,972.83	\$83,788.76	\$230,665.07	\$168,050.32	\$229,548.01	\$229,220.73	\$948,305.40	\$2,085,551.12
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
INTEREST									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
TOTAL RECEIVED TAX ROLL		\$220,128.89	\$84,787.52	\$259,546.00	\$168,050.32	\$257,842.63	\$231,953.04	\$1,021,192.42	\$2,243,500.82
NET DUE TAX ROLL		\$105,420.96	\$90,964.29	\$59,391.68	\$106,097.03	\$123,482.28	\$248,850.81	\$600,654.59	\$1,334,861.64
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%	25.35%	6.95%
% RECEIVED TAX ROLL		67.62%	48.24%	81.38%	61.30%	67.62%	48.24%	62.96%	62.70%
DATE		001-300-20700-10800 201-700-13100-10000 201-700-36300-10000 vendor# 106 001-300-20700-10800	001-300-20700-10800 201-700-13100-10000 201-700-36300-10100 vendor # 300 001-300-20700-10000	001-300-20700-10000 203-700-13100-10000 203-700-36300-10000 vendor # 130 001-300-20700-11000	001-300-20700-11000 202-700-13100-10000 202-700-36300-10100 vendor #148 001-300-20700-109000	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 n/a n/a
12/14/21								CHECKS	
12/27/21									
01/16/22									
02/16/22									
03/25/22									
04/22/22									
06/24/22									
Total transferred		\$0.00		\$0.00	\$0.00		\$0.00		
Total DUE		\$304,916.41		\$259,546.00	\$168,050.32		\$489,795.67		

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 23

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$303,917.99	\$1,108,710.08
GROSS LEON CO TAX ROLL			\$865,367.84					\$326,793.54	\$1,192,161.38
NET LEON CO TAX ROLL	3748.58	\$325,549.85	\$175,751.81	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,621,847.01	\$3,578,362.46
GROSS LEON CO TAX ROLL		\$350,053.60	\$188,980.44	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$1,743,921.52	\$3,847,701.57
TOTAL NET ASSESSED		\$325,549.85	\$980,543.90	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,925,765.00	\$4,687,072.54
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.28	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$2,070,715.05	\$5,039,862.95
% ASSESSMENTS		9.10%	4.91%	8.91%	7.66%	10.66%	13.44%	45.32%	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					\$77,041.47	\$77,041.47
TOTAL DUE DIRECT INVOICE		\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$226,876.52	\$1,031,668.61
LEON CO DIST 1	11/09/22	\$3,219.59	\$138.54	\$4,248.87	\$0.00	\$3,771.19	\$379.01	\$10,133.62	\$21,890.82
LEON CO DIST 2	11/30/22	\$20,936.47	\$860.22	\$24,632.06	\$0.00	\$24,523.43	\$2,353.30	\$62,753.40	\$136,058.88
LEON CO DIST 3	12/12/22	\$195,972.83	\$83,788.76	\$230,665.07	\$168,050.32	\$229,548.01	\$229,220.73	\$948,305.40	\$2,085,551.12
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
INTEREST									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
TOTAL RECEIVED TAX ROLL		\$220,128.89	\$84,787.52	\$259,546.00	\$168,050.32	\$257,842.63	\$231,953.04	\$1,021,192.42	\$2,243,500.82
NET DUE TAX ROLL		\$105,420.96	\$90,964.29	\$59,391.68	\$106,097.03	\$123,482.28	\$248,850.81	\$600,654.59	\$1,334,861.64

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%	25.35%	6.95%
% RECEIVED TAX ROLL	67.62%	48.24%	81.38%	61.30%	67.62%	48.24%	62.96%	62.70%

	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	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	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								
12/27/21								
01/16/22								
02/16/22								
03/25/22								
04/22/22								
06/24/22								
Total transferred	\$0.00		\$0.00	\$0.00		\$0.00		
Total DUE	\$304,916.41		\$259,546.00	\$168,050.32		\$489,795.67		

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 23

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$303,917.99	\$1,108,710.08
GROSS LEON CO TAX ROLL			\$865,367.84					\$326,793.54	\$1,192,161.38
NET LEON CO TAX ROLL	3748.58	\$325,549.85	\$175,751.81	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,621,847.01	\$3,578,362.46
GROSS LEON CO TAX ROLL		\$350,053.60	\$188,980.44	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$1,743,921.52	\$3,847,701.57
TOTAL NET ASSESSED		\$325,549.85	\$980,543.90	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,925,765.00	\$4,687,072.54
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.28	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$2,070,715.05	\$5,039,862.95
% ASSESSMENTS		9.10%	4.91%	8.91%	7.66%	10.66%	13.44%	45.32%	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					\$77,041.47	\$77,041.47
TOTAL DUE DIRECT INVOICE		\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$226,876.52	\$1,031,668.61
LEON CO DIST 1	11/09/22	\$3,219.59	\$138.54	\$4,248.87	\$0.00	\$3,771.19	\$379.01	\$10,133.62	\$21,890.82
LEON CO DIST 2	11/30/22	\$20,936.47	\$860.22	\$24,632.06	\$0.00	\$24,523.43	\$2,353.30	\$62,753.40	\$136,058.88
LEON CO DIST 3	12/12/22	\$195,972.83	\$83,788.76	\$230,665.07	\$168,050.32	\$229,548.01	\$229,220.73	\$948,305.40	\$2,085,551.12
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
INTEREST									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
TOTAL RECEIVED TAX ROLL		\$220,128.89	\$84,787.52	\$259,546.00	\$168,050.32	\$257,842.63	\$231,953.04	\$1,021,192.42	\$2,243,500.82
NET DUE TAX ROLL		\$105,420.96	\$90,964.29	\$59,391.68	\$106,097.03	\$123,482.28	\$248,850.81	\$600,654.59	\$1,334,861.64

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%	25.35%	6.95%
% RECEIVED TAX ROLL	67.62%	48.24%	81.38%	61.30%	67.62%	48.24%	62.96%	62.70%

	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	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	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								
12/27/21								
01/16/22								
02/16/22								
03/25/22								
04/22/22								
06/24/22								
Total transferred	\$0.00		\$0.00	\$0.00		\$0.00		
Total DUE	\$304,916.41		\$259,546.00	\$168,050.32		\$489,795.67		

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 23

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$303,917.99	\$1,108,710.08
GROSS LEON CO TAX ROLL			\$865,367.84					\$326,793.54	\$1,192,161.38
NET LEON CO TAX ROLL	3748.58	\$325,549.85	\$175,751.81	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,621,847.01	\$3,578,362.46
GROSS LEON CO TAX ROLL		\$350,053.60	\$188,980.44	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$1,743,921.52	\$3,847,701.57
TOTAL NET ASSESSED		\$325,549.85	\$980,543.90	\$318,937.68	\$274,147.35	\$381,324.91	\$480,803.85	\$1,925,765.00	\$4,687,072.54
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.28	\$342,943.74	\$294,782.10	\$410,026.78	\$516,993.39	\$2,070,715.05	\$5,039,862.95
% ASSESSMENTS		9.10%	4.91%	8.91%	7.66%	10.66%	13.44%	45.32%	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					\$77,041.47	\$77,041.47
TOTAL DUE DIRECT INVOICE		\$0.00	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$226,876.52	\$1,031,668.61
LEON CO DIST 1	11/09/22	\$3,219.59	\$138.54	\$4,248.87	\$0.00	\$3,771.19	\$379.01	\$10,133.62	\$21,890.82
LEON CO DIST 2	11/30/22	\$20,936.47	\$860.22	\$24,632.06	\$0.00	\$24,523.43	\$2,353.30	\$62,753.40	\$136,058.88
LEON CO DIST 3	12/12/22	\$195,972.83	\$83,788.76	\$230,665.07	\$168,050.32	\$229,548.01	\$229,220.73	\$948,305.40	\$2,085,551.12
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
LEON CO DIST 8									\$0.00
INTEREST									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
TOTAL RECEIVED TAX ROLL		\$220,128.89	\$84,787.52	\$259,546.00	\$168,050.32	\$257,842.63	\$231,953.04	\$1,021,192.42	\$2,243,500.82
NET DUE TAX ROLL		\$105,420.96	\$90,964.29	\$59,391.68	\$106,097.03	\$123,482.28	\$248,850.81	\$600,654.59	\$1,334,861.64

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%	25.35%	6.95%
% RECEIVED TAX ROLL	67.62%	48.24%	81.38%	61.30%	67.62%	48.24%	62.96%	62.70%

	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	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	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								
12/27/21								
01/16/22								
02/16/22								
03/25/22								
04/22/22								
06/24/22								
Total transferred	\$0.00		\$0.00	\$0.00		\$0.00		
Total DUE	\$304,916.41		\$259,546.00	\$168,050.32		\$489,795.67		



Invoice Number	Invoice Date	Account Number	Page
7-961-39974	Nov 29, 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 \$52.56
TOTAL THIS INVOICE USD \$52.56

Other discounts may apply.

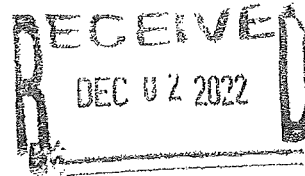
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Nov 29, 2022

Previous Balance 0.00
Payments 0.00
Adjustments 0.00
New Charges 52.56

New Account Balance \$52.56

Payments not received by Dec 14, 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
7-961-39974	USD \$52.56	8504-2882-4	USD \$52.56

Remittance Advice

Your payment is due by Dec 14, 2022

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

796139974300000525638504288245000005256300000525630

0023172 01 AB 0.491 **AUTO T3 0 1331 32092-364939 -C01-P23195-11



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



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



63306320000019

1331-01-00-0023172-0001-0044692

Invoice Number	Invoice Date	Account Number	Page
7-961-39974	Nov 29, 2022	8504-2882-4	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Nov 18, 2022

Cust. Ref.: Capital Region

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 21.00% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770535282764	Jonl Hayworth	Robert Berlin Director of Oper	
Service Type	FedEx Standard Overnight	5385 N. Nob Hill Road	Governmental Management Servic	
Package Type	FedEx Envelope	FORT LAUDERDALE FL 33351 US	3196 Merchants Row Blvd.	
Zone	04		TALLAHASSEE FL 32311 US	
Packages	1			
Rated Weight	N/A			
Delivered	Nov 21, 2022 12:04	Transportation Charge		41.57
Svc Area	A2	Fuel Surcharge		8.73
Signed by	see above	Thrd Party Billing		2.26
FedEx Use	00000000/222/02	Total Charge	USD	\$52.56
Third Party Subtotal				USD \$52.56
Total FedEx Express				USD \$52.56



FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



2021-2 St. Augustine Road E, Jacksonville, FL 32207
888-465-6373



INV:91928373

ACCT#	DATE	TERMS	BIN/CNT
301956	11/27/2022	NET30	5249-1
PO# NET30; NT# 8104841			

HSC_USMAIL: US Mail First Class (5 oz)

Tracking#: 9400111206207484386734

BILL TO:

GMS - GOVERNMENTAL MANAGEMENT SERVICES
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL 32092

SHIP TO:

SARAH SWEETING
CAPITAL REGION CDD
475 W TOWN PL STE 114
ST AUGUSTINE, FL 32092

QTY	SKU	DESCRIPTION	LIST	PRICE	TOTAL
1	210D	DESK SIGN 2X10 ALUMINUM W/INSERT -- Chuck Urban	20.00	16.99	16.99
1	FIRST-I	SHIPPING AND HANDLING - USMAIL FIRST CLASS	9.76	9.76	9.76
		TOTAL			26.75
310513 491					
We appreciate your business !!!					

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 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. 3141246

Client Matter No. 17123-2

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

Invoice No. 3141246
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

10/03/22	S. Sandy	0.10	26.50	Prepare for agenda conference call
10/05/22	S. Sandy	0.30	79.50	Attend agenda call
10/06/22	S. Sandy	0.30	79.50	Review agenda package; confer with Brown and Sweeting regarding same
10/12/22	S. Sandy	0.20	53.00	Confer with Oliver regarding October meeting
10/31/22	S. Sandy	0.20	53.00	Prepare for agenda call
TOTAL HOURS		1.10		
TOTAL FOR SERVICES RENDERED				\$291.50
TOTAL CURRENT AMOUNT DUE				<u>\$291.50</u>



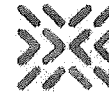
All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
12/19/2022	194857

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	1/18/2023

Description	Quantity	Rate	Amount
Controller # 19 - Unit # 5 - Replace solenoids - decoder and rotor			
2" Hunter Solenoid	2	14.79	29.58
ICD-200 2 STA Decoder w/ ACC	1	275.52	275.52
DBR/Y - 6 Splice Kit Wire Connector	6	5.15	30.90
PGP Rotor	1	25.95	25.95
3/4" 90 Male Barb	1	1.85	1.85
Irrigation Technician Labor Rate per hour	1.5	65.00	97.50
<p>Date of Service: 12-14-2022 Damage Source: Lightning</p> <p><i>46450</i> <i>DORR</i> <i>12/21/2022</i></p>			

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$461.30
Payments/Credits	\$0.00
Balance Due	\$461.30



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
12/19/2022	194858

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	1/18/2023

Description	Quantity	Rate	Amount
Controller # 22 Unit # 16 - Irrigation Repair - Replace Valve			
Hunter 2" Valve PGV-201	1	115.75	115.75
Irrigation Technician Labor Rate per hour	2	65.00	130.00
Date of Service: 12-15-2022 Damage Source: Normal Ware			
	 12/21/2022 46460		

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$245.75
Payments/Credits	\$0.00
Balance Due	\$245.75



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
12/19/2022	194860

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	1/18/2023

Description	Quantity	Rate	Amount
Controller # 28 Unit #31 - Irrigation Repair - Wire Repair & Replace Valve Box			
14 x 19 Deep Square Valve Box	1	30.39	30.39
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	1.5	65.00	97.50
Date of Service: 12-12-2022 Damage Source: Normal Ware <div style="text-align: center;"> <i>AGG</i> <i>TRB</i> <i>12/21/2022</i> </div>			

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$138.19
Payments/Credits	\$0.00
Balance Due	\$138.19



All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
12/19/2022	194855

Phone: 850-656-0208

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



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

P.O. No.	Terms	Due Date
	Net 30	1/18/2023

Description	Quantity	Rate	Amount
Central Park - Tree Removed - Removal of debris			
General Labor Rate 2men @ 2hrs. each	4	50.00	200.00
Cat loader Use	1	125.00	125.00
Date of Service: 12-16-2022	47000 R.B.O. 12/21/2022		

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

\$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

Total	\$325.00
Payments/Credits	\$0.00
Balance Due	\$325.00

MILLER'S TREE SERVICE, LLC

TALLAHASSEE, FL 32303
4951 WOODLANE CIRCLE

(850)228-7876

Invoice



Bill to:

Southwood CDD
Attn: Robert Berlin
3196 Merchants Row Blvd
Suite 130
Tallahassee, Florida 32311

Date 12/22/2022

Invoice # 75600

Terms	Due Date
10 days	1/1/2023

Description	Amount
Corner of Summertree and Raleigh Way / Trimmed 3 large live oak limbs.	900.00
46490 R.B.C. 12/22/2022	
For your convenience, Miller's Tree Service accepts Cash, Check, Visa, Discover and Mastercard. Please Note: There is a 3% fee on all credit card transactions.	
Bryan Wilson Certified Arborist FL6060-A	Total \$900.00

Alexandra Salisbury

From: Tiziana Cessna
Sent: Thursday, December 22, 2022 1:49 PM
To: Alexandra Salisbury
Subject: FW: Signed Invoice

Alex, can you print this and attach to invoice. Thanks

Tiziana Cessna
District Accountant
GMS-SF, LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: rberlin@gmsnf.com <rberlin@gmsnf.com>
Sent: Thursday, December 22, 2022 1:47 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: RE: Signed Invoice

Tiz,
Should have read Capital Region but yes it's a CRCDD expense.

Robert Berlin
Director of Operations – Capital Region CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
850-727-5310 Office
850-251-1237 Mobile

From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Thursday, December 22, 2022 1:04 PM
To: Robert Berlin <rberlin@gmsnf.com>
Subject: FW: Signed Invoice

Hi Robert,
Invoice says Southwood CDD. Is this to be paid by Capital Region?

Tiziana Cessna
District Accountant
GMS-SF, LLC

5385 N Nob Hill Rd
Sunrise, FL 33351
Tel: (954) 721-8681 ext 218
E-mail: tcessna@gmssf.com



From: rberlin@gmsnf.com <rberlin@gmsnf.com>
Sent: Thursday, December 22, 2022 10:47 AM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Signed Invoice

Hey Tiz,

Here's one for your review and processing as we rapidly approach the Holidays.

Robert Berlin
Director of Operations – Capital Region CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
850-727-5310 Office
850-251-1237 Mobile

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill		
		Nov-22
Account #	Services Address	
1680485610	3766 Greyfield Dr - Pump 1	\$ 42.84
1780485610	2150 Merchants Row Blvd - Pump	\$ 13.29
1894063223	2380 E Orange Ave Irr	\$ 1,369.40
2429471295	3564 S Blair Stone Rd Reclaim	\$ -
2780485610	2588 Merchants Row Blvd - Pump	\$ 13.20
3077919780	3136 Dickinson Dr.	\$ 13.72
3541485610	2301 E Orange Ave, Irr/3591 Strolling Way	\$ 28.48
3543485610	3701 Mossy Creek Ln - Unit 1	\$ 244.91
3680485610	3765 Grove Park Dr	\$ 12.58
4263972522	3029 Dickinson Dr. Area Lights	\$ 39.39
4360485610	1900 Merchants Row-ENTRANCE	\$ 18.78
4680485610	3992 Four Oaks Blvd	\$ 12.79
5399698926	3252 Updike Ave IRR	\$ 12.47
6243485610	3700 Mossy Creek Ln- Pump	\$ 13.20
6948377092	1901 Merchants Row Blvd	\$ 12.47
7042865610	4580 Grove Park Dr - IRR	\$ 12.88
7580485610	3705 Four Oaks Blvd	\$ 83.71
7670485610	3766 Greyfield Dr	\$ 45.78
8001821240	Various Locations- Area Lights	\$ 1,014.85
8270485610	3603 Capital Cir SE Irr.	\$ 1,351.77
8404454440	4140 Artemis Way	\$ 12.47
8965428817	3559 Four Oaks Blvd	\$ 13.20
9143451140	3700 Spider Lily Way	\$ 13.29
9356890232	4583 Grove Park Dr. Temp.	\$ 12.47
9413485610	3000 School House Road	\$ 12.47
9650988960	3751 Biltmore Ave - IRR	\$ 12.58
9674588544	Various Locations, Irrigation	\$ 50.82
9699066720	3145 Mulberry Park Blvd. Area Light	\$ 94.16
9732155598	4141 Artemis Way	\$ 1,817.06
9778998416	2471 E Orange Ave. Irr.	\$ 12.79
3183002658	3001 School House Rd Reclaimed pay by check	
Total		\$6,407.82
V#29	001-320-57200-43000	

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

City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	32.19
Payments Received - 11/28/2022	-32.19
Current Charges	42.84
Adjustments	0.00
Total Amount Due	\$ 42.84

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	294	Jun-22	248	Feb-22	195
Oct-22	191	May-22	228	Jan-22	200
Sep-22	268	Apr-22	222	Dec-21	1415
Aug-22	242	Mar-22	939	Nov-21	301
Jul-22	233				

Customer Charge	12.16
Energy Charge - 294 kWh at \$0.0655	19.26
Fuel & Purch Pwr - 294 kWh at \$0.03519	10.35
Gross Receipts Tax - 2.56406% of \$41.77	1.07
Subtotal	\$ 42.84

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	11/28/22	60866	N	10/26/22	60572	N	294	1.00	294 KWH	

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

Premise Id #: 6214334610

42.84

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
1680485610	\$0.00	\$42.84	\$42.84

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 1680485610 0 11302022 0000000000 0000004284 0000004284 1680485610

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays between 8:00 am - 5:00 pm except holidays.
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- **Nights & Weekends Pricing:** A utility rate program that offers cheaper electric rates during nights, weekends and holidays.
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City of Tallahassee
Your Own UtilitiesSM

PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	13.20
Payments Received - 11/28/2022	-13.20
Current Charges	13.29
Adjustments	0.00
Total Amount Due	\$ 13.29

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 8 kWh at \$0.0655	0.52
Fuel & Purch Pwr - 8 kWh at \$0.03519	0.28
Gross Receipts Tax - 2.56406% of \$12.96	0.33
Subtotal	\$ 13.29

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	11/28/22	1136	N	10/26/22	1128	N	8	1.00	8 KWH	

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

Premise Id #: 8314334610

13.29

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
1780485610	\$0.00	\$13.29	\$13.29

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 1780485610 0 11302022 0000000000 0000001329 0000001329 1780485610

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	4,451.29
Payments Received - 11/28/2022	-4,451.29
Current Charges	1,369.40
Adjustments	0.00
Total Amount Due	\$ 1,369.40

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



Water - Reuse Service

Service From 10/28/2022 - 11/28/2022

Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Nov-22	8350	Jun-22	30334	Feb-22	0
Oct-22	27142	May-22	32757	Jan-22	789
Sep-22	4672	Apr-22	13882	Dec-21	1451
Aug-22	5442	Mar-22	1384	Nov-21	5922
Jul-22	10640				

Water Charge - 8,350 cgal at \$0.164	1,369.40
Total Water Reuse Service	1,369.40
Subtotal	\$ 1,369.40

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	11/28/22	638624	N	10/27/22	630274	N	8350	1.00	8350 CGAL	

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

Premise Id #: 8439872616

1,369.40

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
1894063223	\$0.00	\$1,369.40	\$1,369.40

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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

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

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

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



Water - Reuse Service

Service From 10/27/2022 - 11/28/2022

Water Reuse Service

Subtotal \$0.00

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20059	11/28/22	64711	N	10/26/22	64711	N	0	1.00	0 CGAL	

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

Premise Id #: 2801413427

0.00

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
2429471295	\$0.00	\$0.00	\$0.00

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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 2429471295 0 11302022 0000000000 0000000000 0000000000 2429471295

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City of Tallahassee
Your Own UtilitiesSM

City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	13.20
Payments Received - 11/28/2022	-13.20
Current Charges	13.20
Adjustments	0.00
Total Amount Due	\$ 13.20

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 7 kWh at \$0.0655	0.46
Fuel & Purch Pwr - 7 kWh at \$0.03519	0.25
Gross Receipts Tax - 2.56406% of \$12.87	0.33
Subtotal	\$ 13.20

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	11/28/22	1054	N	10/26/22	1047	N	7	1.00	7 KWH	

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

Premise Id #: 9314334610

13.20

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
2780485610	\$0.00	\$13.20	\$13.20

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111 2780485610 0 11302022 0000000000 0000001320 0000001320 2780485610

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

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Account Summary as of November 30, 2022

Previous Balance	13.84
Payments Received - 11/28/2022	-13.84
Current Charges	13.72
Adjustments	0.00
Total Amount Due	\$ 13.72

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Public Service Tax	1.25
Subtotal	\$ 13.72

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	11/28/22	9	N	10/26/22	9	N	0	1.00	0 KWH	

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

Premise Id #: 9571517437

13.72

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
3077919780	\$0.00	\$13.72	\$13.72

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 3077919780 0 11302022 0000000000 0000001372 0000001372 3077919780

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays between 8:00 am - 5:00 pm except holidays.
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UTILITY BILLING DUE DATES

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City of Tallahassee
Your Own UtilitiesSM

PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 3541485610
Billing Date: November 30, 2022

Page 1 of 4

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

Previous Balance	50.35
Payments Received - 11/28/2022	-50.35
Current Charges	26.29
Adjustments	2.19
Total Amount Due	\$ 28.48

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 13 kWh at \$0.0655	0.85
Fuel & Purch Pwr - 13 kWh at \$0.03519	0.46
Gross Receipts Tax - 2.56406% of \$13.47	0.35
Subtotal	\$ 13.82

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	11/28/22	1476	N	10/26/22	1463	N	13	1.00	13 KWH	

Adjustments

10/31/2022 Late Payment Charge	\$ 1.15
--------------------------------	---------

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

Premise Id #: 0345047541

14.97

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
3541485610	\$0.00	\$28.48	\$28.48

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

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

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Customer Name: Capital Region CDD
 Account Number: 3541485610
 Billing Date: November 30, 2022

Page 3 of 4

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E166061	11/28/22	0	N	10/26/22	0	N	0	1.00	0 KWH	

Adjustments

10/31/2022 Late Payment Charge	\$ 1.04
--------------------------------	---------

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

Premise Id #: 7391469254

13.51

Customer Name: Capital Region CDD
Account Number: 3541485610
Billing Date: November 30, 2022

Page 4 of 4

Visit Us At Our Web Site At:
talgov.com

City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	244.91
Payments Received - 11/28/2022	-244.91
Current Charges	244.91
Adjustments	0.00
Total Amount Due	\$ 244.91

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



Electric General Service Dmnd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	83.79
Demand Charge - 10 kW at \$15.50	155.00
Gross Receipts Tax - 2.56406% of \$238.79	6.12
Subtotal	\$ 244.91

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Multr	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	11/28/22	61086	N	10/26/22	61086	N	0	1.00	0 KWH	
E305419	11/28/22	0.00	N	10/26/22	0.00	N	0	1.00	0 KW	

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

Premise Id #: 4407334610

244.91

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
3543485610	\$0.00	\$244.91	\$244.91

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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 11302022 0000000000 0000024491 0000024491 3543485610

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	12.58
Payments Received - 11/28/2022	-12.58
Current Charges	12.58
Adjustments	0.00
Total Amount Due	\$ 12.58

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 1 kWh at \$0.0655	0.07
Fuel & Purch Pwr - 1 kWh at \$0.03519	0.04
Gross Receipts Tax - 2.56406% of \$12.27	0.31
Subtotal	\$ 12.58

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305692	11/28/22	260	N	10/26/22	259	N	1	1.00	1 KWH	

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

Premise Id #: 8214334610

12.58

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
3680485610	\$0.00	\$12.58	\$12.58

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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 3680485610 0 11302022 0000000000 0000001258 0000001258 3680485610

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 4263972522
Billing Date: November 30, 2022

Page 1 of 2

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Account Summary as of November 30, 2022

Previous Balance	39.75
Payments Received - 11/28/2022	-39.75
Current Charges	39.39
Adjustments	0.00
Total Amount Due	\$ 39.39

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022

Electric Service

6-100 Watt HPS Std Light Fixture(s)	28.20
Fuel & Purch Pwr - 290 kWh at \$0.03519	10.21
Gross Receipts Tax - 2.56406% of \$38.41	0.98
Subtotal	\$ 39.39

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

Premise Id #: 8373759635

39.39

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
4263972522	\$0.00	\$39.39	\$39.39

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

City of Tallahassee
435 N. Maccomb St. Relay Box
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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.
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- Pay By Phone: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies). Call 850.891.4968.
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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	17.64
Payments Received - 11/28/2022	-17.64
Current Charges	18.78
Adjustments	0.00
Total Amount Due	\$ 18.78

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	61	Jun-22	44	Feb-22	53
Oct-22	50	May-22	44	Jan-22	57
Sep-22	52	Apr-22	45	Dec-21	64
Aug-22	45	Mar-22	54	Nov-21	52
Jul-22	40				

Customer Charge	12.16
Energy Charge - 61 kWh at \$0.0655	4.00
Fuel & Purch Pwr - 61 kWh at \$0.03519	2.15
Gross Receipts Tax - 2.56406% of \$18.31	0.47
Subtotal	\$ 18.78

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	11/28/22	10236	N	10/26/22	10175	N	61	1.00	61 KWH	

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

Premise Id #: 6983334610

18.78

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
4360485610	\$0.00	\$18.78	\$18.78

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 SERVICE

- Representatives are available at 850.891.4968, weekdays between 8:00 am - 5:00 pm except holidays.
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CUSTOMER ASSISTANCE

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- **Budget Billing:** Allows you to have a level amount in your monthly utility bill.
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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	13.20
Payments Received - 11/28/2022	-13.20
Current Charges	13.20
Adjustments	0.00
Total Amount Due	\$ 13.20

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 7 kWh at \$0.0655	0.46
Fuel & Purch Pwr - 7 kWh at \$0.03519	0.25
Gross Receipts Tax - 2.56406% of \$12.87	0.33
Subtotal	\$ 13.20

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	11/28/22	684	N	10/26/22	677	N	7	1.00	7 KWH	

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

Premise Id #: 7107334610

13.20

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
6243485610	\$0.00	\$13.20	\$13.20

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	12.88
Payments Received - 11/28/2022	-12.88
Current Charges	12.79
Adjustments	0.00
Total Amount Due	\$ 12.79

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 3 kWh at \$0.0655	0.20
Fuel & Purch Pwr - 3 kWh at \$0.03519	0.11
Gross Receipts Tax - 2.56406% of \$12.47	0.32
Subtotal	\$ 12.79

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292014	11/28/22	199	N	10/26/22	196	N	3	1.00	3 KWH	

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

Premise Id #: 9214334610

12.79

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
4680485610	\$0.00	\$12.79	\$12.79

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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 4680485610 0 11302022 0000000000 0000001279 0000001279 4680485610

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

Previous Balance	12.47
Payments Received - 11/28/2022	-12.47
Current Charges	12.47
Adjustments	0.00
Total Amount Due	\$ 12.47

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E277362	11/28/22	13	N	10/26/22	13	N	0	1.00	0 KWH	

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

Premise Id #: 5056249962

12.47

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
5399698926	\$0.00	\$12.47	\$12.47

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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
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111 5399698926 0 11302022 0000000000 0000001247 0000001247 5399698926

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City of Tallahassee
Your Own UtilitiesSM

City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

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Account Summary as of November 30, 2022

Previous Balance	12.47
Payments Received - 11/28/2022	-12.47
Current Charges	12.47
Adjustments	0.00
Total Amount Due	\$ 12.47

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	0	Jun-22	0	Feb-22	16
Oct-22	0	May-22	0	Jan-22	17
Sep-22	0	Apr-22	16	Dec-21	18
Aug-22	0	Mar-22	18	Nov-21	15
Jul-22	8				

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	11/28/22	1662	N	10/26/22	1662	N	0	1.00	0 KWH	



Water - Reuse Service

Service From 10/27/2022 - 11/28/2022

Water Reuse Service

Subtotal \$0.00

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05223	11/28/22	124755	N	10/26/22	124755	N	0	1.00	0 CGAL	

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

Premise Id #: 2757359331

12.47

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
6948377092	\$0.00	\$12.47	\$12.47

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 6948377092 0 11302022 0000000000 0000001247 0000001247 6948377092

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	12.88
Payments Received - 11/28/2022	-12.88
Current Charges	12.88
Adjustments	0.00
Total Amount Due	\$ 12.88

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 4 kWh at \$0.0655	0.26
Fuel & Purch Pwr - 4 kWh at \$0.03519	0.14
Gross Receipts Tax - 2.56406% of \$12.56	0.32
Subtotal	\$ 12.88

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	11/28/22	932	N	10/26/22	928	N	4	1.00	4 KWH	

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

Premise Id #: 7279327290

12.88

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
7042865610	\$0.00	\$12.88	\$12.88

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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

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 7580485610
Billing Date: November 30, 2022

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

Previous Balance	84.18
Payments Received - 11/28/2022	-84.18
Current Charges	83.71
Adjustments	0.00
Total Amount Due	\$ 83.71

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022

Electric Service

8-100 Watt HPS Decorative Light Fixture(s)	68.00
Fuel & Purch Pwr - 387 kWh at \$0.03519	13.62
Gross Receipts Tax - 2.56406% of \$81.62	2.09
Subtotal	\$ 83.71

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

83.71

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
7580485610	\$0.00	\$83.71	\$83.71

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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

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	45.78
Payments Received - 11/28/2022	-45.78
Current Charges	45.78
Adjustments	0.00
Total Amount Due	\$ 45.78

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	44.64
Gross Receipts Tax - 2.56406% of \$44.64	1.14
Subtotal	\$ 45.78

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	11/28/22	33158	N	10/26/22	33158	N	0	1.00	0 KWH	

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

Premise Id #: 0304334610

45.78

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
7670485610	\$0.00	\$45.78	\$45.78

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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
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111 7670485610 0 11302022 0000000000 0000004578 0000004578 7670485610

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 8001821240
Billing Date: November 30, 2022

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Account Summary as of November 30, 2022

Previous Balance	1,020.57
Payments Received - 11/28/2022	-1,020.57
Current Charges	1,014.85
Adjustments	0.00
Total Amount Due	\$ 1,014.85

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	59.50
Fuel & Purch Pwr - 338 kWh at \$0.03519	11.89
Gross Receipts Tax - 2.56406% of \$71.39	1.83
Subtotal	\$ 73.22

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

Premise Id #: 4099002592

73.22

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	59.50
Fuel & Purch Pwr - 338 kWh at \$0.03519	11.89
Gross Receipts Tax - 2.56406% of \$71.39	1.83
Subtotal	\$ 73.22

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

Premise Id #: 1917069171

73.22

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
8001821240	\$0.00	\$1,014.85	\$1,014.85

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

City of Tallahassee
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111 8001821240 0 11302022 0000000000 0000101485 0000101485 8001821240

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Customer Name: Capital Region CDD
Account Number: 8001821240
Billing Date: November 30, 2022

Page 3 of 4

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	59.50
Fuel & Purch Pwr - 338 kWh at \$0.03519	11.89
Gross Receipts Tax - 2.56406% of \$71.39	1.83
Subtotal	\$ 73.22

Service Address Total: 3616 Longfellow Rd Unit 25 AREA LIGHTS, Tallahassee, FL 3231

Premise Id #: 8769916427

73.22

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

18-100 Watt HPS Decorative Light Fixture(s)	153.00
Fuel & Purch Pwr - 870 kWh at \$0.03519	30.62
Gross Receipts Tax - 2.56406% of \$183.62	4.71
Subtotal	\$ 188.33

Service Address Total: 3749 Biltmore Ave Unit 2, Tallahassee, FL 32317

Premise Id #: 5006660235

188.33

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

17-100 Watt HPS Decorative Light Fixture(s)	144.50
Fuel & Purch Pwr - 822 kWh at \$0.03519	28.93
Gross Receipts Tax - 2.56406% of \$173.43	4.45
Subtotal	\$ 177.88

Service Address Total: 3900 Overlook Dr Unit 10 AREA LIGHTS, Tallahassee, FL 32317

Premise Id #: 8300637954

177.88

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

5-100 Watt HPS Decorative Light Fixture(s)	42.50
Fuel & Purch Pwr - 242 kWh at \$0.03519	8.52
Gross Receipts Tax - 2.56406% of \$51.02	1.31
Subtotal	\$ 52.33

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

Premise Id #: 9558749188

52.33

Customer Name: Capital Region CDD
Account Number: 8001821240
Billing Date: November 30, 2022

Page 4 of 4

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

5-100 Watt HPS Decorative Light Fixture(s)	42.50
Fuel & Purch Pwr - 242 kWh at \$0.03519	8.52
Gross Receipts Tax - 2.56406% of \$51.02	1.31
Subtotal	\$ 52.33

Service Address Total: *4046 Colleton Ct Unit 15 AREA LIGHTS, Tallahassee, FL 32317*
Premise Id #: *1661384756* **52.33**

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

7-100 Watt HPS Decorative Light Fixture(s)	59.50
Fuel & Purch Pwr - 338 kWh at \$0.03519	11.89
Gross Receipts Tax - 2.56406% of \$71.39	1.83
Subtotal	\$ 73.22

Service Address Total: *4072 Ivy Green Trl Unit 7 AREA LIGHTS, Tallahassee, FL 32317*
Premise Id #: *4299135523* **73.22**

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

14-100 Watt HPS Decorative Light Fixture(s)	119.00
Fuel & Purch Pwr - 677 kWh at \$0.03519	23.82
Gross Receipts Tax - 2.56406% of \$142.82	3.66
Subtotal	\$ 146.48

Service Address Total: *4216 Summertree Dr Unit 23 AREA LIGHTS, Tallahassee, FL 3231*
Premise Id #: *6418723235* **146.48**

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

10-100 Watt HPS Decorative Light Fixture(s)	85.00
Fuel & Purch Pwr - 483 kWh at \$0.03519	17.00
Gross Receipts Tax - 2.56406% of \$102.00	2.62
Subtotal	\$ 104.62

Service Address Total: *4297 Avon Park Cir Unit 14 AREA LIGHTS, Tallahassee, FL 3231*
Premise Id #: *8125544487* **104.62**

City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 4

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	2,014.36
Payments Received - 11/28/2022	-2,014.36
Current Charges	1,351.77
Adjustments	0.00
Total Amount Due	\$ 1,351.77

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	7	Jun-22	4	Feb-22	6
Oct-22	1	May-22	0	Jan-22	7
Sep-22	5	Apr-22	0	Dec-21	8
Aug-22	9	Mar-22	2	Nov-21	6
Jul-22	8				

Customer Charge	12.16
Energy Charge - 7 kWh at \$0.0655	0.46
Fuel & Purch Pwr - 7 kWh at \$0.03519	0.25
Gross Receipts Tax - 2.56406% of \$12.87	0.33
Subtotal	\$ 13.20

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	11/28/22	136	N	10/26/22	129	N	7	1.00	7 KWH	



Water - Reuse Service

Service From 10/27/2022 - 11/28/2022

Water Reuse Service

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Nov-22	8162	Jun-22	3585	Feb-22	0
Oct-22	12206	May-22	0	Jan-22	0
Sep-22	3396	Apr-22	0	Dec-21	0
Aug-22	137	Mar-22	6643	Nov-21	11893
Jul-22	4785				

Water Charge - 8,162 cgal at \$0.164	1,338.57
Total Water Reuse Service	1,338.57
Subtotal	\$ 1,338.57

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	11/28/22	584470	N	10/26/22	576308	N	8162	1.00	8162 CGAL	

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
8270485610	\$0.00	\$1,351.77	\$1,351.77

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 SERVICE

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

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

1,351.77

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

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Visit Us At Our Web Site At:
talgov.com

City of Tallahassee
Your Own UtilitiesSM

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

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Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	12.47
Payments Received - 11/28/2022	-12.47
Current Charges	12.47
Adjustments	0.00
Total Amount Due	\$ 12.47

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	11/28/22	5	N	10/26/22	5	N	0	1.00	0 KWH	

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

Premise Id #: 1358191911

12.47

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
8404454440	\$0.00	\$12.47	\$12.47

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

City of Tallahassee
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Tallahassee, FL 32301

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City of Tallahassee
Your Own UtilitiesSM

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

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Account Summary as of November 30, 2022

Previous Balance	13.09
Payments Received - 11/28/2022	-13.09
Current Charges	13.20
Adjustments	0.00
Total Amount Due	\$ 13.20

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 7 kWh at \$0.0655	0.46
Fuel & Purch Pwr - 7 kWh at \$0.03519	0.25
Gross Receipts Tax - 2.56406% of \$12.87	0.33
Subtotal	\$ 13.20

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	11/28/22	309	N	10/26/22	302	N	7	1.00	7 KWH	

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

Premise Id #: 5648311331

13.20

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
8965428817	\$0.00	\$13.20	\$13.20

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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
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Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

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Account Summary as of November 30, 2022

Previous Balance	13.20
Payments Received - 11/28/2022	-13.20
Current Charges	13.29
Adjustments	0.00
Total Amount Due	\$ 13.29

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 8 kWh at \$0.0655	0.52
Fuel & Purch Pwr - 8 kWh at \$0.03519	0.28
Gross Receipts Tax - 2.56406% of \$12.96	0.33
Subtotal	\$ 13.29

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	11/28/22	640	N	10/26/22	632	N	8	1.00	8 KWH	

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

Premise Id #: 2133264721

13.29

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9143451140	\$0.00	\$13.29	\$13.29

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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 9143451140 0 11302022 0000000000 0000001329 0000001329 9143451140

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.
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City of Tallahassee
Your Own UtilitiesSM

PAYING YOUR BILL

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 9356890232
Billing Date: November 30, 2022

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

Previous Balance	12.47
Payments Received - 11/28/2022	-12.47
Current Charges	12.47
Adjustments	0.00
Total Amount Due	\$ 12.47

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E304196	11/28/22	1	N	10/26/22	1	N	0	1.00	0 KWH	

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

Premise Id #: 6167334610

12.47

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9356890232	\$0.00	\$12.47	\$12.47

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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

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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	12.58
Payments Received - 11/28/2022	-12.58
Current Charges	12.47
Adjustments	0.00
Total Amount Due	\$ 12.47

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	0	Jun-22	6	Feb-22	5
Oct-22	1	May-22	5	Jan-22	6
Sep-22	6	Apr-22	6	Dec-21	6
Aug-22	6	Mar-22	6	Nov-21	6
Jul-22	5				

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	11/28/22	1027	N	10/26/22	1027	N	0	1.00	0 KWH	

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

Premise Id #: 1376334610

12.47

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9413485610	\$0.00	\$12.47	\$12.47

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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

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City of Tallahassee
Your Own UtilitiesSM

City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

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Account Summary as of November 30, 2022

Previous Balance	12.47
Payments Received - 11/28/2022	-12.47
Current Charges	12.58
Adjustments	0.00
Total Amount Due	\$ 12.58

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	1	Jun-22	4	Feb-22	4
Oct-22	0	May-22	3	Jan-22	5
Sep-22	3	Apr-22	4	Dec-21	5
Aug-22	1	Mar-22	5	Nov-21	4
Jul-22	4				

Customer Charge	12.16
Energy Charge - 1 kWh at \$0.0655	0.07
Fuel & Purch Pwr - 1 kWh at \$0.03519	0.04
Gross Receipts Tax - 2.56406% of \$12.27	0.31
Subtotal	\$ 12.58

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	11/28/22	479	N	10/26/22	478	N	1	1.00	1 KWH	

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

Premise Id #: 4297976746

12.58

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9650988960	\$0.00	\$12.58	\$12.58

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

City of Tallahassee
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111 9650988960 0 11302022 0000000000 0000001258 0000001258 9650988960

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

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Educate employees about energy conservation. Small actions, like turning off computers at the end of the day or lights as they leave a room, can have a big impact on energy usage.

Account Summary as of November 30, 2022

Previous Balance	50.51
Payments Received - 11/28/2022	-50.51
Current Charges	50.82
Adjustments	0.00
Total Amount Due	\$ 50.82

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	2	Jun-22	5	Feb-22	5
Oct-22	1	May-22	5	Jan-22	5
Sep-22	1	Apr-22	5	Dec-21	6
Aug-22	5	Mar-22	5	Nov-21	4
Jul-22	5				

Customer Charge	12.16
Energy Charge - 2 kWh at \$0.0655	0.13
Fuel & Purch Pwr - 2 kWh at \$0.03519	0.07
Gross Receipts Tax - 2.56406% of \$12.36	0.32
Subtotal	\$ 12.68

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	11/28/22	327	N	10/26/22	325	N	2	1.00	2 KWH	

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

Premise Id #: 1053677343

12.68

City of Tallahassee
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Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9674588544	\$0.00	\$50.82	\$50.82

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

Page 3 of 4

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



Electric General Svc - Non Dmd

**Service From 10/27/2022 - 11/28/2022
Electric Service**

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 2 kWh at \$0.0655	0.13
Fuel & Purch Pwr - 2 kWh at \$0.03519	0.07
Gross Receipts Tax - 2.56406% of \$12.36	0.32
Subtotal	\$ 12.68

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	11/28/22	74	N	10/26/22	72	N	2	1.00	2 KWH	

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

12.68

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



Electric General Svc - Non Dmd

**Service From 10/27/2022 - 11/28/2022
Electric Service**

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 5 kWh at \$0.0655	0.33
Fuel & Purch Pwr - 5 kWh at \$0.03519	0.18
Gross Receipts Tax - 2.56406% of \$12.67	0.32
Subtotal	\$ 12.99

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	11/28/22	570	N	10/26/22	565	N	5	1.00	5 KWH	

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

12.99

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



Electric General Svc - Non Dmd

**Service From 10/27/2022 - 11/28/2022
Electric Service**

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-22	0	Jun-22	6	Feb-22	7
Oct-22	0	May-22	6	Jan-22	6
Sep-22	0	Apr-22	7	Dec-21	8
Aug-22	0	Mar-22	6	Nov-21	6
Jul-22	0				

Customer Charge	12.16
Gross Receipts Tax - 2.56406% of \$12.16	0.31
Subtotal	\$ 12.47

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	11/28/22	0	N	10/26/22	0	N	0	1.00	0 KWH	

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

Page 4 of 4

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

12.47

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 9699066720
Billing Date: November 30, 2022

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of November 30, 2022

Previous Balance	94.67
Payments Received - 11/28/2022	-94.67
Current Charges	94.16
Adjustments	0.00
Total Amount Due	\$ 94.16

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



Commercial Area Light

Service From 11/1/2022 - 11/30/2022
Electric Service

9-100 Watt HPS Decorative Light Fixture(s)	76.50
Fuel & Purch Pwr - 435 kWh at \$0.03519	15.31
Gross Receipts Tax - 2.56406% of \$91.81	2.35
Subtotal	\$ 94.16

Service Address Total: 3145 Mulberry Park Blvd AREA LIGHTS, Tallahassee, FL 32311
Premise Id #: 1989645547

94.16

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9699066720	\$0.00	\$94.16	\$94.16

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/27/2022 - 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 11302022 0000000000 0000009416 0000009416 9699066720

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays between 8:00 am - 5:00 pm except holidays.
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- 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.

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- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
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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.
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- 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.
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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 9732155598
Billing Date: December 1, 2022

Page 1 of 2

The City of Tallahassee Utilities website provides a wealth of information about ways to pay your bill; available grants, loans and rebates; natural gas availability; and more. Visit it today at Talgov.com/YOU.

Account Summary as of December 1, 2022

Previous Balance	946.29
Payments Received - 11/28/2022	-946.29
Current Charges	1,817.06
Adjustments	0.00
Total Amount Due	\$ 1,817.06

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



Water Service - Irrigation - C

Historical Consumption

Month	CGAL	Month	CGAL	Month	CGAL
Nov-22	4270	Jun-22	725	Feb-22	381
Oct-22	2271	May-22	1187	Jan-22	375
Sep-22	778	Apr-22	977	Dec-21	556
Aug-22	598	Mar-22	798	Nov-21	1403
Jul-22	385				

**Service From 10/27/2022 - 11/28/2022
Water Service**

Customer Charge	9.71
Water Usage - Tier 1 - 292 cgal @\$0.229	66.87
Water Usage - Tier 2 - 3,978 cgal @\$0.396	1,575.29
Public Service Tax	165.19
Subtotal	\$ 1,817.06

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WB0900411	11/28/22	40611	N	10/26/22	36341	N	4270	1.00	4270 CGAL	

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

Premise Id #: 2198508997

1,817.06

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/28/2022 Bank Draft Amount
9732155598	\$0.00	\$1,817.06	\$1,817.06

Funds for the bank draft amount will be withdrawn from / charged to your bank account on or after 12/28/2022 - 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

111 9732155598 0 12012022 0000000000 0000181706 0000181706 9732155598

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City of Tallahassee
Your Own UtilitiesSM

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City of Tallahassee
Your Own UtilitiesSM

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

Page 1 of 2

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Account Summary as of November 30, 2022

Previous Balance	12.79
Payments Received - 11/28/2022	-12.79
Current Charges	12.79
Adjustments	0.00
Total Amount Due	\$ 12.79

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



Electric General Svc - Non Dmd

Service From 10/27/2022 - 11/28/2022

Electric Service

Historical Consumption

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

Customer Charge	12.16
Energy Charge - 3 kWh at \$0.0655	0.20
Fuel & Purch Pwr - 3 kWh at \$0.03519	0.11
Gross Receipts Tax - 2.56406% of \$12.47	0.32
Subtotal	\$ 12.79

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	11/28/22	141	N	10/26/22	138	N	3	1.00	3 KWH	

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

Premise Id #: 2308383430

12.79

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Due Now	Current Charges	12/27/2022 Bank Draft Amount
9778998416	\$0.00	\$12.79	\$12.79

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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
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City of Tallahassee
Your Own UtilitiesSM

FIFTH ORDER OF BUSINESS

**Capital Region
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Capital Region Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Capital Region Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Capital Region Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Capital Region Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Capital Region Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 14, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Capital Region Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 14, 2023

Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

Management's discussion and analysis of Capital Region Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net Position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, such as principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District and investments of the District are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total liabilities exceeded total assets and deferred outflows of resources by \$(8,625,955) (net position). Restricted net position was \$293,143 and net investment in capital assets was \$9,029,396. Unrestricted net position was \$(17,948,494).
- ◆ Governmental activities revenues totaled \$5,174,675 while governmental activities expenses totaled \$3,541,511.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 1,057,475	\$ 904,505
Restricted assets	1,903,593	1,904,718
Capital assets	14,639,263	14,628,858
Total Assets	<u>17,600,331</u>	<u>17,438,081</u>
Deferred outflows of resources	<u>137,059</u>	<u>153,027</u>
Current liabilities	2,070,840	2,033,453
Non-current liabilities	<u>24,292,505</u>	<u>25,816,774</u>
Total Liabilities	<u>26,363,345</u>	<u>27,850,227</u>
Net Position		
Net investment in capital assets	9,029,396	8,803,568
Restricted net position	293,143	275,014
Unrestricted	<u>(17,948,494)</u>	<u>(19,337,701)</u>
Total Net Position	<u>\$ (8,625,955)</u>	<u>\$ (10,259,119)</u>

The increase in current assets is mainly related to revenues exceeding expenditures at the fund level in the current year.

The decrease in non-current liabilities is related to the bond principal payments in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 4,613,350	\$ 4,465,362
Capital contributions	546,705	-
General revenues		
Intergovernmental revenues	-	3,263
Miscellaneous revenues	14,435	10,934
Investment income	185	1,465
Total Revenues	<u>5,174,675</u>	<u>4,481,024</u>
Expenses		
General government	156,713	189,290
Physical environment	2,076,430	1,946,341
Interest and other charges	1,308,368	1,514,273
Total Expenses	<u>3,541,511</u>	<u>3,649,904</u>
Change in Net Position	1,633,164	831,120
Net Position - Beginning of Year	<u>(10,259,119)</u>	<u>(11,090,239)</u>
Net Position - End of Year	<u><u>\$ (8,625,955)</u></u>	<u><u>\$ (10,259,119)</u></u>

The increase in charges for services primarily relates to the budgeted increase in General Fund assessments in the current year.

The increase in capital contributions is related to the conveyance of certain infrastructure to the District in the current year.

The decrease in general government is related to the decrease in legal and engineering fees in the current year.

The increase in physical environment is related to the increase in landscape maintenance in the current year.

The decrease in interest and other charges is related to the bond refinancing in the prior year.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Buildings and improvements	\$ 2,312,098	\$ 2,312,098
Infrastructure	20,619,188	20,072,483
Accumulated depreciation	<u>(8,292,023)</u>	<u>(7,755,723)</u>
Total Capital Assets (Net)	<u>\$ 14,639,263</u>	<u>\$ 14,628,858</u>

The activity for the year consisted of depreciation of \$536,300 and additions to infrastructure of \$546,705.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less capital outlay expenditures than were anticipated.

There were no amendments to the September 30, 2022 budget.

Debt Management

Governmental Activities debt includes the following:

In November 2013, the District issued \$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2002A Capital Improvement Revenue Bonds. As of September 30, 2022, the balance outstanding was \$6,485,000.

In March 2018, the District issued \$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2008A Capital Improvement Revenue Bonds. As of September 30, 2022, the balance outstanding was \$14,800,000.

In March 2018, the District issued \$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2011A-2 Capital Improvement Revenue Refunding Bonds. As of September 30, 2022, the balance outstanding was \$1,975,000.

In March 2021, the District issued \$2,800,000 Series 2021 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund of the Series 2011A-1 Capital Improvement Revenue Refunding Bonds. As of September 30, 2022, the balance outstanding was \$2,550,000.

**Capital Region Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Capital Region Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Capital Region Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Capital Region Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Capital Region Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 375,000
Investments	649,597
Accounts receivable	12,685
Prepaid expenses	20,193
Total Current Assets	<u>1,057,475</u>
Non-current Assets	
Restricted assets	
Investments	1,903,593
Capital assets, being depreciated	
Infrastructure	20,619,188
Buildings and improvements	2,312,098
Accumulated depreciation	<u>(8,292,023)</u>
Total Non-current Assets	<u>16,542,856</u>
Total Assets	<u>17,600,331</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>137,059</u>
 LIABILITIES	
Current Liabilities	
Accounts payable	11,265
Deferred revenues	25,680
Bonds payable	1,510,000
Accrued interest	523,895
Total Current Liabilities	<u>2,070,840</u>
Non-Current Liabilities	
Bonds payable, net	<u>24,292,505</u>
Total Liabilities	<u>26,363,345</u>
 NET POSITION	
Net investment in capital assets	9,029,396
Restricted for debt service	293,143
Unrestricted	<u>(17,948,494)</u>
Total Net Position	<u>\$ (8,625,955)</u>

See accompanying notes to financial statements.

Capital Region Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Capital Grants and Contributions	Revenues and Changes in Net Position
Governmental Activities				Governmental Activities
General government	\$ (156,713)	\$ 171,187	\$ -	\$ 14,474
Physical environment	(2,076,430)	1,669,844	546,705	140,119
Interest and other charges	(1,308,368)	2,772,319	-	1,463,951
Total Governmental Activities	<u>\$ (3,541,511)</u>	<u>\$ 4,613,350</u>	<u>\$ 546,705</u>	<u>1,618,544</u>
General Revenues				
Miscellaneous revenues				185
Investment income				<u>14,435</u>
Total General Revenues				<u>14,620</u>
Change in Net Position				1,633,164
Net Position - October 1, 2021				<u>(10,259,119)</u>
Net Position - September 30, 2022				<u>\$ (8,625,955)</u>

See accompanying notes to financial statements.

Capital Region Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 253,654	\$ -	\$ 121,346	\$ 375,000
Investments	649,597	-	-	649,597
Accounts receivable	12,685	-	-	12,685
Due from other funds	-	128,894	-	128,894
Prepaid expenses	20,193	-	-	20,193
Restricted Assets				
Investments	-	1,903,593	-	1,903,593
Total Assets	<u>\$ 936,129</u>	<u>\$ 2,032,487</u>	<u>\$ 121,346</u>	<u>\$ 3,089,962</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 11,265	\$ -	\$ -	\$ 11,265
Due to other funds	128,894	-	-	128,894
Deferred revenues	25,680	-	-	25,680
Total Liabilities	<u>165,839</u>	<u>-</u>	<u>-</u>	<u>165,839</u>
FUND BALANCES				
Nonspendable-prepaid expenses	20,193	-	-	20,193
Restricted:				
Debt service	-	2,032,487	-	2,032,487
Capital projects	-	-	121,346	121,346
Unassigned	750,097	-	-	750,097
Total Fund Balances	<u>770,290</u>	<u>2,032,487</u>	<u>121,346</u>	<u>2,924,123</u>
Total Liabilities and Fund Balances	<u>\$ 936,129</u>	<u>\$ 2,032,487</u>	<u>\$ 121,346</u>	<u>\$ 3,089,962</u>

See accompanying notes to financial statements.

Capital Region Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 2,924,123
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, buildings and improvements, \$2,312,098, and infrastructure, \$20,619,188, net of accumulated depreciation, \$(8,292,023), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	14,639,263
Deferred outflow of resources are not current financial resources and therefore, are not reported at the governmental fund level.	137,059
Long-term liabilities, bonds payable \$(25,810,000), and bond premium, net, \$(2,953), net of bond discount, net, \$10,448, are not due and payable in the current period, and therefore, are not reported at the fund level.	(25,802,505)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(523,895)</u>
Net Position of Governmental Activities	<u><u>\$ (8,625,955)</u></u>

See accompanying notes to financial statements.

Capital Region Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 1,841,031	\$ 2,772,319	\$ -	\$ 4,613,350
Miscellaneous revenues	185	-	-	185
Investment income	7,604	6,831	-	14,435
Total Revenues	<u>1,848,820</u>	<u>2,779,150</u>	<u>-</u>	<u>4,627,970</u>
Expenditures				
Current				
General government	156,292	-	421	156,713
Physical environment	1,524,546	-	15,584	1,540,130
Debt service				
Principal	-	1,470,000	-	1,470,000
Interest	-	1,325,232	-	1,325,232
Total Expenditures	<u>1,680,838</u>	<u>2,795,232</u>	<u>16,005</u>	<u>4,492,075</u>
Total Revenues Over/(Under) Expenditures	<u>167,982</u>	<u>(16,082)</u>	<u>(16,005)</u>	<u>135,895</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	135,552	135,552
Transfers out	<u>(135,552)</u>	<u>-</u>	<u>-</u>	<u>(135,552)</u>
Total Other Financing Sources/(Uses)	<u>(135,552)</u>	<u>-</u>	<u>135,552</u>	<u>-</u>
Net Change in Fund Balances	32,430	(16,082)	119,547	135,895
Fund Balances - October 1, 2021	<u>737,860</u>	<u>2,048,569</u>	<u>1,799</u>	<u>2,788,228</u>
Fund Balances - September 30, 2022	<u>\$ 770,290</u>	<u>\$ 2,032,487</u>	<u>\$ 121,346</u>	<u>\$ 2,924,123</u>

See accompanying notes to financial statements.

Capital Region Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$	135,895
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital asset contributions, \$546,705, exceeded depreciation, \$(536,300), in the current period.		10,405
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Deferred outflows of resources for refunding debt is recognized as a component of interest on long term debt in the Statement of Activities, but not in the governmental funds. This is the amount of interest in the current year period.		(15,968)
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		1,470,000
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Amortization of bond discount, \$(1,080), and bond premium, \$349, does not require the use of current resources and therefore is not reported in the governmental funds. This is the amount of amortization in the current period.		(731)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.		33,563
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Change in Net Position of Governmental Activities	\$	1,633,164
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See accompanying notes to financial statements.

Capital Region Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$1,835,859	\$1,835,859	\$1,841,031	\$ 5,172
Miscellaneous revenues	-	-	185	185
Investment income	8,000	8,000	7,604	(396)
Total Revenues	<u>1,843,859</u>	<u>1,843,859</u>	<u>1,848,820</u>	<u>4,961</u>
Expenditures				
Current				
General government	216,973	216,973	156,292	60,681
Physical environment	1,482,334	1,482,334	1,524,546	(42,212)
Capital outlay	144,552	144,552	-	144,552
Total Expenditures	<u>1,843,859</u>	<u>1,843,859</u>	<u>1,680,838</u>	<u>163,021</u>
Excess of revenues over/under expenditures	<u>-</u>	<u>-</u>	<u>167,982</u>	<u>167,982</u>
Other Financing Sources/(Uses)				
Transfers out	<u>-</u>	<u>-</u>	<u>(135,552)</u>	<u>(135,552)</u>
Net Change in Fund Balances	-	-	32,430	32,430
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>737,860</u>	<u>737,860</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 770,290</u>	<u>\$ 770,290</u>

See accompanying notes to financial statements.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 28, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, and by Rule 42CC-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Capital Region Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Capital Region Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Special Assessment Revenue Bonds issued to finance a portion of the cost of acquisition, construction, installation, and equipping District projects.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Capital Assets

Capital assets, which includes buildings and improvements and infrastructure, is reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the District are depreciated using the straight-line method over the following useful lives:

Buildings and improvements	30 years
Infrastructure	30-50 years

c. Deferred Outflows of Resources

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Liabilities, Deferred Outflows of Resources, and Net Position or Equity
(Continued)**

d. Unamortized Bond Discounts/Premiums

Bond discounts and bond premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized discounts are netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$2,924,123, differs from “net position” of governmental activities, \$(8,625,955), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (infrastructure that is to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings and improvements	\$ 2,312,098
Infrastructure	20,619,188
Accumulated depreciation	<u>(8,292,023)</u>
Total	<u>\$ 14,639,263</u>

Deferred outflow of resources

Deferred outflow of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflow of resources:

Deferred amount on refunding, net	<u>\$ 137,059</u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable, net	<u>\$ (25,802,505)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (523,895)</u>
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Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$135,895, differs from the “change in net position” for governmental activities, \$1,633,164, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position increases by the amount of capital outlay for the year.

Capital asset contributions	\$ 546,705
Depreciation	<u>(536,300)</u>
Total	<u><u>\$ (10,405)</u></u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Payments of long-term debt	<u>\$ 1,470,000</u>
Accrued interest	<u>\$ 33,563</u>
Bond premium/discount amortization	<u><u>\$ (731)</u></u>

Deferred outflow of resources

The deferred outflow of resources for refunding of debt is recognized as a component of interest expense at the government-wide level. This is the amount of current year interest.

Deferred amount on refunding amortization	<u><u>\$ (15,968)</u></u>
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Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$395,772 and the carrying value was \$375,000. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Florida PRIME	21 days*	\$ 649,597
First American Government Obligation Fund	18 days*	1,903,593
Total Investments		<u>\$ 2,553,190</u>

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are Level 1 assets.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in Florida PRIME and First American Government Obligation Fund were rated AAAM by Standards & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Florida PRIME are 25% of the District's total investments. The investments in First American Government Obligation Fund are 75% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 2,312,098	\$ -	\$ -	\$ 2,312,098
Infrastructure	20,072,483	546,705	-	20,619,188
Accumulated depreciation	(7,755,723)	(536,300)	-	(8,292,023)
Total Capital Assets Being Depreciated	<u>\$ 14,628,858</u>	<u>\$ 10,405</u>	<u>\$ -</u>	<u>\$ 14,639,263</u>

Depreciation of \$536,300 was charged to physical environment.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 27,280,000
Principal payments	<u>(1,470,000)</u>
Long-term debt at September 30, 2022	\$ 25,810,000
Plus: bond premium, net	2,953
Less: bond discount, net	<u>(10,448)</u>
Bonds Payable, Net at September 30, 2022	<u><u>\$ 25,802,505</u></u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

\$16,935,000 Series 2018A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2039. Interest at various rates between 4.125% and 5.125% is due May and November beginning May 2018. Current portion is \$575,000.

\$ 14,800,000

\$2,675,000 Series 2018A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2019 maturing May 2031. Interest at various rates between 3.875% and 4.6% is due May and November beginning November 2018. Current portion is \$180,000.

1,975,000

\$2,800,000 Series 2021 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2022 maturing May 2031. Interest at a rate of 2.8% is due May and November beginning November 2021. Current portion is \$255,000.

2,550,000

\$9,855,000 Series 2013 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2015 maturing May 2032. Interest at various rates between 2.25% and 6% is due May and November beginning May 2014. Current portion is \$500,000.

6,485,000

Bond Payable at September 30, 2022 \$ 25,810,000

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 1,510,000	\$ 1,257,348	\$ 2,767,348
2024	1,580,000	1,196,029	2,776,029
2025	1,650,000	1,126,274	2,776,274
2026	1,730,000	1,052,311	2,782,311
2027	1,810,000	971,614	2,781,614
2028-2032	9,890,000	3,469,594	13,359,594
2033-2037	5,170,000	1,455,244	6,625,244
2038-2039	2,470,000	191,417	2,661,417
Totals	<u>\$ 25,810,000</u>	<u>\$ 10,719,831</u>	<u>\$ 36,529,831</u>

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Refunding Bonds

Significant Bond Provisions

The Series 2018A-1 and Series 2018A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price equal to the principal amount of the Series 2018A-1 Bonds or Series 2018A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A-1 and Series 2018A-2 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2021 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2024 at a redemption price equal to the principal amount of the Series 2013 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2018A-1, 2018A-2 and 2013 Reserve Accounts were funded from the proceeds of the Series 2018A-1, 2018A-2, 2011A-1, and 2013 Bonds in amounts equal to 50 percent of the maximum annual debt service outstanding for the Series 2018A-1, 2018A-2, 2011A-1, and 2013 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Refunding Bonds, Series 2018A-1	\$ 650,464	\$ 650,464
Capital Improvement Revenue Refunding Bonds, Series 2018A-2	\$ 135,070	\$ 134,900
Capital Improvement Revenue Refunding Bonds, Series 2013	\$ 429,969	\$ 430,085

NOTE F – INTERFUND ACTIVITY

Interfund balances at September 30, 2022, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
<u>Debt Service Fund</u>	<u>General Fund</u>
	<u>\$ 128,894</u>

Interfund balances are the result of assessments collected in the General Fund on behalf of the Debt Service Fund were not remitted to the Debt Service Fund prior to year-end.

Interfund transfers for the year ended September 30, 2022, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
<u>Capital Projects Fund</u>	<u>General Fund</u>
	<u>\$ 135,552</u>

Interfund transfers are the result of budgeted monies from the General Fund to the Capital Projects Fund.

Capital Region Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE G – ECONOMIC DEPENDENCY

The Developers own a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks for each of the past three years.



Berger, Toombs, Elam, Gaines & Frank

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Capital Region Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated January 14, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Capital Region Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Capital Region Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Capital Region Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Capital Region Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Capital Region Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 14, 2023



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

Report on the Financial Statements

We have audited the financial statements of the Capital Region Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated January 14, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated January 14, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Capital Region Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Capital Region Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Capital Region Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Capital Region Community Development District. It is management's responsibility to monitor the Capital Region Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, Capital Region Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: The District paid 8 nonemployee independent contractors in September 2022.
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$7,800.
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: The District paid \$1,694,220 to nonemployee independent contractors.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District has no construction projects at this time.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Capital Region Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Capital Region Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
The amount of special assessments collected by or on behalf of the District was \$122.42 – \$14,948.44 for the General Fund and \$156.69 – \$21,400.59 for the Debt Service Fund.
- 2) Total special assessments collected was \$4,613,350 of which \$1,841,031 was for the General Fund and \$2,772,319 was for the Debt Service Fund.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2013, \$6,485,000, matures May 2032, Series 2018A1, \$14,800,000 matures May 2039, Series 2018A2, \$1,975,000, matures May 2031 and Series 2021, \$2,550,000, matures May 2031.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 14, 2023



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Capital Region Community Development District
Leon County, Florida

We have examined Capital Region Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Capital Region Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Capital Region Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Capital Region Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Capital Region Community Development District's compliance with the specified requirements.

In our opinion, Capital Region Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

January 14, 2023

SEVENTH ORDER OF BUSINESS

**AGREEMENT BETWEEN THE CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT AND FORESTECH CONSULTING, INC. DBA F4 TECH,
FOR PRESCRIBED BURNING**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2023, by and between:

Capital Region Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Tallahassee, Leon County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

ForesTech Consulting, Inc. d/b/a F4 Tech, a Florida corporation, with a mailing address of 3059 Highland Oaks Terrace, Tallahassee Florida, 32301 (“**Contractor**”, together with District, “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide prescribed burn services for ecological and fuel reduction purposes; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide prescribed burn services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A. Contractor shall provide prescribed burn services, as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.
- B. Services shall commence upon execution of this Agreement and be completed based upon favorable weather conditions as soon as can be accomplished, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein. Contractor anticipates the Services will take within three (3) days after commencement.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the Operations Manager, Robert Berlin. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.
- H. Contractor shall (i) keep District advised as to its progress of the Services and if requested by District shall provide regular reports in a format reasonably requested by District; (ii) allow District access to review Contractor's work in Contractor's

performance of the Services; (iii) timely perform the Services; and (iv) keep accurate records relating to the Services and retain such records for a period of five (5) years or as required by customer or law. District shall have the right to audit such records upon reasonable notice to Contractor.

SECTION 3. COMPENSATION AND PAYMENT.

- A.** The District shall pay Contractor Eight Thousand Dollars (\$8,000.00) for the Services as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the Services pursuant to the terms of this Agreement. The District shall provide payment within forty-five (45) days of receipt of invoices. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Services.
- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants that, in providing the Services, it will deploy only those employees and/or contractors with suitable training, experience, capability skill and licenses. Contractor warrants that all Services performed by its employees, agents, successors or assigns under this Agreement will be performed in a good and workmanlike manner, at least in accordance with the generally accepted practices and procedures in the industry. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient Services. If any of the Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the insurance types and minimums as identified in **Exhibit B** attached hereto and incorporated herein by this reference.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the Services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Capital Region Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

cc: Robert Berlin, District Operations Manager
(850) 727-5310
rberlin@gmsnf.com

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

F4 Tech
3059 Highland Oaks Terrace
Tallahassee, Florida 32301
Attn: Richard W. Davis, III

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by

providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Leon County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**FORESTECH CONSULTING, INC.
DBA F4 TECH**, a Florida corporation

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit B: Insurance Limits Requirements

EXHIBIT A

Statement of Work No.: 1

Dated / Time for Identification: January ___, 2023

This Statement of Work is issued in accordance with the Agreement dated January ___, 2023. ("Agreement"), by and between F4 TECH and CLIENT. Any term not otherwise defined, shall have the meaning specified in the Agreement.

GENERAL PROJECT OVERVIEW

Prescribed burns will be conducted for ecological and fuel reduction purposes. F4 TECH will perform a prescribed burn on approximately (+/-) 40.3 acres. Figure 1

F4 Tech Services shall include preparation of smoke management plans and prescriptions, fireline preparation, burn implementation, coordination, post burn mop-up and monitoring, and if needed wildfire suppression. All prescribed burns conducted under this Contract will be conducted under the oversight of a Certified Prescribed Burn Manager (Burn Boss) per Section 590.125, F.S. and 51-2, F.A.C

F4 Tech will provide trained staff in conducting prescribed burns, a type 6 equivalent engine a type 7 engine (both with water tanks & pumps), a UTV, and/or an ATV, and equipment, tools, transportation, and supplies, required to complete the work.

DELIVERABLES AND FEES

The fee for burning the 40.3 acres and all other service identified above is **\$8,000.00**.

Unless expressly included on a Statement of Work, all travel, expenses, costs, travel and time shall be the responsibility of F4 TECH.

COMMENCEMENT DATE, TIMELINES, AND FINAL DELIVERY DATE

F4 TECH will commence work after execution of this statement of work, but plans on performance based on favorable weather conditions, as soon as can be accomplished after execution. Due to the location and its proximity to Capital Circle and schools within Southwood, the burn can only be performed with winds out of the north or northwest and are subject to Florida Forest Service's approval and issuance of a burn authorization number. Figure 2

The line preparation for the area will take 1 to 2 days and the burn of 40.3 acres is planned for 1 day period, and mop-up & post check-up monitoring of the burn as needed.

Upon completion of the prescribed burns, F4 TECH will invoice CLIENT and CLIENT will pay F4 Tech within 30 Days of receipt of the invoice.

Figure 1. Location and area map



Figure 2. Burn zone and adjacent smoke sensitive areas from FFS.



EXHIBIT B
INSURANCE LIMITS REQUIREMENTS

General Liability		
	Each Occurrence	\$ 1,000,000
	Damage to Rented Premises	\$ 100,000
	Medical Expense	\$ 5,000
	Personal and Adv. Injury	\$ 1,000,000
	General Aggregate	\$ 2,000,000
	Products - Comp/OP Aggregate	\$ 2,000,000
Automobile Liability (owned, non-owned and hired)		
	Combined Single Limit (Each Accident)	\$ 2,000,000
Workers Compensation and Employers' Liability		
	Each Accident	\$ 1,000,000
	Disease (Each Employee)	\$ 1,000,000
	Disease (Policy Limit)	\$ 1,000,000
Professional Liability		
	Each Occurrence	\$ 1,000,000
Prescribed Burn Liability		
	Each Occurrence	\$ 1,000,000
Umbrella		
	Each Occurrence	\$ 2,000,000
	Aggregate	\$ 2,000,000

EIGHTH ORDER OF BUSINESS

C.

1.

Monday 1/2/23	Tuesday 1/3/23	Wednesday 1/4/23	Thursday 1/5/23	Friday 1/6/23
Weather of the Week				
Hi 97°F Lo 62°F	Hi 83°F Lo 68°F	Hi 71°F Lo 69°F	Hi 73°F Lo 49 F	Hi 66°F Lo 36°F
		Rain Day		
Full Maintenance				
Biltmore Ave (Units 16,2,25)	UNIT 1:Mulberry Park Blvd UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr		Mossy Creek Lane (Units 4,6,9) UNIT 14:Green Space UNIT 19:Twain Park UNIT 2:Newberry Parks UNIT 21 & Arch Site:Arch Site Exterior	Blair Stone Rd (Units 5,17) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Verdura Point Park UNIT 35:Merchants Row West
Debris Cleanup				
			ROWS, Parks, Ponds & Common Areas	
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
Detail Service				
Clean Drains - Storm Prep	Clear Grates - Storm Prep	UNIT 35:Merchants Row Entry Feature		
IPM				
Post-Emergent: Product Used - Certainty - Trimec Southern				
				Bermuda Plot (CP) Four Oaks Blvd (Units 1,17,29) UNIT 2:Carollton Park UNIT 2:Newberry Parks
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
Tot Lot				Tot Lot ROW, Parks, Ponds a & Common Areas
Irrigation				
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
23	17	1/2	Cleaning Valve Boxes	
18	35	1/3	Cleaning Valve Boxes	
18	35	1/5	Cleaning Valve Boxes	
6	3	1/5	Cleaning Valve Boxes	
Additional Contracted Work				
Unit	Date	Description		Invoice Number
31	1/3	Removal of deadwood and vines from oak trees along Biltmore		194937
1	1/4	Trimming street trees along Four Oaks		194940
FL080	1/3	Removal of fallen tree and debris		194942
16	1/3	Removal of fallen tree and debris		194943
37	1/6	Installation of fence & signs		194944
Storm Clean-up/ Debris				
			ROW, Parks Ponds and Common Areas	
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 1/9/23	Tuesday 1/10/23	Wednesday 1/11/23	Thursday 1/12/23	Friday 1/13/23
Weather of the Week				
Hi 67°F Lo 50°F	Hi 69°F Lo 40°F	Hi 75°F Lo 37°F	Hi 76°F Lo 60 F	Hi 53°F Lo 42°F
Full Maintenance				
UNIT 27:New Village	Central Park		NON-UNIT:Dog Park	
Standard Maintenance				
UNIT 27:TR221A				
Debris Cleanup				
CP	CP	ROWS, Parks, Ponds & Common Areas CP	ROWS, Parks, Ponds & Common Areas CP	CP
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
Detail Service				
Clean Drains - Storm Prep	Clear Grates - Storm Prep	UNIT 35:Merchants Row Entry Feature		
Weekend Services				
IPM				
Post-Emergent: Product Used - Celsius XTRA				
Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29)	Blair Stone Rd (Units 5,17) Four Oaks Blvd (Units 1,17,29)	NON-UNIT:Goldenrod & FL162 UNIT 16:Salinger Way UNIT 26:Strolling Way Parks UNIT 30:Woodland Fields Park UNIT 36:Bluff Oak Way UNIT 7:Riverton (Grove Park to Four Oaks)		
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
Tot Lot	ROW, Parks Ponds & Common Areas			Tot Lot
Irrigation				
Irrigation Inspection				
		Controller 19, Unit 5 LSF-3:Maple Ridge Common Areas & ROWS		Controller 5, Unit 3
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
22	16	1/10	Clock Repair	
TC1 Pond	1	1/10	Stuck Valve	
5	3-Jan	1/13	Check Decoders	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
10	Orange Ave	1/12	Mainline Repair	194950
19	5	1/11	Pipe Repair-Replace Sprayheads Nozzles	194951
27	2	1/12	Mainline Repair	194952
LSF-3	Maple Ridge	1/11	Replace-Rotor/Sprayheads/Nozzles	194953
Additional Contracted Work				
Unit	Date	Description		Invoice Number
23	11/12	Installation of Signs in Alley off Colleton Court		194949
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.				



CRCDD Weekly Review

Monday 1/16/23	Tuesday 1/17/23	Wednesday 1/18/23	Thursday 1/19/23	Friday 1/20/23
Weather of the Week				
Hi 66°F Lo 28°F	Hi 73°F Lo 43°F	Hi 73°F Lo 59°F	Hi 82°F Lo 54 F	Hi 70°F Lo 43°F
MLK Holiday				
Full Maintenance				
	UNIT 14:Avon Park	UNIT 1:Mulberry Park Blvd UNIT 2:Newberry Parks UNIT 2:Tremont	UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 17:Shady View Pond (WD260) UNIT 2:Newberry Parks	UNIT 16:Poe Park UNIT 19:Twain Park
Standard Maintenance				
CP - Edging Trees - Mulching Leaf Matter	CP - Edging Trees - Mulching Leaf Matter	CP - Edging Trees - Mulching Leaf Matter	CP - Edging Trees - Mulching Leaf Matter	CP - Edging Trees - Mulching Leaf Matter
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
Detail Service				
Clean Drains - Storm Prep	Clear Grates - Storm Prep	UNIT 35:Merchants Row Entry Feature	CP - Edging	CP - Edging
IPM				
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
ROW, Parks, Ponds & Common Areas	Tot Lot			ROW, Parks, Ponds, & Common Areas
Irrigation				
Irrigation Inspection				
			NON-UNIT:Dog Park	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
4	1	1/19	Valve Replaced	194956
9	39909	1/16	Mainline Repair	194957
Additional Contracted Work				
Unit	Date	Description		Invoice Number
CP	1-17 to 1-20	Sand Box		194958
Work in Progress				
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.				

Monday 1/23/23	Tuesday 1/24/23	Wednesday 1/25/23	Thursday 1/26/23	Friday 1/27/23
Weather of the Week				
Hi 59°F Lo 45°F	Hi 66°F Lo 38°F	Hi 70°F Lo 66°F	Hi 58°F Lo 37 F	Hi 59°F Lo 34°F
		Rain Day		
Full Maintenance				
	Blair Stone Rd (Units 5,17)		UNIT 17:Shady View Pond (WD260) UNIT 5:Drayton Drive	UNIT 27:New Village UNIT 31:Parks, Green Space, Rows, Lift Sta
Debris Cleanup				
Four Oaks Blvd (Units 1,17,29)			Central Park ROWS, Parks, Ponds & Common Areas	Hemingway Blvd & Trail (Units 2,4) ROWS, Parks, Ponds & Common Areas
Mulch				
Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)		Four Oaks Blvd (Units 1,17,29)	
Pruning				
	Pruning of Suckers from Trees		Pruning of Suckers from Trees	
Detail Service				
Clean Drains - Storm Prep	Clear Grates - Storm Prep		CP - Edging	CP - Edging
IPM				
Post-Emergent: Product Used - Celsius XTRA				
			Bermuda Plot (CP) UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 31:Magnolia Park (Rows, Parks & Pond)	Bermuda Plot (CP)
Non-Selective: Product used - RoundUp Quick Pro - Compare N Save & Diquat				
	Blair Stone Rd (Units 5,17)			
Irrigation				
Irrigation Inspection				
Controller - Artemis Way				
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
13	10	1/27	Cleaning Valve Boxes	
7	23	1/27	Cleaning Valve Boxes	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
30-Artemis Way		1/23	Wire Repair/Replace Sprayheads & Nozzles	194962
Additional Contracted Work				
Unit	Date	Description		Invoice Number
CP	1-17 & 1-26	Tot Lot Playground Mulch		194959
Storm Clean-up/ Debris				
			ROW, Parks, Ponds & Common Areas	
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: January 31, 2023

***To: Sara Sweeting via email
Capital Region Recording Secretary***

***From: Robert Berlin
Capital Region Director of Operations***

***Re: Capital Region CDD
Monthly Director's Report for
January 2023***

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 – New Year's Holiday (2 January)
2. All Pro performing irrigation service and valve box cleaning in Unit 35, removing deadwood and vines from Oaks along Biltmore in Unit 31 Phase 3 (3 Jan)
3. All Pro/Miller Tree Service trimming limbs from face of townhomes along Four Oaks Blvd between Alcott Drive and Mulberry Park Blvd to allow siding installation (4 Jan)

4. Searched Mission Lake shoreline in response to homeowner report of sunken car, Strong front moving through with heavy rain field operations suspended 10:00 am, brief conference call at 4:00 pm (5 Jan)
5. All Pro installing fencing and No Dumping/No Trespassing signage along cul-de-sac at north end of Esplanade Way, marked one way sign locations in Unit 15 alleyway and had All Pro call for locates (6 Jan)
6. All Pro repairing broken irrigation on Orange Ave opposite Storm water management facility FL 080 suspect broken by Sandco while cleaning sediment from same (9 Jan)
7. Responded to HOA on concerns about hedge material in drainage easement in Unit 32 phase 3, spoke with D. R. Horton rep on assessment costs for property crossing LDR-3 east of Southwood Plantation Road also received site plan for same, (10 Jan)
8. Working with Staff on 2022 CDD audit, received request to allow Zomad Bakery to sell in Central Park rather than at current approved site in Dog Park, sent photos to homeowner concerning construction debris left in common area Unit 2 aka Endicott Park in response to broken irrigation in same (11 Jan)
9. Put out signage and set up Community Center for monthly District Meeting, spoke with City of Tallahassee Accounts Billing Department on alleyway lighting and supplied City of Tallahassee Electric with same, All Pro installed one way signage in Unit 15 alleyway as per resident request, responded to concerns about illegal parking in Town Center "common area" (12 Jan)
10. Broke down Community Center and picked up signage from CDD meeting, spoke with City of Tallahassee on crosswalk at Community Center and ADA compliant mail kiosk in LSF-7, responded to request for assessment totals for 6 acre portion in LSF-3 by D.R. Horton, met with M-Inc on proposal for crosswalk at Longfellow and Grove Park Drive (13 Jan)
11. All Pro repairing mainline irrigation break along Mossy Creek Lane (16 Jan)
12. All Pro begins removal of paver walk and border at Tot Lot, begin grading for sod and mulch addition (17 Jan)
13. All Pro digging new sand box and forming berm around same, final grading for sod and spreading of existing mulch remaining in compound with new mulch delivery scheduled on 26 January (18 Jan)
14. All Pro sodding old lead walks to Tot Lot after paver removal and berm around sand box, All Pro replacing irrigation valve in Unit 1 (19 Jan)

15. Closed off portion of Community Center parking lot for sand delivery scheduled for 7:30am, All Pro filling sandbox and spreading sand (20 Jan)
16. All Pro replacing spray heads and tracing possible wire connection by Charter School into District system, found and removed wiring, reset controller and wet tested system function (23 Jan)
17. All Pro sodding last area of new sand box at Tot Lot also troubleshooting irrigation wiring concerns along Artemis Way right of way in Unit 50 (24 Jan)
18. On conference call with District Counsel, DR Horton and their Counsel to discuss DRI boundary removal and property assessments, heavy rain event (with tornado warning) beginning at 10am, all field operations suspended (25 Jan)
19. Fresh mulch for Tot Lot arrives and All Pro adding to areas needed in same, GMS inspection of Tot Lot structure, responded to request for O & M assessment cost on 6.36 acres from DR Horton (26 Jan)
20. Met All Pro concerning down pine trees in swale behind lot in LSF-3 aka Maple Ridge and need to contact HOA to get owner permission to remove dead trees from same, met with All Pro on regrading swale at north end of Tot Lot due to loss of mulch in heavy rain events (27 Jan)
21. Emailed staff on assessment methodology and O & M assessment assignment of bulk acreage, All Pro removed trash on St. Joe site at Goldenrod and Jasmine Hill as per request from HOA, Miller Tree Service clearing broken limbs in Newberry Park Median and Unit 21 Mission site (30 Jan)
22. Set up field meeting with City of Tallahassee Growth Management and M-Inc for new crosswalk at Longfellow and Grove Park, working with homeowner on special event in Central Park in November 2023, spoke with District Engineer and St. Joe on final approval of Unit 31 Phase 3 by COTGM (31 Jan)

Lake and SWMF Maintenance

Sandco restoring Storm Water Facility FL 080

Southwood Infrastructure Report/Status: (K. Bishop/GMS)

COT continues sidewalk repairs in various areas

Security/Accident Reports:

None this month

Special Events:

None this month

Open Items:

Crosswalk at Community Center and Longfellow Road

Sand Box at Tot Lot Completed

Controlled burn SB 111C and WD 005

Should you have any questions or comments regarding the above information, please feel free to contact Robert Berlin at (850) 727-5310

3.

	<u>JAN ACTUAL</u>	<u>JAN BUDGET</u>	<u>\$ VARIANCE</u>	<u>% VARIANCE</u>	<u>COMMENTS</u>
34000 Management fees	\$ 11,576.25	\$ 11,576.25	\$ -	0.00%	GMS FY 2023 contracted services
34500 Security		\$ 583.33	\$ 583.33	100.00%	None online this month
34010 Communications		\$ -	\$ -	0.00%	Not included in budget for FY 2023
43000 Utilities		\$ 3,750.00	\$ 3,750.00	100.00%	
46200 Landscape Maint. Contracted	\$ 86,947.07	\$ 86,947.07	\$ -	0.00%	All Pro FY 2023 contracted services
46225 Landscape Maint. New Units	\$ 110.16	\$ 458.33	\$ 348.17	75.97%	New Doggi Pots in LDR-5 and Unit 23
46500 Pond Maint. Contract	\$ 332.00	\$ 416.67	\$ 84.67	0.00%	Monthly FL 130 algae treatment
46525 Pond Maint. New Units		\$ -	\$ -	0.00%	Not included in budget for FY 2023
46550 Pond Repairs Current Units		\$ 3,333.33	\$ 3,333.33	0.00%	None online this month
46675 Pond Repairs New Units		\$ -	\$ -	0.00%	Not included in budget for FY 2023
46800 SWMF Operating Permit Fees	\$ 1,377.00	\$ 344.17	\$ (1,032.83)	-300.10%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 4,507.07	\$ 4,507.07	\$ -	0.00%	All Pro FY 2023 contracted services
46425 Irrig. Maint. New Units		\$ 41.67	\$ 41.67	100.00%	None online this month
46450 Irrig. Repairs Current Units	\$ 1,990.25	\$ 3,750.00	\$ 1,759.75	0.00%	Standard irrigation repairs
46475 Irrig. Repairs New Units		\$ -	\$ -	0.00%	Not included in budget for FY 2023
46465 Irrig. System Upgrades		\$ -	\$ -	0.00%	Not included in budget for FY 2023
46480 Pump Station Maintenance		\$ -	\$ -	0.00%	Not included in budget for FY 2023
47000 Preserve Maintenance	\$ 1,500.00	\$ 3,333.33	\$ 1,833.33	55.00%	Berm restoration along Tot Lot for Community Center drainage
46485 Tot Lot Inspection/Maintenance	\$ 3,841.00	\$ 625.00	\$ (3,216.00)	-514.56%	New mulch and installation
46490 Storm Event/Repair/Cleaning	\$ 7,300.00	\$ 3,166.67	\$ (4,133.33)	0.00%	Clean up of large Oak trees along Biltmore Ave in Unit 31
46495 Reuse Retrofit		\$ -	\$ -	0.00%	Not included in budget for FY 2023
46520 Alleyway Maintenance	\$ 657.15	\$ 416.67	\$ (240.48)	-57.72%	Alleyway signage installation in Unit 15
46900 Miscellaneous Maintenance		\$ 625.00	\$ 625.00	100.00%	None online this month
49400 Special Events		\$ 416.67	\$ 416.67	100.00%	None online this month
46650 Other - Contingency	\$ 1,400.00	\$ 416.67	\$ (983.33)	-236.00%	Street Tree trimming for Siding install Unit 1 Townhomes on Four Oaks
65000 Budget Stabilization		\$ -	\$ -	0.00%	Not included in budget for FY 2023
61000 Capital Expenditures	\$ 8,154.12	\$ 2,083.33	\$ (6,070.79)	-291.40%	Sand Box at Tot Lot, Fencing at north end Esplanade at cul de sac
60000 Reserve for Capital - R&R		\$ 14,583.33	\$ 14,583.33	100.00%	None online this month
46910 Common Area Maintenance		\$ 666.67	\$ 666.67	100.00%	None online this month
TOTAL	\$ 129,692.07	\$ 142,041.22	\$ 12,349.15	8.69%	

	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>\$ VARIANCE</u>	<u>% VARIANCE</u>	<u>COMMENTS</u>
34000 Management fees	\$ 46,305.00	\$ 46,305.00	\$ -	0.00%	GMS FY 2023 contracted services
34500 Security	\$ 1,260.00	\$ 2,333.33	\$ 1,073.33	46.00%	Halloween road closures
34010 Communications		\$ -	\$ -	0.00%	Not included in budget for FY 2023
43000 Utilities	\$ 9,580.00	\$ 15,000.00	\$ 5,420.00	36.13%	
46200 Landscape Maint. Contracted	\$ 347,788.28	\$ 347,788.28	\$ -	0.00%	All Pro FY 2023 contracted services
46225 Landscape Maint. New Units	\$ 385.56	\$ 1,833.33	\$ 1,447.77	78.97%	New Doggi Pots in LDR-5 and Unit 23
46500 Pond Maint. Contract	\$ 5,377.00	\$ 1,666.67	\$ (3,710.33)	0.00%	Monthly FL 130 algae treatment
46525 Pond Maint. New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
46550 Pond Repairs Current Units	\$ 8,725.00	\$ 13,333.33	\$ 4,608.33	0.00%	None online this month
46575 Pond Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
46600 SWMF Operating Permit Fees	\$ 1,377.00	\$ 1,376.67	\$ (0.33)	-0.02%	COTGM Operating Permit Fee for SWMF
46400 Irrig. Maint. Contracted	\$ 18,028.28	\$ 18,028.28	\$ -	0.00%	All Pro FY 2023 contracted services
46425 Irrig. Maint. New Units	\$ -	\$ 166.67	\$ 166.67	100.00%	None online this month
46450 Irrig. Repairs Current Units	\$ 15,628.75	\$ 15,000.00	\$ (628.75)	0.00%	Standard irrigation repairs
46475 Irrig. Repairs New Units	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
46465 Irrig. System Upgrades	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
46480 Pump Station Maintenance	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
47000 Preserve Maintenance	\$ 11,644.00	\$ 13,333.33	\$ 1,689.33	12.67%	Berm restoration along Tot Lot for Community Center drainage
46485 Tot Lot Inspection/Maintenance	\$ 3,841.00	\$ 2,500.00	\$ (1,341.00)	-53.64%	New mulch and installation
46490 Storm Event/Repair/Cleaning	\$ 18,660.00	\$ 12,666.67	\$ (5,993.33)	0.00%	Clean up of large Oak trees along Biltmore Ave in Unit 31
46495 Reuse Retrofit	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
46520 Alleyway Maintenance	\$ 708.68	\$ 1,666.67	\$ 957.99	57.48%	Alleyway signage installation in Unit 15
46900 Miscellaneous Maintenance	\$ 2,610.00	\$ 2,500.00	\$ (110.00)	-4.40%	None online this month
49400 Special Events	\$ -	\$ 1,666.67	\$ 1,666.67	100.00%	None online this month
46650 Other - Contingency	\$ 1,828.65	\$ 1,666.67	\$ (161.98)	-9.72%	Street Tree trimming for Siding install Unit 1 Townhomes on Four Oaks
65000 Budget Stabilization	\$ -	\$ -	\$ -	0.00%	Not included in budget for FY 2023
61000 Capital Expenditures	\$ 11,245.92	\$ 8,333.33	\$ (2,912.59)	-34.95%	Sand Box at Tot Lot, Fencing at north end Esplanade at cul de sac
60000 Reserve for Capital - R&R	\$ 6,720.00	\$ 58,333.33	\$ 51,613.33	88.48%	None online this month
46910 Common Area Maintenance	\$ -	\$ 2,666.67	\$ 2,666.67	100.00%	None online this month
TOTAL	\$ 511,713.12	\$ 568,164.89	\$ 56,451.77	9.94%	