

CAPITAL REGION
Community Development District

November 9, 2023

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

November 2, 2023

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Capital Region Community Development District Board of Supervisors Meeting is scheduled for **Thursday, November 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. Approval of Consent Agenda
 - A. Approval of the Minutes of the October 12, 2023 Meeting
 - B. Balance Sheet as of September 30, 2023 and Statement of Revenues & Expenditures for the Period Ending September 30, 2023
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Request for Reconsideration of Proposed Shared Cost for Restoration of Pond FL080
- V. Consideration of Resolution 2024-02, Amending the Fiscal Year 2023 General Fund Budget
- VI. Consideration of Investment Banking Agreement with MBS Capital Markets
- VII. Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2023

- VIII. Consideration of Third Amendment to Landscape & Irrigation Maintenance Services Agreement with All Pro Landcare for Fiscal Year 2024
- IX. Discussion of Verdura Lake Maintenance Plan
- X. Authorization for Staff to Open an SBA Account for Capital Reserve Fund
- XI. Staff Reports
 - A. Attorney
 - B. Dantin Consulting
 - C. Property Management
 - 1. All Pro Reports
 - 2. Operations Memorandum
 - D. Manager
- XII. Supervisors Requests
- XIII. Audience Comments
- XIV. Next Scheduled Meeting: January 11, 2024 @ 6:30 p.m.
- XV. 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 –
- E. HOA Coordination – *Supervisor Frank*
- F. City/County Coordination – *Chairman Rojas*
- G. Community Liaison – *Supervisor Kelley*

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, October 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
David Frank	Vice Chairman
Chuck Urban	Supervisor
Susan Burns	Supervisor
Matthew Vogel	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel by telephone
Corbin deNagy	Operations Manager - GMS
Robert Berlin	Director of Operations - GMS
Several Residents	

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Rojas called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

The next item taken out of order.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the September 5, 2023 Meeting**
- B. Balance Sheet as of August 31, 2023 and Statement of Revenues & Expenditures for the Period Ending August 31, 2023**
- C. Allocation of Assessments**
- D. Check Register**

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

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. Rojas stated we are going to fill one vacancy tonight and we have the option to fill another seat; Brian will be stepping down.

On MOTION by Mr. Rojas seconded by Mr. Frank with all in favor Brian Kelley’s resignation was accepted.

A. Consideration of Candidates to Fill Board Vacancy

Mr. Vogel and Ms. Burns gave an overview of their backgrounds and expressed their interest in serving on the board.

Mr. Oliver stated we did receive five resumes from people who are interested in serving on the board that were included in the agenda package. The first seat we will fill is Seat no. 5 that was vacated by Corbin deNagy with a term ending November 2026. The seat that Brian Kelley resigned from today expires in November 2024.

After discussion the board took the following action:

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor Susan Burns was appointed to fill the vacancy in seat 5 with an expiration of November 2026.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Ms. Burns.

On MOTION by Mr. Frank seconded by Mr. Urban with all in favor Matthew Vogel was appointed to fill the vacancy in Seat 2 with a term expiring in November 2024.

D. Oath of Office for Newly Appointed Supervisor

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Mr. Vogel.

Mr. Oliver gave an overview of the public records law, sunshine law, and suggested that they set up a separate email account for CDD business and that they would receive a copy of Chapter 190, F.S., forms to be filled out and filed with the supervisor of elections office, and with the district office payroll.

E. Election of Officers, Resolution 2024-01

On MOTION by Ms. Burns seconded by Mr. Rojas with all in favor Resolution 2024-01 was approved reflecting the following officers: Kyle Rojas chairman, David Frank vice chairman, James Oliver secretary and treasurer, Chuck Urban, Susan Burns and Matthew Vogel assistant secretaries, Rich Hans, Patti Powers, assistant treasurers and Howard McGaffney, Marilee Giles, Daniel Laughlin and Darrin Mossing assistant treasurers and assistant secretaries.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated Corbin and Robert emailed the board about the two PUD amendments that the neighborhood had been notified about for your information. It doesn't directly impact or involve the district. I have not reviewed them in detail and would not do that unless the board directed me to do so. If you have any questions or if there is any desire for the board to have us look into it further now would be the time to let me know.

Mr. deNagy outlined the location and proposed changes of the two PUD amendments.

B. Dantin Consulting

There being none, the next item followed.

C. Property Management Report – All Pro Reports

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

Mr. Berlin outlined the request for the district to pay the invoice for cleaning the pond FL080.

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the board declined to pay the invoice for cleaning pond FL080.

Mr. deNagy provided maps showing roadblocks for the Halloween celebration and the request for officers to help with crowd control and presented a request to use the sand volleyball courts and district counsel was directed to prepare a license agreement for this use. The board was in favor of entering into a contract with a vendor to do stop bars in the alleyways in an amount not to exceed \$10,000 and to do the asphalt repair in Central Park in an amount not to exceed \$10,000.

D. Manager

Mr. Oliver stated I would like to go back to the attorney with the land use issue; she will need clear direction if you want her to provide a limited analysis.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

Ms. Burns stated I waive the \$200 supervisor pay.

Mr. Rojas asked Mr. Oliver to email the candidates to thank them for their interest and that the two seats have been filled.

SEVENTH ORDER OF BUSINESS

Audience Comments

A resident stated it seems like that pond [FL080] has a problem. Does it overflow into another pond?

Mr. Berlin stated that it’s a dry retention pond.

A resident stated we need one-way signs to clear up the confusion in the Unit 17 alleyways.

EIGHTH ORDER OF BUSINESS

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

Mr. Rojas stated the next meeting is scheduled for November 9, 2023 at 6:30 p.m. in the same location.

The meeting adjourned at 7:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
September 30, 2023



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Capital Region
Community Development District
Combined Balance Sheet
September 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Fund</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 164,299	\$ -	\$ -	\$ 164,299
Capital Reserve Account	-	-	296,346	296,346
Assessments Receivable	-	120,011	-	120,011
Due from General Fund Series 2013	-	112	-	112
Due from General Fund Series 2018A1	-	69	-	69
Due from General Fund Series 2021	-	21	-	21
<u>Investments:</u>				
Money Market Account	635,867	-	-	635,867
<u>Series 2013</u>				
Reserve	-	430,085	-	430,085
Revenue	-	377,986	-	377,986
<u>Series 2018A1</u>				
Reserve	-	650,464	-	650,464
Revenue	-	282,394	-	282,394
Prepayment	-	2,805	-	2,805
<u>Series 2018A2</u>				
Reserve	-	134,900	-	134,900
Revenue	-	56,270	-	56,270
<u>Series 2021</u>				
Revenue	-	50,808	-	50,808
Prepaid Expenses	25,765	-	-	25,765
Total Assets	\$ 825,931	\$ 2,105,925	\$ 296,346	\$ 3,228,202
Liabilities:				
Accounts Payable	\$ 9,560	\$ -	\$ -	\$ 9,560
Accrued Expenses	5,023	-	-	5,023
Due to Debt Service 2013	112	-	-	112
Due to Debt Service 2018A1	69	-	-	69
Due to Debt Service 2021	21	-	-	21
Total Liabilities	\$ 14,785	\$ -	\$ -	\$ 14,785
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 25,765	\$ -	\$ -	\$ 25,765
Restricted for:				
Debt Service - Series	-	2,105,925	-	2,105,925
Assigned for:				
Capital Reserve Fund	-	-	296,346	296,346
Unassigned	785,381	-	-	785,381
Total Fund Balances	\$ 811,146	\$ 2,105,925	\$ 296,346	\$ 3,213,417
Total Liabilities & Fund Balance	\$ 825,931	\$ 2,105,925	\$ 296,346	\$ 3,228,202

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,621,847	\$ 1,621,847	\$ 1,634,368	\$ 12,521
Special Assessments - Direct St Joe	303,918	303,918	303,918	0
Interest	1,000	1,000	36,270	35,270
Total Revenues	\$ 1,926,765	\$ 1,926,765	\$ 1,974,557	\$ 47,792
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,600	\$ 4,400
PR-FICA	918	918	581	337
Engineering	25,000	25,000	4,172	20,828
Attorney	57,000	57,000	22,522	34,478
Annual Audit	3,850	3,850	3,850	-
Annual Report	500	500	-	500
Assessment Administration	11,500	11,500	11,500	-
Arbitrage Rebate	1,800	1,800	1,200	600
Dissemination Agent	7,500	7,500	7,500	-
Trustee Fees	15,520	15,520	15,220	300
Management Fees	51,051	51,051	51,051	-
Information Technology	2,800	2,800	2,800	0
Website Maintenance	1,200	1,200	1,200	-
Records Storage	150	150	-	150
Travel & Per Diem	2,000	2,000	1,322	678
Telephone	300	300	171	129
Postage & Delivery	1,000	1,000	4,603	(3,603)
Insurance General Liability	20,457	20,457	11,195	9,262
Printing & Binding	2,000	2,000	812	1,188
Legal Advertising	3,500	3,500	4,480	(980)
Other Current Charges	1,600	1,600	442	1,158
Office Supplies	200	200	13	187
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	250	-	250
Total General & Administrative	\$ 222,270	\$ 222,270	\$ 152,408	\$ 69,862

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ -	\$ -	\$ 8,998	\$ (8,998)
Management Fees	138,915	138,915	138,915	(0)
Security	7,000	7,000	6,242	758
Utilities	45,000	45,000	61,684	(16,684)
Landscape Maintenance - Contract	1,043,365	1,043,365	1,043,365	(0)
Landscape Maint - New Units/Street Trees	5,500	5,500	1,597	3,903
Pond Maintenance - Contract	5,000	5,000	13,263	(8,263)
Pond Repairs - Current Units	40,000	40,000	33,838	6,162
SWMF Operating Permit Fees	4,130	4,130	6,426	(2,296)
Irrigation Maintenance - Contract	54,085	54,085	54,085	0
Irrigation Maintenance - New Units	500	500	80	420
Irrigation Repairs - Current Units	45,000	45,000	62,329	(17,329)
Preserve Maintenance	40,000	40,000	41,789	(1,789)
Tot Lot Inspection/Maintenance	7,500	7,500	3,841	3,659
Tree Removal/Trimming/Cleanup	38,000	38,000	48,435	(10,435)
Alleyway Maintenance	5,000	5,000	3,845	1,155
Miscellaneous Maintenance	7,500	7,500	9,570	(2,070)
Special Events	5,000	5,000	-	5,000
Other-Contingency	5,000	5,000	2,189	2,811
Capital Expenditures	25,000	25,000	62,206	(37,206)
Reserve for Capital - R&R	175,000	175,000	175,000	-
Common Area Maintenance	8,000	8,000	3,595	4,405
Subtotal Field Expenditures	\$ 1,704,495	\$ 1,704,495	\$ 1,781,292	\$ (76,797)
Total Operations & Maintenance	\$ 1,704,495	\$ 1,704,495	\$ 1,781,292	\$ (76,797)
Total Expenditures	\$ 1,926,765	\$ 1,926,765	\$ 1,933,700	\$ (6,935)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 40,857	\$ 40,857
Net Change in Fund Balance	\$ -	\$ -	\$ 40,857	\$ 40,857
Fund Balance - Beginning	\$ -		\$ 770,289	
Fund Balance - Ending	\$ -		\$ 811,146	

Capital Region
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Carry Forward Balance	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Total Revenues	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Expenditures:				
Other Charges	\$ 600	\$ 600	\$ -	\$ 600
Total Expenditures	\$ 600	\$ 600	\$ -	\$ 600
Excess (Deficiency) of Revenues over Expenditures	\$ 174,400	\$ 174,400	\$ 175,000	\$ 600
Net Change in Fund Balance	\$ 174,400	\$ 174,400	\$ 175,000	\$ 600
Fund Balance - Beginning	\$ 121,168		\$ 121,346	
Fund Balance - Ending	\$ 295,568		\$ 296,346	

Capital Region
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 381,325	\$ 381,325	\$ 384,993	\$ 3,668
Special Assessments - Commercial Tax Roll	480,804	480,804	484,344	3,540
Interest Income	100	100	40,062	39,962
Total Revenues	\$ 862,229	\$ 862,229	\$ 909,400	\$ 47,171
Expenditures:				
Interest - 11/1	\$ 183,901	\$ 183,901	\$ 183,901	\$ -
Principal - 5/1	500,000	500,000	500,000	-
Interest - 5/1	183,901	183,901	183,901	-
Total Expenditures	\$ 867,803	\$ 867,803	\$ 867,803	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (5,574)	\$ (5,574)	\$ 41,597	\$ 47,171
Net Change in Fund Balance	\$ (5,574)	\$ (5,574)	\$ 41,597	\$ 47,171
Fund Balance - Beginning	\$ 332,987		\$ 766,586	
Fund Balance - Ending	\$ 327,414		\$ 808,183	

Capital Region

Community Development District

Debt Service Fund Series 2018A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 320,392	\$ 320,392	\$ 328,682	\$ 8,290
Special Assessments - Commercial Tax Roll	175,762	175,762	177,046	1,284
Special Assessments - Direct St Joe	809,950	809,950	804,792	(5,158)
Interest Income	50	50	38,688	38,638
Total Revenues	\$ 1,306,154	\$ 1,306,154	\$ 1,349,207	\$ 43,054
Expenditures:				
Interest 1- 11/1	\$ 368,125	\$ 368,125	\$ 368,125	\$ -
Principal - 5/1	575,000	575,000	575,000	-
Interest - 5/1	368,125	368,125	368,125	-
Special Call - 5/1	-	-	20,000	(20,000)
Total Expenditures	\$ 1,311,250	\$ 1,311,250	\$ 1,331,250	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (5,096)	\$ (5,096)	\$ 17,957	\$ 23,054
Net Change in Fund Balance	\$ (5,096)	\$ (5,096)	\$ 17,957	\$ 23,054
Fund Balance - Beginning	\$ 385,047		\$ 1,037,785	
Fund Balance - Ending	\$ 379,951		\$ 1,055,742	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 272,757	\$ 272,757	\$ 275,782	\$ 3,025
Interest Income	-	-	9,866	9,866
Total Revenues	\$ 272,757	\$ 272,757	\$ 285,648	\$ 12,891
Expenditures:				
Interest 1- 11/1	\$ 44,773	\$ 44,773	\$ 44,773	\$ -
Principal - 5/1	180,000	180,000	180,000	-
Interest - 5/1	44,773	44,773	44,773	-
Special Call - 5/1	-	-	10,000	(10,000)
Total Expenditures	\$ 269,545	\$ 269,545	\$ 279,545	\$ (10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,212	\$ 3,212	\$ 6,103	\$ 2,891
Net Change in Fund Balance	\$ 3,212	\$ 3,212	\$ 6,103	\$ 2,891
Fund Balance - Beginning	\$ 50,126		\$ 185,068	
Fund Balance - Ending	\$ 53,337		\$ 191,170	

Capital Region
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,938	\$ 318,938	\$ 320,912	\$ 1,974
Interest Income	-	-	5,620	5,620
Total Revenues	\$ 318,938	\$ 318,938	\$ 326,532	\$ 7,594
Expenditures:				
Interest 1- 11/1	\$ 31,875	\$ 31,875	\$ 31,875	\$ -
Principal - 5/1	255,000	255,000	255,000	-
Interest - 5/1	31,875	31,875	31,875	-
Total Expenditures	\$ 318,750	\$ 318,750	\$ 318,750	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 188	\$ 188	\$ 7,782	\$ 7,594
Net Change in Fund Balance	\$ 188	\$ 188	\$ 7,782	\$ 7,594
Fund Balance - Beginning	\$ 42,905		\$ 43,048	
Fund Balance - Ending	\$ 43,093		\$ 50,830	

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 1,621,847	\$ -	\$ 72,876	\$ 1,421,536	\$ 15,015	\$ 16,541	\$ 32,024	\$ 36,237	\$ 3,059	\$ 36,914	\$ -	\$ 166	\$ -	\$ 1,634,368
Special Assessments - Direct St Joe	303,918	25,681	25,681	25,681	24,973	17,741	32,912	48,409	25,327	25,327	25,327	26,862		303,918
Interest	1,000	1,617	1,583	2,350	4,854	5,124	3,906	2,575	2,761	2,735	2,873	2,985	2,907	36,270
Total Revenues	\$ 1,926,765	\$ 27,298	\$ 100,140	\$ 1,449,567	\$ 44,842	\$ 39,406	\$ 68,842	\$ 87,221	\$ 31,146	\$ 64,975	\$ 28,199	\$ 30,013	\$ 2,907	\$ 1,974,557

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ -	\$ 1,000	\$ 1,000	\$ 600	\$ 800	\$ -	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ -	\$ 800	\$ 7,600
PR-FICA	918	-	77	77	46	61	-	61	46	77	77	-	61	581
Engineering	25,000	828	-	775	-	-	792	709	-	267	-	134	668	4,172
Attorney	57,000	2,784	1,467	1,956	1,547	2,080	508	1,796	2,274	1,780	5,036	1,296	-	22,522
Annual Audit	3,850	-	-	-	3,850	-	-	-	-	-	-	-	-	3,850
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,500	11,500	-	-	-	-	-	-	-	-	-	-	-	11,500
Arbitrage Rebate	1,800	-	-	-	600	600	-	-	-	-	-	-	-	1,200
Dissemination Agent	7,500	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Trustee Fees	15,520	-	-	4,148	-	-	-	11,071	-	-	-	-	-	15,220
Management Fees	51,051	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	4,254	51,051
Information Technology	2,800	233	233	233	233	233	233	233	233	233	233	233	233	2,800
Website Maintenance	1,200	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	154	150	-	227	227	220	208	-	-	135	-	-	1,322
Telephone	300	40	-	7	18	17	19	19	-	15	8	13	15	171
Postage & Delivery	1,000	1	56	-	11	218	75	86	75	10	1,999	2,062	11	4,603
Insurance General Liability	20,457	11,195	-	-	-	-	-	-	-	-	-	-	-	11,195
Printing & Binding	2,000	34	46	11	90	118	108	0	62	111	63	78	91	812
Legal Advertising	3,500	201	101	104	208	180	-	104	268	-	-	3,157	158	4,480
Other Current Charges	1,600	-	136	44	30	32	-	200	-	-	-	-	-	442
Office Supplies	200	-	6	-	6	0	0	-	0	0	0	-	0	13
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 222,270	\$ 32,125	\$ 8,251	\$ 13,333	\$ 12,445	\$ 9,546	\$ 6,935	\$ 20,266	\$ 8,537	\$ 8,472	\$ 13,530	\$ 11,952	\$ 7,016	\$ 152,408

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>														
Field Expenditures														
Property Insurance	\$ -	\$ 8,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,998
Management Fees	138,915	11,576	11,576	11,576	11,576	11,576	11,576	11,576	11,576	11,576	11,576	11,576	11,576	138,915
Security	7,000	5,882	-	360	-	-	-	-	-	-	-	-	-	6,242
Utilities	45,000	9,580	6,701	3,318	2,461	2,025	4,380	5,565	5,406	5,236	6,339	5,651	5,023	61,684
Landscape Maintenance - Contract	1,043,365	86,947	86,947	86,947	86,947	86,947	86,947	86,947	86,947	86,947	86,947	86,947	86,947	1,043,365
Landscape Maint - New Units/Street Trees	5,500	83	83	110	110	110	110	165	165	165	165	165	165	1,597
Pond Maintenance - Contract	5,000	332	4,381	1,397	332	332	1,397	1,098	766	1,831	332	-	1,065	13,263
Pond Repairs - Current Units	40,000	1,925	6,800	-	100	-	14,115	-	2,646	1,936	3,353	-	2,963	33,838
SWMF Operating Permit Fees	4,130	-	-	-	1,377	459	1,377	459	918	459	459	-	918	6,426
Irrigation Maintenance - Contract	54,085	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	4,507	54,085
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	21	22	9	9	9	9	80
Irrigation Repairs - Current Units	45,000	9,275	3,534	1,125	1,990	1,991	8,959	7,684	4,400	7,529	4,109	8,264	3,469	62,329
Preserve Maintenance	40,000	4,839	4,093	1,213	1,500	-	3,420	550	7,376	3,559	5,107	6,413	3,720	41,789
Tot Lot Inspection/Maintenance	7,500	-	-	-	3,841	-	-	-	-	-	-	-	-	3,841
Tree Removal/Trimming/Cleanup	38,000	2,990	7,770	900	7,300	3,450	1,205	5,951	4,968	6,050	650	1,820	5,382	48,435
Alleyway Maintenance	5,000	-	-	52	657	-	-	1,991	1,146	-	-	-	-	3,845
Miscellaneous Maintenance	7,500	844	1,778	6	-	6	165	570	-	5,195	6	-	1,001	9,570
Special Events	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Other-Contingency	5,000	-	129	-	1,400	-	-	-	-	620	40	-	-	2,189
Capital Expenditures	25,000	4,138	2,240	3,434	8,154	11,000	-	-	-	-	25,640	7,325	275	62,206
Reserve for Capital - R&R	175,000	-	-	-	175,000	-	-	-	-	-	-	-	-	175,000
Common Area Maintenance	8,000	-	-	-	-	625	-	-	537	-	2,018	368	47	3,595
Subtotal Field Expenditures	\$ 1,704,495	\$ 151,915	\$ 140,538	\$ 114,944	\$ 307,253	\$ 123,028	\$ 138,158	\$ 127,084	\$ 131,381	\$ 135,620	\$ 151,257	\$ 133,045	\$ 127,068	\$ 1,781,292
Total Operations & Maintenance	\$ 1,704,495	\$ 151,915	\$ 140,538	\$ 114,944	\$ 307,253	\$ 123,028	\$ 138,158	\$ 127,084	\$ 131,381	\$ 135,620	\$ 151,257	\$ 133,045	\$ 127,068	\$ 1,781,292
Total Expenditures	\$ 1,926,765	\$ 184,040	\$ 148,789	\$ 128,277	\$ 319,698	\$ 132,574	\$ 145,093	\$ 147,350	\$ 139,919	\$ 144,092	\$ 164,787	\$ 144,997	\$ 134,083	\$ 1,933,700
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (156,742)	\$ (48,649)	\$ 1,321,290	\$ (274,856)	\$ (93,168)	\$ (76,251)	\$ (60,129)	\$ (108,773)	\$ (79,116)	\$ (136,588)	\$ (114,985)	\$ (131,176)	\$ 40,857
Net Change in Fund Balance	\$ -	\$ (156,742)	\$ (48,649)	\$ 1,321,290	\$ (274,856)	\$ (93,168)	\$ (76,251)	\$ (60,129)	\$ (108,773)	\$ (79,116)	\$ (136,588)	\$ (114,985)	\$ (131,176)	\$ 40,857

Capital Region
Community Development District
Long Term Debt Report

Series 2013, Capital Improvement Refunding Bonds	
Interest Rate:	2.250%, 2.750%, 3.100, 3.600% 3.900%, 4.200%, 4.500%, 4.700%, 4.850%, 5.050%, 5.250%, 5.750%, 6.000%
Maturity Date:	5/1/2032
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$431,075
Reserve Fund Balance	430,085
Bonds Outstanding - 12/30/2013	\$9,855,000
Less: Principal Payment - 5/1/15	(\$370,000)
Less: Special Call 11/30/15	(\$5,000)
Less: Principal Payment - 5/1/16	(\$380,000)
Less: Principal Payment - 5/1/17	(\$390,000)
Less: Special Call 11/30/17	(\$5,000)
Less: Principal Payment - 5/1/18	(\$405,000)
Less: Principal Payment - 5/1/19	(\$420,000)
Less: Principal Payment - 5/1/20	(\$440,000)
Less: Special Call 5/1/20	(\$5,000)
Less: Special Call 11/1/20	(\$5,000)
Less: Principal Payment - 5/1/21	(\$455,000)
Less: Special Call 11/1/21	(\$5,000)
Less: Principal Payment - 5/1/22	(\$480,000)
Less: Special Call 5/1/22	(\$5,000)
Less: Principal Payment - 5/1/23	(\$500,000)
Current Bonds Outstanding	\$5,985,000

Series 2018 A-1, Capital Improvement Revenue Refunding Bonds	
Interest Rate:	4.125%, 4.625%, 5.125%
Maturity Date:	5/1/2039
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$653,047
Reserve Fund Balance	650,464
Bonds Outstanding - 3/12/18	\$16,935,000
Less: Principal Payment - 5/1/19	(\$490,000)
Less: Special Call - 5/1/19	(\$25,000)
Less: Special Call - 11/1/19	(\$5,000)
Less: Principal Payment - 5/1/20	(\$510,000)
Less: Special Call - 5/1/20	(\$15,000)
Less: Principal Payment - 5/1/21	(\$530,000)
Less: Special Call - 5/1/21	(\$10,000)
Less: Principal Payment - 5/1/22	(\$550,000)
Less: Special Call - 5/1/23	(\$20,000)
Less: Principal Payment - 5/1/23	(\$575,000)
Current Bonds Outstanding	\$14,205,000

Capital Region
Community Development District
Long Term Debt Report

Series 2018 A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	3.875%, 4.600%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$137,073	
Reserve Fund Balance	134,900	
Bonds Outstanding - 3/12/18		\$2,675,000
Less: Principal Payment - 5/1/19		(\$160,000)
Less: Special Call 5/31/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$165,000)
Less: Special Call 5/31/20		(\$5,000)
Less: Special Call 5/31/22		(\$10,000)
Less: Principal Payment - 5/1/21		(\$170,000)
Less: Principal Payment - 5/1/22		(\$175,000)
Less: Special Call 5/31/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$180,000)
Less: Special Call 5/31/23		(\$10,000)
Current Bonds Outstanding		\$1,785,000

Series 2021, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.500%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	-	
Bonds Outstanding - 2/18/21		\$2,800,000
Less: Principal Payment - 5/1/22		(\$250,000)
Less: Principal Payment - 5/1/23		(\$255,000)
Current Bonds Outstanding		\$2,295,000

C.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT RECEIPTS FISCAL YEAR 2023

ASSESSD 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	\$804,792.09	\$0.00	\$0.00	\$0.00	\$0.00	\$303,917.99	\$1,108,710.08
TOTAL DUE DIRECT INVOICE		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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
LEON CO DIST 5	01/19/23	\$4,671.95	\$0.00	\$4,206.38	\$0.00	\$5,472.37	\$0.00	\$12,102.20	\$26,452.90
INTEREST	01/31/23	\$586.80	\$312.73	\$578.66	\$491.85	\$687.33	\$855.54	\$2,912.73	\$6,425.64
LEON CO DIST 6	02/22/23	\$4,729.72	\$705.08	\$6,320.41	\$0.00	\$5,540.04	\$1,928.88	\$16,541.17	\$35,765.30
LEON CO DIST 7	03/17/23	\$3,921.78	\$5,006.05	\$3,982.64	\$7,774.57	\$4,593.68	\$13,695.05	\$32,023.97	\$70,997.74
INTEREST	04/28/23	\$39.73	\$31.48	\$49.13	\$64.71	\$46.54	\$86.11	\$262.57	\$580.27
LEON CO DIST 8	04/13/23	\$4,142.47	\$4,423.71	\$5,515.81	\$13,058.34	\$4,852.19	\$12,101.94	\$35,974.60	\$80,069.06
LEON CO DIST 9	05/15/23	\$1,452.34	\$0.00	\$608.86	\$0.00	\$1,701.16	\$0.00	\$3,059.06	\$6,821.42
LEON CO DIST 10	06/08/23	\$8,674.03	\$2,969.94	\$1,379.83	\$0.00	\$10,160.11	\$8,124.85	\$25,327.56	\$56,636.32
TAX CERTIFICATES	06/20/23	\$1,584.07	\$1,826.62	\$3,161.29	\$0.00	\$1,855.46	\$4,997.08	\$11,586.29	\$25,010.81
INTEREST	08/01/23	\$48.71	\$19.95	\$21.42	\$0.00	\$57.05	\$54.58	\$166.26	\$367.97
TOTAL RECEIVED TAX ROLL		\$328,681.72	\$177,045.79	\$320,911.97	\$275,781.74	\$384,993.33	\$484,343.80	\$1,634,368.88	\$3,606,127.23
TOTAL DUE TAX ROLL		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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%	100.00%	100.00%
% RECEIVED TAX ROLL		100.96%	100.74%	100.62%	100.60%	100.96%	100.74%	100.77%	100.78%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2023

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
9/1 - 9/30/23	3221-3236	\$220,734.45
TOTAL		\$ 220,734.45

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
9/06/23	00024	8/21/23	195700 202308 320-57200-46450	CONTR#24 U#2 IRR REP	*	121.52		
		8/21/23	195701 202308 320-57200-46450	CONTR#29 U#31 IRR REP	*	147.39		
		8/21/23	195702 202308 320-57200-46450	CONTR#3 U#1 IRR REP	*	379.13		
		8/21/23	195703 202308 320-57200-46450	CONTR#9 U#4,6,9 IRR REP	*	3,490.57		
		8/22/23	195705 202308 320-57200-46490	U#10 STORM DRAIN CLEANUP	*	1,300.00		
		8/28/23	195710 202308 320-57200-46450	CONTR#13 U#10 IRR REP	*	120.23		
		8/28/23	195711 202308 320-57200-46450	CONTR#15 ORNGE AV IRR REP	*	168.28		
		8/28/23	195712 202308 320-57200-46450	CONTR#24 U#2 IRR REP	*	382.69		
		8/28/23	195713 202308 320-57200-46450	CONTR#29 U#31 IRR REP	*	115.20		
ALL-PRO LAND CARE OF TALLAHASSEE							6,225.01	003221
9/06/23	00157	8/18/23	081823 202308 320-57200-47000	PRESSURE CLEAN NATURE TRL	*	3,052.80		
		8/18/23	081823 202308 320-57200-47000	PRESSURE CLEAN NATURE TRL	*	860.40		
		8/18/23	081823 202308 320-57200-46910	PRESSURE CLEAN SIDEWALK	*	192.75		
		8/18/23	081823 202308 320-57200-46910	PRESSURE CLEAN WOODEN BRG	*	175.00		
DAVE BORDEN							4,280.95	003222
9/06/23	00061	9/01/23	511 202309 310-51300-34000	SEP 23 - MGMT FEES	*	4,254.25		
		9/01/23	511 202309 310-51300-35110	SEP 23 - WEBITE ADMIN	*	100.00		
		9/01/23	511 202309 310-51300-35100	SEP 23 - IT	*	233.33		
		9/01/23	511 202309 310-51300-31300	SEP 23 - DISSEMINATION	*	625.00		
		9/01/23	511 202309 310-51300-51000	SEP 23 - OFFICE SUPPLIES	*	.15		
		9/01/23	511 202309 310-51300-42000	SEP 23 - POSTAGE	*	10.75		
		9/01/23	511 202309 310-51300-42500	SEP 23 - COPIES	*	90.60		
		9/01/23	511 202309 310-51300-41000	SEP 23 - TELEPHONE	*	15.19		
GOVERNMENTAL MANAGEMENT SERVICES							5,329.27	003223
CAPR CAPITAL REGION TCESSNA								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/06/23	00458	8/16/23	INV75038	202308 320-57200-61000	SM AGGREGATE	*	4,920.00		
					MOST DEPENDABLE FOUNTAINS, INC.			4,920.00	003224
9/12/23	00106	9/06/23	09062023	202309 300-20700-10800	TXFER DIRECT BILL	*	144,509.28		
					CAPITAL REGION CDD - SERIES 2018A1			144,509.28	003225
9/19/23	00024	9/07/23	195781	202308 320-57200-46450	CONTR#28 U#31 IRR REP	*	404.69		
		9/14/23	195788	202309 320-57200-46450	C#4 U#1&TC1 POND IRR REP	*	923.32		
		9/14/23	195789	202309 320-57200-46450	C#9 U#4,6,9 IRR REP	*	757.07		
		9/14/23	195790	202309 320-57200-46490	TREE STAKES/STRAPS U#31	*	61.56		
					ALL-PRO LAND CARE OF TALLAHASSEE			2,146.64	003226
9/19/23	00029	8/31/23	AUG 23	202308 320-57200-43000	WATER 7/26-8/24/23	*	392.94		
					CITY OF TALLAHASSEE - AUTO PAY			392.94	003227
9/19/23	00061	9/01/23	510	202309 320-57200-34000	SEP 23 - FACILITY MGMT	*	11,576.25		
					GOVERNMENTAL MANAGEMENT SERVICES			11,576.25	003228
9/19/23	00147	9/06/23	78119	202309 320-57200-46490	TREE TRIMMING SUMMERTREE	*	800.00		
		9/11/23	78239	202309 320-57200-46490	REMV DEAD PINE/CUT STUMP	*	1,200.00		
					MILLER'S TREE SERVICE			2,000.00	003229
9/19/23	00228	8/31/23	5847869	202308 310-51300-48000	BUDGET NOTICE 8/14-8/21	*	1,463.40		
					TALLAHASSEE MEDIA GROUP			1,463.40	003230
9/25/23	00024	9/19/23	195796	202309 320-57200-46450	CONTR#5 U#3 IRR REP	*	292.65		
		9/19/23	195797	202309 320-57200-46450	CONTR#4 U#1 IRR REP	*	119.97		
		9/19/23	195799	202309 320-57200-46490	UNIT#2 TREE WORK	*	1,560.00		
		9/20/23	195800	202309 320-57200-46910	LSF-7FL-263 POND SOD INST	*	47.00		
		9/20/23	195801	202309 320-57200-46490	LDR-5 CLEAN-UP/REMV PINE	*	220.00		
					ALL-PRO LAND CARE OF TALLAHASSEE			2,239.62	003231

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/25/23	00126	9/06/23	2001255	202308	310	51300	31100		SERVICE THRU 8/31/23 ATKINS NORTH AMERICA, INC.	*	133.52	133.52	003232
9/25/23	00114	9/19/23	19884	202309	300	15500	10000		FY 2024 INSURANCE EGIS INSURANCE ADVISORS, LLC	*	25,765.00	25,765.00	003233
9/25/23	00296	9/19/23	187	202309	320	57200	47000		POND MOWING LONGVIEW FARMS, LLC	*	3,120.00	3,120.00	003234
9/25/23	00147	9/19/23	78324	202309	320	57200	46490		SCARLETT SAGE REMOVED	*	500.00		
		9/21/23	78356	202309	320	57200	46490		4374 GROVE PK TRIM MILLER'S TREE SERVICE	*	875.00	1,375.00	003235
9/28/23	00029	8/31/23	AUGUST	202308	320	57200	43000		AUGUST 23 CITY OF TALLAHASSEE - AUTO PAY	*	5,257.57	5,257.57	003236
TOTAL FOR BANK B											220,734.45		
TOTAL FOR REGISTER											220,734.45		

Invoice



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

Date	Invoice #
8/22/2023	195705

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	9/21/2023

Description	Quantity	Rate	Amount
Unit # 10 (Esplanade Way and Overlook Drive) & Non Unit - Southwood Dog Park - Storm Damage Limb & Clean Up Storm Debris and Removal all debris			
Storm Damage Debris Clean-Up	1	1,300.00	1,300.00
Date of Service: 8-11-2023 Damage Source: Storm			
001.320.57200.46490			
		46450 D.B.R. 8/29/2023	

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	\$1,300.00
Payments/Credits	\$0.00
Balance Due	\$1,300.00



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

Invoice

Date	Invoice #
8/21/2023	195702

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	9/20/2023

Description	Quantity	Rate	Amount
Controller # 3 - Unit # 1 - Irrigation Repair - Replace Valve			
P220 2" Toro Valve	1	260.83	260.83
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	1.5	72.00	108.00
Date of Service: 8-17-2023 Damage Source: Normal Ware			
		<i>46450</i> <i>[Signature]</i> <i>8/29/2023</i>	

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	\$379.13
Payments/Credits	\$0.00
Balance Due	\$379.13



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

Invoice

Date	Invoice #
8/21/2023	195701

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	9/20/2023

Description	Quantity	Rate	Amount
Controller # 29 - Unit # 31 - Irrigation Repair - Replace sprayheads & nozzles			
4" Pop-Up Sprayhead	3	9.88	29.64
MP1000 Rotator Nozzle 90-210	3	15.25	45.75
Irrigation Technician Labor Rate per hour	1	72.00	72.00
Date of Service: 8-14-2023 Damage Source: Normal Ware			
		464.50 <i>[Signature]</i> 8/29/2023	

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	\$147.39
Payments/Credits	\$0.00
Balance Due	\$147.39

Invoice



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

Date	Invoice #
8/21/2023	195700

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	9/20/2023

Description	Quantity	Rate	Amount
Controller # 24 - Unit # 2 - Irrigation Repair - Replace sprayheads & Nozzles			
4" Pop-Up Sprayhead	4	9.88	39.52
Nozzle	4	2.50	10.00
Irrigation Technician Labor Rate per hour	1	72.00	72.00
Date of Service: 8-18-2023 Damage Source: Normal Ware			
		96450 DRB 8/29/2023	

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	\$121.52
Payments/Credits	\$0.00
Balance Due	\$121.52



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

Invoice

Date	Invoice #
8/28/2023	195713

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	9/27/2023

Description	Quantity	Rate	Amount
Controller # 29 - Unit # 31 - Irrigation Repair - Replace Batteries in Clocks			
9 Volt Battery	12	3.60	43.20
Irrigation Technician Labor Rate per hour	1	72.00	72.00
Date of Service: 8-24-2023			
		46450 <i>[Signature]</i> 8/29/2023	

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	\$115.20
Payments/Credits	\$0.00
Balance Due	\$115.20



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

Invoice

Date	Invoice #
8/28/2023	195712

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	9/27/2023

Description	Quantity	Rate	Amount
Controller # 24 - Unit # 2 - Irrigation Repair - Replace Station Module and Solenoid			
Hunter ICC/ ICC2 Expansion Module 8 Station	1	194.75	194.75
Toro Solenoid	1	79.94	79.94
Irrigation Technician Labor Rate per hour	1.5	72.00	108.00
Date of Service: 8-23-2023 Damage Source: Normal Ware <div style="text-align: right; font-family: cursive;"> 46450 RBR 8/29/2023 </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	\$382.69
Payments/Credits	\$0.00
Balance Due	\$382.69



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

Invoice

Date	Invoice #
8/28/2023	195711

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	9/27/2023

Description	Quantity	Rate	Amount
Controller # 15 - Unit # Orange Ave. - Irrigation Repair - Replace Valve			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	85.98	85.98
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	1	72.00	72.00
Date of Service: 8-23-2023 Damage Source: Normal Ware			
		<p>46450 RBB.O. 8/29/2023</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	\$168.28
Payments/Credits	\$0.00
Balance Due	\$168.28



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

Invoice

Date	Invoice #
8/28/2023	195710

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	9/27/2023

Description	Quantity	Rate	Amount
Controller # 13 - Unit # 10 - Irrigation Repair - 3653 Esplanade Way - Pipe Repair - Construction Damage			
3/4" SCH 40 Coupling Soc	2	0.41	0.82
3/4" SCH 40 PVC Tee SSS	2	0.64	1.28
1/2" 90 Male Barb Fitting	2	2.68	5.36
FLEXSG Flex Pipe	3	1.59	4.77
Irrigation Technician Labor Rate per hour	1.5	72.00	108.00
Date of Service: 8-24-2023 Damage Source: Construction Damage			
<p>46450 R.R.O. 8/29/2023</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	\$120.23
Payments/Credits	\$0.00
Balance Due	\$120.23



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

Invoice

Date	Invoice #
8/21/2023	195703

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	9/20/2023

Description	Quantity	Rate	Amount
Controller # 9 Mossy Creek Unit # 4,6,9 - Irrigation Repair - Mainline Repair			
4" Sch 40 Coupling	1	15.45	15.45
4" Gasketed Repair Coupling	1	99.92	99.92
4" SCH 40 PVC BE Pipe	10	6.32	63.20
Irrigation Technician Labor Rate per hour	16	72.00	1,152.00
Irrigation Helper Labor Rate per hour	16	45.00	720.00
Mini-Excavator Use	1	550.00	550.00
Concrete Saw (per day)	1	175.00	175.00
Replacement Concrete	1	715.00	715.00
Dates of Service: 8-15-2023 - 8-16-2023 & 8-17-2023 Damage Source: Normal Ware			

46450
RBB
8/29/2023

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.	Total	\$3,490.57
\$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	Payments/Credits	\$0.00
	Balance Due	\$3,490.57

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 511

Invoice Date: 9/1/23

Due Date: 9/1/23

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 - September 2023	340	4,254.25	4,254.25
Website Administration -September 2023	35110	100.00	100.00
Information Technology - September 2023	351	233.33	233.33
Dissemination Agent Services - September 2023	313	625.00	625.00
Office Supplies	510	0.15	0.15
Postage	420	10.75	10.75
Copies	425	90.60	90.60
Telephone	410	15.19	15.19

Total \$5,329.27

Payments/Credits \$0.00

Balance Due \$5,329.27



INVOICE

5705 Commander Dr. Arlington, TN 38002-0587
 (901) 867-0039 mostdependable.com

NUMBER **INV75038**

P.O. # **ROBERT**

DATE

Bill To: CAPITAL REGION COMMUNITY DEVELOPMENT D
 3196 MERCHANTS ROW BLVD
 SUITE 130
 TALLAHASSEE FL 32311

Ship To: CAPITAL REGION COMMUNITY DEVELOPMENT
 3196 MERCHANTS ROW BLVD
 SUITE 130
 TALLAHASSEE FL 32311

SHIP VIA FEDEX 85
 CUSTOMER # 850-251-1237

Order Date 8/16/2023

QUANTITY ORDERED	DESCRIPTION		DISCOUNT	UNIT PRICE	NET PRICE
1	3800 SM	3800 SM AGGREGATE ADA DRINKI		3,790.00000	\$3,790.00
1	TEMPLAT E 3800	TEMPLATE FOR 3800 SM (FURNIS		\$355.00000	\$355.00

Please Pay from Invoice. No statement will be issued. FREIGHT F.O.B FACTORY ONE YEAR WARRANTY. LABOR NOT INCLUDED	SUBTOTAL	\$4,145.00
	SHIPPING	\$775.00
	Tax	\$0.00
	TOTAL AMOUNT (U.S. Dollars)	\$4,920.00

REMIT TO: P.O. BOX 587 5705 COMMANDER DR. ARLINGTON, TN 38002-0587

61000
D&B.L.
 8/31/2023

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

475 West Town Placce, Suite 114
St. Augustine, FL 32092

DATE	8/30/2022	PERIOD COVERED	10/1/22-9/30/23
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FY 2022 NON-AD VALOREM ASSESSMENTS INVOICE

ST JOE COMPANY
ATTN: ANALISA WOOD
130 RICHARD JACKSON BLVD, SUITE 200
PANAMA CITY BEACH, 32407

PROPERTY: CAPITAL REGION BULK PARCELS

PROPERTY	DEVELOPABLE ACRES	SERIES 2018-1 DEBT RATE/ACRE	TOTAL 2018-1 ASMT	FY 23 O&M RATE/ACRE	TOTAL FY 23 O&M	TOTAL ASMT
3103204040000	72.50	\$1,709.20	\$123,916.72	\$645.45	\$46,795.34	\$160,313.67
3103206020000	24.00	\$1,709.20	\$41,020.71	\$645.45	\$15,490.87	\$53,069.35
3109204010000	19.00	\$1,709.20	\$32,474.73	\$645.45	\$12,263.61	\$42,013.24
3110200010001	52.00	\$1,709.20	\$88,878.20	\$645.45	\$33,563.55	\$114,983.59
3110200120000	101.00	\$1,709.20	\$172,628.81	\$645.45	\$65,190.75	\$223,333.52
3110200130000	2.38	\$1,709.20	\$4,067.89	\$645.45	\$1,536.18	\$5,262.71
3110200140000	5.97	\$1,709.20	\$10,203.90	\$645.45	\$3,853.35	\$13,201.00
3110200150000	24.69	\$1,709.20	\$42,200.05	\$645.45	\$15,936.23	\$54,595.10
3110200170000	0.00	\$1,709.20	\$0.00	\$645.45	\$0.00	\$54,241.30
3110200180000	0.00	\$1,709.20	\$0.00	\$645.45	\$0.00	\$21,913.22
3115200020000	0.00	\$1,709.20	\$0.00	\$645.45	\$0.00	\$0.00
3116200320000	31.64	\$1,709.20	\$54,078.97	\$645.45	\$20,422.13	\$69,963.09
3120200020010	75.00	\$1,709.20	\$128,189.71	\$645.45	\$48,408.97	\$165,841.72
3121200030000	6.00	\$1,709.20	\$10,255.18	\$645.45	\$3,872.72	\$13,267.34
3121200040000	35.00	\$1,709.20	\$59,821.86	\$645.45	\$22,590.85	\$77,392.80
3121206120000	14.68	\$1,709.20	\$25,091.00	\$645.45	\$9,475.25	\$32,460.75
3122200020000	0.00	\$1,709.20	\$0.00	\$645.45	\$0.00	\$784.98
3122200200000	7.00	\$1,709.20	\$11,964.37	\$645.45	\$4,518.17	\$15,478.56
3122200230000	0.00	\$1,709.20	\$0.00	\$645.45	\$0.00	\$0.00
TOTAL	470.86000		\$804,792.09		\$303,917.98	\$1,118,115.94

UPDATED PAYMENT SCHEDULE:

INVOICE#	DUE DATE	% DEBT DUE	Southwood		% DUE O&M	O&M	TOTAL	REDEIVED	O&M	Debt service	
			DEBT SERVICE INSTALLMENT DUE	INSTALLMENT DUE							
SIC100122	10/1/2022				8.33%	\$25,326.50	\$25,326.50	\$25,680.49	\$25,680.49		9/30/2022
SIC110122	11/1/2022				8.33%	\$25,326.50	\$25,326.50	\$25,680.49	\$25,680.49		10/28/2022
SIC122122	12/1/2022				8.33%	\$25,326.50	\$25,326.50	\$25,680.49	\$25,680.49		11/28/2022
SIC010123	1/1/2023				8.33%	\$25,326.50	\$25,326.50	\$24,972.51	\$24,972.51		12/20/2022
SIC023123	2/1/2023	20%	\$160,958.42		8.33%	\$25,326.50	\$186,284.92	\$250,828.20	\$43,067.29	\$207,760.91	1/27/2023
SIC030123	3/1/2023	20%	\$160,958.42		8.33%	\$25,326.50	\$186,284.92	\$121,741.64	\$7,585.71	\$114,155.93	2/27/2023
SIC040123	4/1/2023	30%	\$241,437.63		8.33%	\$25,326.50	\$266,764.13	\$266,764.13	\$48,408.97	\$218,355.16	3/22/2023
SIC050123	5/1/2023				8.33%	\$25,326.50	\$25,326.50		\$25,326.50		5/3/2023
SIC060123	6/1/2023				8.33%	\$25,326.50	\$25,326.50		\$25,326.50		5/26/2023
SIC070123	7/1/2023				8.33%	\$25,326.50	\$25,326.50		\$25,326.50		7/1/2023
SIC080123	8/1/2023				8.33%	\$25,326.50	\$25,326.50		\$25,326.50		7/31/2023
SIC090123	9/1/2023	15%	\$120,718.81		8.33%	\$25,326.50	\$146,045.31	\$146,045.31	\$1,536.03	\$144,509.28	8/23/2023
SIC100123	10/1/2023	15%	\$120,718.81				\$120,718.81				
						\$0.00					
TOTAL		100.00%	\$804,792.09		100.00%	\$303,917.98	\$1,108,710.08	\$887,393.26	\$303,917.98	\$684,781.28	

outstanding \$0.00 \$120,010.81

001.300.20700.10800 001.300.36300.10000 001.300.10100.01000
201.700.13100.10000
201.700.36300.10200

DUE TO DS \$144,509.28
Vendor#106

transferred	ck#	
2/6/2023	3094	\$160,958.42
1/27/2023	3089	\$46,802.49
3/1/2023	3114	\$114,155.93
3/22/2023	3122	\$128,189.71
4/10/2023	3130	\$90,165.45
		\$540,272.00



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

Invoice

Date	Invoice #
9/7/2023	195781

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	10/7/2023

Description	Quantity	Rate	Amount
Controller # 28 - Unit # 31 - Irrigation Mainline Repair			
2" Coupling	2	1.62	3.24
2" SCH 80 PVC Tee SSS	1	36.54	36.54
2" Expansion Repair Coupling	1	32.16	32.16
2" x 1 1/2" SCH 40 RED Bushing SS	1	2.04	2.04
1 1/2" Coupling SS	3	1.07	3.21
1 1/2" SCH 40 90° Elbow PVC SS	2	1.75	3.50
Irrigation Technician Labor Rate per hour	4.5	72.00	324.00
Dates of Service: 8-28-23 Damage Source: Normal Wear			

26450

 9/8/2023

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	\$404.69
	Payments/Credits	\$0.00
	Balance Due	\$404.69



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

Invoice

Date	Invoice #
9/14/2023	195788

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	10/14/2023

Description	Quantity	Rate	Amount
Controller # 4 - Unit # 1 & TC1 Pond - Irrigation Mainline Repair			
4" SCH 80 PVC Tee SSS	1	54.50	54.50
4" PVC Expansion Repair Coupling	1	86.14	86.14
4" x 2" PVC RED Bushing SS	1	9.44	9.44
2" SCH 40 PVC Tee SSS	2	3.20	6.40
2" Male Adaptor	4	1.66	6.64
2" Coupling	2	1.54	3.08
2" x 1 1/2" SCH 40 RED Bushing SS	1	1.93	1.93
2" 90 Elbow PVC SS	2	2.58	5.16
14 x 19 Deep Square Valve Box (Purple)	2	32.67	65.34
Sakrete	1	10.79	10.79
DBR/Y - 6 Splice Kit Wire Connector	6	5.15	30.90
Mini-Excavator Use	1	175.00	175.00
Irrigation Technician Labor Rate per hour	6.5	72.00	468.00
Dates of Service: 9-7-23			
Damage Source: Normal Wear			

46450
C. Brown
9/18/2023

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.	Total	\$923.32
\$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	Payments/Credits	\$0.00
	Balance Due	\$923.32



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

Invoice

Date	Invoice #
9/14/2023	195789

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	10/14/2023

Description	Quantity	Rate	Amount
Controller # 9 - Unit # 4,6,9 Mossy Creek - Irrigation Mainline Repair			
4" SCH 80 PVC Tee SSS	1	54.50	54.50
4" PVC Expansion Repair Coupling	2	86.14	172.28
Sakrete	1	10.79	10.79
Mini-Excavator Use	0.5	175.00	87.50
Irrigation Technician Labor Rate per hour	6	72.00	432.00
Dates of Service: 9-6-23			
Damage Source: Normal Wear			

46450
CCL/Man
9/18/2023

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.

Total	\$757.07
Payments/Credits	\$0.00
Balance Due	\$757.07

\$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer



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

Invoice

Date	Invoice #
9/14/2023	195790

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	10/14/2023

Description	Quantity	Rate	Amount
Tree stakes/straps at Unit #31 Biltmore			
Arborbrace Tree Straps (set of 3)	3	20.52	61.56
Damage Source: Storm Dates: 9-6-23, 9-8-23			

46490
C. Magan
9/14/2023

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	\$61.56
Payments/Credits	\$0.00
Balance Due	\$61.56

City of Tallahassee
Your Own UtilitiesSM

003570

Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: August 31, 2023

Page 1 of 3

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	1,452.71
Current Charges	392.94
Total Amount Due	\$ 1,845.65

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

 Water - Reuse Service	\$ 392.94
---	-----------

SEP 09 2023

A detailed breakdown of your account charges is available on the following pages.

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., 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, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., 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 life-support 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:** The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

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.

PAYING YOUR BILL

- Auto Pay Program:** 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 stored information.
- Email:** Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online:** Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments:** Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message:** Utility payments can be made via text using your stored payment information. 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 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations:** Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide 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.

City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 07/26/2023 - 08/24/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Aug-23	2,396	Mar-23	2,244	Oct-22	1,863
Jul-23	8,858	Jan-23	0	Sep-22	2,189
Jun-23	76	Dec-22	0	Aug-22	86
May-23	491	Nov-22	1,786	Jul-22	512
Apr-23	189				

Reuse Gallonage Rate: 2,396 cgal at \$0.164	392.94
Subtotal	\$ 392.94

003571

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	08/25/2023	156938		07/26/2023	154542		2396	1.00	2396 CGAL	

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

Premise Id #: PRM0046121

\$ 392.94



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 9/6/2023

Invoice # 78119

Terms	Due Date
10 days	9/16/2023

Description	Amount
3705 Riverton Trail / Tree trimming off Summertree.	800.00
<p>46490  9/6/2023</p>	
<p>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.</p>	
<p>Bryan Wilson Certified Arborist FL6060-A</p>	<p>Total \$800.00</p>

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 9/11/2023

Invoice # 78239

Terms	Due Date
10 days	9/21/2023

Description	Amount
3258 Endicott Drive / Removed the dead pine near the road and cut the stump low.	1,200.00
<p>46490 Coley 9/11/2023</p>	
<p>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.</p>	
Bryan Wilson Certified Arborist FL6060-A	Total \$1,200.00



Tallahassee Media Group

ACCOUNT NAME Capital Region Community		ACCOUNT # 184053	PAGE # 1 of 1
INVOICE # 0005847869	BILLING PERIOD Aug 1- Aug 31, 2023	PAYMENT DUE DATE September 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$65.00	TOTAL CASH AMT DUE* \$1,463.40	

BILLING ACCOUNT NAME AND ADDRESS

Capital Region Community
 Capital Region CDD Attn: GMS
 5385 N. Nob Hill Rd.
 Sunrise, FL 33351-4761

SEP 16 2023

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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 16-0980985

To sign-up for E-mailed Invoices and online payments please contact abgspecial@gannett.com. Previous account number: 601110.

Date	Description	Amount
8/1/23	Balance Forward	\$1,628.98
8/28/23	PAYMENT - THANK YOU	-\$1,693.98

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/14/23-8/21/23	Tallahassee Democrat	GCI1094268	Capital Region Cdd-Budget Hear		2	2.0000 x 20 in	\$1,528.40

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay w/ Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,463.40
Service Fee 3.99%	\$58.39
*Cash/Check/ACH Discount	-\$58.39
*Payment Amount by Cash/Check/ACH	\$1,463.40
Payment Amount by Credit Card	\$1,521.79

TALLAHASSEE DEMOCRAT
Tallahassee.com
A GANNETT COMPANY

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

STATE OF WISCONSIN COUNTY OF BROWN

Before the undersigned authority personally appeared *JA* 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

PUBLIC NOTICE

In the Second Judicial Circuit Court was published in said newspaper in the issues of:

8/14/2023, 8/21/2023

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 21st day of August, 2023 by *JA* who is personally known to me.

Affiant

Kathleen Allen

Notary Public, State of Wisconsin, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin



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

Invoice

Date	Invoice #
9/19/2023	195796

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	10/19/2023

Description	Quantity	Rate	Amount
Controller # 5 - Unit # 3 - Irrigation Repair - Replace Valves Biltmore/Schoolhouse Road			
1" Valve Hunter PGV100	1	25.95	25.95
Hunter 2" Valve PGV-201	1	122.70	122.70
Irrigation Technician Labor Rate per hour	2	72.00	144.00
Date of Service: 9-15-2023 Damage Source: Normal Ware			
	46450		
	<i>Corbin deVagy</i>		
	9/25/2023		

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	\$292.65
Payments/Credits	\$0.00
Balance Due	\$292.65



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

Invoice

Date	Invoice #
9/19/2023	195797

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	10/19/2023

Description	Quantity	Rate	Amount
Controller # 4 - Unit # 1 - Irrigation Repair - Pipe Repair - Tree Damage			
1" x 1" x 1/2" PVC Tee SST	1	1.48	1.48
1" Slip-Fix Fitting	1	10.49	10.49
Irrigation Technician Labor Rate per hour	1.5	72.00	108.00
Date of Service: 9-12-2023 Damage Source: Tree Damage			
46450 <i>Corbin deNagy</i> 9/25/2023			

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	\$119.97
Payments/Credits	\$0.00
Balance Due	\$119.97



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

Invoice

Date	Invoice #
9/19/2023	195799

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	10/19/2023

Description	Quantity	Rate	Amount
Unit # 2 - Tree Work - Removal of Large Live Oak Limb - Along Alley Way between Belle Meade Trail and Endicott Drive - Removal of Large Live Oak Limb blocking road. & Removal of Debris Date of Service: 9-1-2023	1	1,560.00	1,560.00
46490 <i>Corbin deNagy</i> 9/25/2023			

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	\$1,560.00
Payments/Credits	\$0.00
Balance Due	\$1,560.00



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

Invoice

Date	Invoice #
9/20/2023	195800

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	10/20/2023

Description	Quantity	Rate	Amount
LSF-7 - FL-263 Pond - Sod Installation			
Bahia Sod	30	0.65	19.50
General Labor Rate	0.5	55.00	27.50
Date of Service: 9-15-2023			
46910 <i>Corbin deNagy</i> 9/25/2023			

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	\$47.00
Payments/Credits	\$0.00
Balance Due	\$47.00



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

Invoice

Date	Invoice #
9/20/2023	195801

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	10/20/2023

Description	Quantity	Rate	Amount
LDR - 5 - Clean-up & Removal of 1 Pine Tree that fell in Hurricane Idaila			
Cleanup & Removal of 1 Pine Tree 2men @ 2Hr. each	4	55.00	220.00
Date of Service: 9-13-2023			
46490 <i>Corbin deVagy</i> 9/25/2023			

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	\$220.00
Payments/Credits	\$0.00
Balance Due	\$220.00

ATKINS

Member of the SNC-Lavalin Group

Capital Region Community Development District
Attn: Maggie Phillips
5385 N Nob Hill Road
Sunrise, FL 33351

Invoice Date: September 06, 2023
Project #: 100065121
Invoice #: 2001255

e-mail invoices to:
tcessna@gmsnf.com; rberlin@gmsnf.com
joliver@gmsnf.com, bperegrino@gmsnf.com

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13

Invoice Comments:
Invoicing Period: July 01, 2023 to August 31, 2023

Basic Services	Current
Multiplier Labor	133.52
Total Invoice	133.52
Total Due this Invoice	<u>USD 133.52</u>

Contract Amount:	20,000.00
Previous Billed:	9,919.77
Billed to Date	10,053.29
Contract Balance:	9,946.71

Remit to:
Atkins North America, Inc
PO Box 409357
Atlanta, GA 30384-9357
Tax ID: 59-0896138

Wire Payments: Routing No. 026009593, Acct No 4451286495
ACH EFT Payments: Routing 111000012, Acct No 4451286495

Capital Region Community Development District
CRCDD WA13

Project Number 100065121
Invoice Number 2001255
Date 06-SEP-23

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	1.00	46.04	46.04
Subtotal - Project Manager		1.00		46.04
Subtotal Labor				46.04
Multiplier	2.9			
TOTAL				133.52

Maintenance Map Update 31100

Corbin deNagy

09/19/2023

INVOICE



Customer	Capital Region Community Development District
Acct #	280
Date	09/19/2023
Customer Service	Kristina Rudez
Page	1 of 1

Capital Region Community Development District
 c/o Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 25,765.00
Payment Amount	
Payment for:	Invoice#19884
100123542	

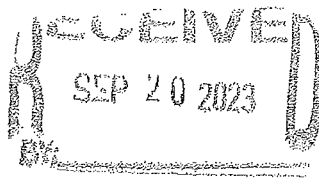
Thank You

Please detach and return with payment



Customer: Capital Region Community Development District

Invoice	Effective	Transaction	Description	Amount
19884	10/01/2023	Renew policy	Policy #100123542 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2023	25,765.00



Total			
\$ 25,765.00			

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2023
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	



LONGVIEW
LAND CLEARING

Longview Land Clearing LLC
longviewlandclearing@gmail.com | 850-545-2519

Invoice #000187

Issue date
Sep 19, 2023

Holding pond mowing

19.5 hours @ \$160 per hour. Skid steer with mower deck.

Please make checks payable to Longview Land Clearing. Address: 1190 Concord Rd Havana FL 32333.

Thanks for your business!

Customer

Capital Region Cdd
Rberlin@gmsnf.com

Invoice Details

PDF created September 19, 2023
\$3,120.00

Payment

Due September 19, 2023
\$3,120.00

Items	Quantity	Price	Amount
Mowing	1	\$3,120.00	\$3,120.00
Subtotal			\$3,120.00

Total Due **\$3,120.00**

46550
[Signature]
9/19/2023



Pay online

To pay your invoice go to <https://squareup.com/u/dJLrf0Hu>
Or open the camera on your mobile device and place the QR code in the camera's view.

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 9/19/2023

Invoice # 78324

Terms	Due Date
10 days	9/29/2023

Description	Amount
Scarlett Sage / Removed the tree and vegetation touching Josh Casper house. Cut the stump low. Cleaned up and hauled all debris. 46490 <i>Corbin deNagy</i> 9/19/2023 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.	500.00
Bryan Wilson Certified Arborist FL6060-A	Total \$500.00

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 9/21/2023

Invoice # 78356

Terms	Due Date
10 days	10/1/2023

Description	Amount
4374 Grove Park / Trimmed over the house. Cleaned up and hauled all debris.	875.00
<p>46490 <i>Corbin deNagy</i> 9/21/2023</p>	
<p>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.</p>	
Bryan Wilson Certified Arborist FL6060-A	Total \$875.00

Capital Region
City of Tallahassee Utilities

all on auto pay and e bill				Aug-23
OLD Account #	NEW acct#	Services Address		
4680485610	100012004	3992 Four Oaks Blvd		\$12.79
7580485610	100012701	3705 Four Oaks Blvd		\$84.58
6948377092	100012735	1901 Merchants Row Blvd		\$13.83
3077919790	100012813	3136 Dickinson Dr.		\$13.72
1894063223	100013816	2380 E Orange Ave Irr		\$1,773.66
2780485610	100013845	2588 Merchants Row Blvd - Pump		\$13.10
2429471295	100013878	3564 S Blair Stone Rd Reclaim		\$0.00
8965428817	100013966	3559 Four Oaks Blvd		\$13.04
9143451140	100013997	3700 Spider Lily Way		\$13.04
6243485610	100014028	3700 Mossy Creek Ln- Pump		\$13.30
3680485610	100014060	3765 Grove Park Dr		\$12.58
1680485610	100014664	3766 Greyfield Dr - Pump 1		\$36.46
969066720	100014696	3145 Mulberry Park Blvd. Area Light		\$95.12
9732155598	100014729	4141 Artemis Way		\$118.65
8404454440	100014758	4140 Artemis Way		\$12.47
7042865610	100014789	4580 Grove Park Dr - IRR		\$12.88
4360485610	100014821	1900 Merchants Row-ENTRANCE		\$17.17
965098960	100015608	3751 Biltmore Ave - IRR		\$13.62
9778998416	100015639	2471 E Orange Ave. Irr.		\$12.66
9356890232	100015670	4583 Grove Park Dr. Temp.		\$12.47
7670485610	100015703	3766 Greyfield Dr		\$45.78
3543485610	100015738	3701 Mossy Creek Ln - Unit 1		\$244.91
1780485610	100016392	2150 Merchants Row Blvd - Pump		\$13.20
8270485610	100016426	3603 Capital Cir SE Irr.		\$1,464.30
9413485610	100017333	3000 School House Road		\$12.99
539698926	100017365	3252 Uplike Ave IRR		\$12.47
	100249585	3080 Merchants Row Blvd		\$27.14
4263972522	100092258	3029 Dickinson Dr. Area Lights		\$40.05
3541485610	100198629	2301 E Orange Ave. Irr		\$13.51
3541485610	100207738	3591 Strolling Way		\$12.47
9674588544	100201943	3232 Riverton Trl		\$12.47
9674588544	100205698	4295 Avon Park Cir		\$12.58
9674588544	100210950	3611 Biltmore Ave		\$12.58
9674588544	100212948	3735 Esplanade Way		\$12.79
8001821240	100202870	2450 Rain Lily Way		\$73.97
8001821240	100204566	4072 Invy Green Trl		\$73.97
8001821240	100205224	4216 Summertime Dr		\$147.98
8001821240	100206207	3749 Biltmore Ave		\$190.28
8001821240	100208571	4297 Avon Park		\$105.69
8001821240	100208804	3616 Longfellow Rd		\$73.97
8001821240	100209402	3900 Overlook Dr		\$179.70
8001821240	100210193	4046 Colleton CT		\$52.83
8001821240	100212804	4038 Shady View Ln		\$52.83
8001821240	100213814	3070 Bent Grass Ln		\$73.97
3183002658	1000017333	3001 School House Rd Reclaimed pay by check		\$0.00
Total				\$5,257.57
VR29				\$0.00
001-320-57200-43000				-\$5,257.57

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

Customer Name: Capital Region CDD
Account Number: 100012004
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	12.79
Payment Received - 08/21/2023	-12.79
Current Charges	12.79
Total Amount Due	\$ 12.79

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

 Elec General Svc-Non Demand	\$ 12.79
---	----------

A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100012004	\$0.00	\$12.79	\$ 12.79

This account is on AutoPay. Payment will be drafted on or after 09/20/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
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 from 8 a.m. to 5 p.m., 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, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., 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 life-support 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: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

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.

PAYING YOUR BILL

- Auto Pay Program: 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 stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. 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 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	3	Mar-23	2	Nov-22	3
Jul-23	3	Feb-23	0	Oct-22	4
Jun-23	3	Jan-23	0	Sep-22	4
May-23	1	Dec-22	0	Aug-22	3
Apr-23	2				

Customer Charge	12.16
Energy Charge: 3 kwh at \$0.0655	0.20
Fuel & Purch Pwr: 3 kwh at \$0.03617	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	08/25/2023	213		07/26/2023	210		3	1.00	3 KWH	

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

Premise Id #: PRM0128778

\$ 12.79

Customer Name: Capital Region CDD
Account Number: 100012701
Billing Date: September 1, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of September 1, 2023

Previous Balance	84.10
Payment Received - 08/21/2023	-84.10
Current Charges	84.58
Total Amount Due	\$ 84.58

Service Address: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600 (CITY)

 Commercial Area Lighting	\$ 84.58
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/21/2023 Draft Amount
100012701	\$0.00	\$84.58	\$ 84.58

This account is on AutoPay. Payment will be drafted on or after 09/21/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
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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- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
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UTILITY BILLING DUE DATES

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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 07/28/2023 - 08/27/2023****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	68.00
Fuel & Purch Pwr: 400 kwh at \$0.03617	14.47
Gross Receipts Tax: 2.56406% of \$82.47	2.11
Subtotal	\$ 84.58

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 84.58**

Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: September 7, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of September 7, 2023

Previous Balance	13.10
Payment Received - 08/21/2023	-13.10
Current Charges	13.83
Total Amount Due	\$ 13.83

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

 Elec General Svc-Non Demand	\$ 13.83
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/27/2023 Draft Amount
100012735	\$0.00	\$13.83	\$ 13.83

This account is on AutoPay. Payment will be drafted on or after 09/27/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	13	Mar-23	15	Nov-22	0
Jul-23	6	Feb-23	7	Oct-22	0
Jun-23	10	Jan-23	0	Sep-22	0
May-23	14	Dec-22	0	Aug-22	0
Apr-23	13				

Customer Charge	12.16
Energy Charge: 13 kwh at \$0.0655	0.85
Fuel & Purch Pwr: 13 kwh at \$0.03617	0.47
Gross Receipts Tax: 2.56406% of \$13.48	0.35
Subtotal	\$ 13.83

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	08/25/2023	1740		07/26/2023	1727		13	1.00	13 KWH	

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

Premise Id #: PRM0029045

\$ 13.83

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	13.72
Payment Received - 08/21/2023	-13.72
Current Charges	13.72
Total Amount Due	\$ 13.72

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

 Elec General Svc-Non Demand	\$ 13.72
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100012813	\$0.00	\$13.72	\$ 13.72

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	1	Oct-22	1
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	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	08/25/2023	10		07/26/2023	10		0	1.00	0 KWH	

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

Premise Id #: PRM0121511

\$ 13.72

Customer Name: Capital Region CDD
Account Number: 100013816
Billing Date: August 31, 2023


Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	1,041.07
Payment Received - 08/21/2023	-1,041.07
Current Charges	1,773.66
Total Amount Due	\$ 1,773.66

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

 Water - Reuse Service	\$ 1,773.66
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100013816	\$0.00	\$1,773.66	\$ 1,773.66

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Water Service

Service from 07/26/2023 - 08/24/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Aug-23	10,815	Feb-23	715	Oct-22	27,142
Jul-23	6,348	Jan-23	151	Sep-22	4,672
Jun-23	7,921	Dec-22	0	Aug-22	5,442
May-23	9,508	Nov-22	8,350	Jul-22	10,640
Apr-23	15,726				

Reuse Gallonage Rate: 10,815 cgal at \$0.164 1,773.66

Subtotal \$ 1,773.66

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	08/25/2023	689808		07/26/2023	678993		10815	1.00	10815 CGAL	

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

Premise Id #: PRM0137044

\$ 1,773.66

Customer Name: Capital Region CDD
Account Number: 100013845
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	13.20
Payment Received - 08/21/2023	-13.20
Current Charges	13.10
Total Amount Due	\$ 13.10

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

 Elec General Svc-Non Demand	\$ 13.10
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100013845	\$0.00	\$13.10	\$ 13.10

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	6	Mar-23	7	Nov-22	7
Jul-23	7	Feb-23	6	Oct-22	7
Jun-23	7	Jan-23	6	Sep-22	7
May-23	6	Dec-22	6	Aug-22	6
Apr-23	6				

Customer Charge	12.16
Energy Charge: 6 kwh at \$0.0655	0.39
Fuel & Purch Pwr: 6 kwh at \$0.03617	0.22
Gross Receipts Tax: 2.56406% of \$12.77	0.33
Subtotal	\$ 13.10

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	08/25/2023	1111		07/26/2023	1105		6	1.00	6 KWH	

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

Premise Id #: PRM0121634

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100013966
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	12.66
Payment Received - 08/21/2023	-12.66
Current Charges	13.04
Total Amount Due	\$ 13.04

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

 Elec General Svc-Non Demand	\$ 13.04
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100013966	\$0.00	\$13.04	\$ 13.04

This account is on AutoPay. Payment will be drafted on or after 09/20/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
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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- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	6	Mar-23	7	Nov-22	7
Jul-23	2	Feb-23	6	Oct-22	6
Jun-23	5	Jan-23	6	Sep-22	7
May-23	6	Dec-22	6	Aug-22	6
Apr-23	5				

Customer Charge	12.16
Energy Charge: 6 kwh at \$0.0655	0.39
Church Discount: 6 kwh at -\$0.01	-0.06
Fuel & Purch Pwr: 6 kwh at \$0.03617	0.22
Gross Receipts Tax: 2.56406% of \$12.71	0.33
Subtotal	\$ 13.04

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	08/25/2023	358		07/26/2023	352		6	1.00	6 KWH	

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

Premise Id #: PRM0105099

\$ 13.04

Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: August 31, 2023

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Account Summary as of August 31, 2023

Previous Balance	12.84
Payment Received - 08/21/2023	-12.84
Current Charges	13.04
Total Amount Due	\$ 13.04

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

 Elec General Svc-Non Demand	\$ 13.04
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Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100013997	\$0.00	\$13.04	\$ 13.04

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CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	6	Mar-23	8	Nov-22	8
Jul-23	4	Feb-23	7	Oct-22	7
Jun-23	6	Jan-23	7	Sep-22	8
May-23	6	Dec-22	6	Aug-22	8
Apr-23	7				

Customer Charge	12.16
Energy Charge: 6 kwh at \$0.0655	0.39
Church Discount: 6 kwh at -\$0.01	-0.06
Fuel & Purch Pwr: 6 kwh at \$0.03617	0.22
Gross Receipts Tax: 2.56406% of \$12.71	0.33
Subtotal	\$ 13.04

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	08/25/2023	697		07/26/2023	691		6	1.00	6 KWH	

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

Premise Id #: PRM0063638

\$ 13.04

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: August 31, 2023

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Account Summary as of August 31, 2023

Previous Balance	13.20
Payment Received - 08/21/2023	-13.20
Current Charges	13.30
Total Amount Due	\$ 13.30

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

 Elec General Svc-Non Demand	\$ 13.30
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Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014028	\$0.00	\$13.30	\$ 13.30

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CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	8	Mar-23	7	Nov-22	7
Jul-23	7	Feb-23	7	Oct-22	7
Jun-23	7	Jan-23	6	Sep-22	8
May-23	7	Dec-22	7	Aug-22	7
Apr-23	8				

Customer Charge	12.16
Energy Charge: 8 kwh at \$0.0655	0.52
Fuel & Purch Pwr: 8 kwh at \$0.03617	0.29
Gross Receipts Tax: 2.56406% of \$12.97	0.33
Subtotal	\$ 13.30

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	08/25/2023	748		07/26/2023	740		8	1.00	8 KWH	

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

Premise Id #: PRM0095275

\$ 13.30

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: August 31, 2023

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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	12.47
Payment Received - 08/21/2023	-12.47
Current Charges	12.58
Total Amount Due	\$ 12.58

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

 Elec General Svc-Non Demand	\$ 12.58
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014060	\$0.00	\$12.58	\$ 12.58

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CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	1	Mar-23	0	Nov-22	1
Jul-23	0	Feb-23	0	Oct-22	1
Jun-23	1	Jan-23	1	Sep-22	1
May-23	1	Dec-22	0	Aug-22	1
Apr-23	1				

Customer Charge	12.16
Energy Charge: 1 kwh at \$0.0655	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	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	08/25/2023	265		07/26/2023	264		1	1.00	1 KWH	

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

Premise Id #: PRM0135982

\$ 12.58

Customer Name: Capital Region CDD
Account Number: 100014664
Billing Date: August 31, 2023

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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	35.94
Payment Received - 08/21/2023	-35.94
Current Charges	36.46
Total Amount Due	\$ 36.46

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

 Elec General Svc-Non Demand	\$ 36.46
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Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014664	\$0.00	\$36.46	\$ 36.46

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PAYING YOUR BILL

- Auto Pay Program: 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 stored information.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	230	Mar-23	247	Nov-22	294
Jul-23	225	Feb-23	219	Oct-22	191
Jun-23	258	Jan-23	216	Sep-22	268
May-23	231	Dec-22	235	Aug-22	242
Apr-23	227				

Customer Charge	12.16
Energy Charge: 230 kwh at \$0.0655	15.07
Fuel & Purch Pwr: 230 kwh at \$0.03617	8.32
Gross Receipts Tax: 2.56406% of \$35.55	0.91
Subtotal	\$ 36.46

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	08/25/2023	62954		07/26/2023	62724		230	1.00	230 KWH	

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

Premise Id #: PRM0051911

\$ 36.46

Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: September 1, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of September 1, 2023

Previous Balance	94.56
Payment Received - 08/21/2023	-94.56
Current Charges	95.12
Total Amount Due	\$ 95.12

Service Address: 3145 Mulberry Park Blvd, Tallahassee, FL 32311 (CITY)

 Commercial Area Lighting	\$ 95.12
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/21/2023 Draft Amount
100014696	\$0.00	\$95.12	\$ 95.12

This account is on AutoPay. Payment will be drafted on or after 09/21/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
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

**Area Lighting****Service from 07/28/2023 - 08/27/2023****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	76.50
Fuel & Purch Pwr: 449 kwh at \$0.03617	16.24
Gross Receipts Tax: 2.56406% of \$92.74	2.38
Subtotal	\$ 95.12

Service Address Total: 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 95.12**

Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: August 31, 2023


Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

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Account Summary as of August 31, 2023

Previous Balance	84.24
Payment Received - 08/24/2023	-84.24
Current Charges	118.65
Total Amount Due	\$ 118.65

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

 Water Service - Irrigation	\$ 118.65
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014729	\$0.00	\$118.65	\$ 118.65

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Water Service

Service from 07/26/2023 - 08/24/2023

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Aug-23	371	Mar-23	1,352	Nov-22	4,270
Jul-23	245	Feb-23	0	Oct-22	2,271
Jun-23	1,406	Jan-23	662	Sep-22	778
May-23	1,048	Dec-22	3,168	Aug-22	598
Apr-23	311				

Customer Charge	9.71
Water Usage - Tier 1: 292 cgal at \$0.229	66.87
Water Usage - Tier 2: 79 cgal at \$0.396	31.28
Public Service Tax	10.79
Subtotal	\$ 118.65

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	08/25/2023	49174		07/26/2023	48803		371	1.00	371 CGAL	

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

Premise Id #: PRM0034073

\$ 118.65

Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	12.47
Payment Received - 08/21/2023	-12.47
Current Charges	12.47
Total Amount Due	\$ 12.47

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

 Elec General Svc-Non Demand	\$ 12.47
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014758	\$0.00	\$12.47	\$ 12.47

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	1	Oct-22	0
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	1
Apr-23	1				

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	08/25/2023	7		07/26/2023	7		0	1.00	0 KWH	

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

Premise Id #: PRM0028532

\$ 12.47

Customer Name: Capital Region CDD
Account Number: 100014789
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	12.88
Payment Received - 08/21/2023	-12.88
Current Charges	12.88
Total Amount Due	\$ 12.88

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

 Elec General Svc-Non Demand	\$ 12.88
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014789	\$0.00	\$12.88	\$ 12.88

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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
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Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	4	Mar-23	4	Nov-22	4
Jul-23	4	Feb-23	4	Oct-22	4
Jun-23	4	Jan-23	4	Sep-22	4
May-23	3	Dec-22	3	Aug-22	4
Apr-23	4				

Customer Charge	12.16
Energy Charge: 4 kwh at \$0.0655	0.26
Fuel & Purch Pwr: 4 kwh at \$0.03617	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	08/25/2023	966		07/26/2023	962		4	1.00	4 KWH	

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

Premise Id #: PRM0087001

\$ 12.88

Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: August 31, 2023


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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	16.65
Payment Received - 08/21/2023	-16.65
Current Charges	17.17
Total Amount Due	\$ 17.17

Service Address: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807 (CITY)

 Elec General Svc-Non Demand	\$ 17.17
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Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100014821	\$0.00	\$17.17	\$ 17.17

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CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	45	Mar-23	54	Nov-22	61
Jul-23	40	Feb-23	53	Oct-22	50
Jun-23	46	Jan-23	57	Sep-22	52
May-23	42	Dec-22	55	Aug-22	45
Apr-23	46				

Customer Charge	12.16
Energy Charge: 45 kwh at \$0.0655	2.95
Fuel & Purch Pwr: 45 kwh at \$0.03617	1.63
Gross Receipts Tax: 2.56406% of \$16.74	0.43
Subtotal	\$ 17.17

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	08/25/2023	10674		07/26/2023	10629		45	1.00	45 KWH	

Service Address Total: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807

Premise Id #: PRM0135581

\$ 17.17

Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	15.57
Payment Received - 08/21/2023	-15.57
Current Charges	13.62
Total Amount Due	\$ 13.62

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

 Elec General Svc-Non Demand	\$ 13.62
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100015608	\$0.00	\$13.62	\$ 13.62

This account is on AutoPay. Payment will be drafted on or after 09/20/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
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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- 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 life-support 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: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	11	Mar-23	0	Nov-22	1
Jul-23	33	Feb-23	0	Oct-22	0
Jun-23	13	Jan-23	1	Sep-22	3
May-23	0	Dec-22	0	Aug-22	1
Apr-23	1				

Customer Charge	12.16
Energy Charge: 11 kwh at \$0.0655	0.72
Fuel & Purch Pwr: 11 kwh at \$0.03617	0.40
Gross Receipts Tax: 2.56406% of \$13.28	0.34
Subtotal	\$ 13.62

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	08/25/2023	538		07/26/2023	527		11	1.00	11 KWH	

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

Premise Id #: PRM0083081

\$ 13.62

Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	12.76
Payment Received - 08/21/2023	-12.76
Current Charges	12.66
Total Amount Due	\$ 12.66

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

 Elec General Svc-Non Demand	\$ 12.66
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100015639	\$0.00	\$12.66	\$ 12.66

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	2	Mar-23	2	Nov-22	3
Jul-23	3	Feb-23	2	Oct-22	3
Jun-23	4	Jan-23	1	Sep-22	3
May-23	2	Dec-22	1	Aug-22	1
Apr-23	3				

Customer Charge	12.16
Energy Charge: 2 kwh at \$0.0655	0.13
Church Discount: 2 kwh at -\$0.01	-0.02
Fuel & Purch Pwr: 2 kwh at \$0.03617	0.07
Gross Receipts Tax: 2.56406% of \$12.34	0.32
Subtotal	\$ 12.66

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	08/25/2023	161		07/26/2023	159		2	1.00	2 KWH	

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

Premise Id #: PRM0016862

\$ 12.66

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: August 31, 2023

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Account Summary as of August 31, 2023

Previous Balance	12.47
Payment Received - 08/21/2023	-12.47
Current Charges	12.47
Total Amount Due	\$ 12.47

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

 Elec General Svc-Non Demand	\$ 12.47
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Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100015670	\$0.00	\$12.47	\$ 12.47

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	0	Oct-22	0
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	0				

Customer Charge	12.16
Church Discount: 0 kwh at -\$0.01	0.00
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	08/25/2023	1		07/26/2023	1		0	1.00	0 KWH	

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

Premise Id #: PRM0103898

\$ 12.47

Customer Name: Capital Region CDD
Account Number: 100015703
Billing Date: August 31, 2023

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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	45.78
Payment Received - 08/21/2023	-45.78
Current Charges	45.78
Total Amount Due	\$ 45.78

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

 Elec General Svc-Non Demand	\$ 45.78
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100015703	\$0.00	\$45.78	\$ 45.78

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	0	Oct-22	0
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	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	08/25/2023	33158		07/26/2023	33158		0	1.00	0 KWH	

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

Premise Id #: PRM0018469

\$ 45.78

Customer Name: Capital Region CDD
Account Number: 100015738
Billing Date: August 31, 2023

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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	244.91
Payment Received - 08/21/2023	-244.91
Current Charges	244.91
Total Amount Due	\$ 244.91

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

 Elec General Svc Demand	\$ 244.91
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100015738	\$0.00	\$244.91	\$ 244.91

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	0	Oct-22	0
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	0				

Customer Charge	83.79
Demand Charge: 10.00 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 Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	08/25/2023	61086		07/26/2023	61086		0	1.00	0 KWH	
E305419	08/25/2023	0		07/26/2023	0		0	1.00	0 KW	

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

Premise Id #: PRM0118260

\$ 244.91

Customer Name: Capital Region CDD
Account Number: 100016392
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	13.10
Payment Received - 08/21/2023	-13.10
Current Charges	13.20
Total Amount Due	\$ 13.20

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

 Elec General Svc-Non Demand	\$ 13.20
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100016392	\$0.00	\$13.20	\$ 13.20

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
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Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	7	Mar-23	7	Nov-22	8
Jul-23	6	Feb-23	6	Oct-22	7
Jun-23	8	Jan-23	6	Sep-22	7
May-23	6	Dec-22	6	Aug-22	7
Apr-23	7				

Customer Charge	12.16
Energy Charge: 7 kwh at \$0.0655	0.46
Fuel & Purch Pwr: 7 kwh at \$0.03617	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.				
E232946	08/25/2023	1195		07/26/2023	1188		7	1.00	7 KWH	

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

Premise Id #: PRM0127630

\$ 13.20

Customer Name: Capital Region CDD
Account Number: 100016426
Billing Date: August 31, 2023


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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	1,894.64
Payment Received - 08/21/2023	-1,894.64
Current Charges	1,464.30
Total Amount Due	\$ 1,464.30

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

 Elec General Svc-Non Demand	\$ 13.72
 Water - Reuse Service	\$ 1,450.58

A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100016426	\$0.00	\$1,464.30	\$ 1,464.30

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	12	Mar-23	12	Nov-22	7
Jul-23	12	Feb-23	9	Oct-22	1
Jun-23	12	Jan-23	5	Sep-22	5
May-23	12	Dec-22	11	Aug-22	9
Apr-23	0				

Customer Charge	12.16
Energy Charge: 12 kwh at \$0.0655	0.79
Fuel & Purch Pwr: 12 kwh at \$0.03617	0.43
Gross Receipts Tax: 2.56406% of \$13.38	0.34
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.				
E31236307	08/25/2023	221		07/26/2023	209		12	1.00	12 KWH	



Water Service

Service from 07/26/2023 - 08/24/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Aug-23	8,845	Mar-23	6,776	Nov-22	8,162
Jul-23	11,469	Feb-23	304	Oct-22	12,206
Jun-23	6,962	Jan-23	1,867	Sep-22	3,396
May-23	7,685	Dec-22	660	Aug-22	137
Apr-23	5,961				

Reuse Gallonage Rate: 8,845 cgal at \$0.164	1,450.58
Subtotal	\$ 1,450.58

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	08/25/2023	634999		07/26/2023	626154		8845	1.00	8845 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311

Premise Id #: PRM0060475

\$ 1,464.30

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Previous Balance	13.10
Payment Received - 08/21/2023	-13.10
Current Charges	12.99
Total Amount Due	\$ 12.99

Service Address: 3000 School House Rd, Tallahassee, FL 32311-7855 (CITY)

 Elec General Svc-Non Demand	\$ 12.99
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100017333	\$0.00	\$12.99	\$ 12.99

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	5	Mar-23	6	Nov-22	0
Jul-23	6	Feb-23	5	Oct-22	1
Jun-23	6	Jan-23	2	Sep-22	6
May-23	6	Dec-22	0	Aug-22	6
Apr-23	5				

Customer Charge	12.16
Energy Charge: 5 kwh at \$0.0655	0.33
Fuel & Purch Pwr: 5 kwh at \$0.03617	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.				
E305751	08/25/2023	1068		07/26/2023	1063		5	1.00	5 KWH	

Service Address Total: 3000 School House Rd, Tallahassee, FL 32311-7855

Premise Id #: PRM0039789

\$ 12.99

Customer Name: Capital Region CDD
Account Number: 100017365
Billing Date: August 31, 2023

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Account Summary as of August 31, 2023

Previous Balance	12.47
Payment Received - 08/21/2023	-12.47
Current Charges	12.47
Total Amount Due	\$ 12.47

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

 Elec General Svc-Non Demand	\$ 12.47
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Account Number	Past Due Due Now	Current Charges	09/20/2023 Draft Amount
100017365	\$0.00	\$12.47	\$ 12.47

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Your Own UtilitiesSM



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	0	Oct-22	0
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	0				

Customer Charge	12.16
Church Discount: 0 kwh at -\$0.01	0.00
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	08/25/2023	13		07/26/2023	13		0	1.00	0 KWH	

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

Premise Id #: PRM0043552

\$ 12.47

Customer Name: Capital Region CDD
Account Number: 100092258
Billing Date: September 1, 2023

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Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of September 1, 2023

Previous Balance	39.68
Payment Received - 08/21/2023	-39.68
Current Charges	40.05
Total Amount Due	\$ 40.05

Service Address: 3029 Dickinson Dr, Tallahassee, FL 32317 (CITY)

 Commercial Area Lighting	\$ 40.05
--	----------

A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	09/21/2023 Draft Amount
100092258	\$0.00	\$40.05	\$ 40.05

This account is on AutoPay. Payment will be drafted on or after 09/21/2023, unless a different date has been selected. Do not send payment.

ATTN C/O GMS LLC
CAPITAL REGION CDD
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 from 8 a.m. to 5 p.m., except holidays.
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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 07/28/2023 - 08/27/2023****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	28.20
Fuel & Purch Pwr: 300 kwh at \$0.03617	10.85
Gross Receipts Tax: 2.56406% of \$39.05	1.00
Subtotal	\$ 40.05

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 40.05**

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: August 31, 2023

Every employee can help conserve water. Encourage them to report leaks immediately. Faucets and toilets are common culprits.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of August 31, 2023

Current Charges	8.64
Adjustments	18.50
Total Amount Due	\$ 27.14

Service Address: 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY)

 Water Service - Irrigation	\$ 8.64
 Other Charges	\$ 18.50

A detailed breakdown of your account charges is available on the following pages.

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 09/20/2023	Total Amount Due
100249585	\$0.00	\$27.14	\$ 27.14

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CAPITAL REGION CDD
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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Water Service

Service from 08/16/2023 - 08/24/2023

Water Service - Irrigation (for 9 of 30 days)

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Aug-23	4	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a

Customer Charge	2.91
Water Usage - Tier 1: 25 cgal at \$0.229	5.73
Subtotal	\$ 8.64

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU507745	08/25/2023	3110		08/16/2023	3106		4	1.00	4 CGAL	

Service Address Total: 3080 Merchants Row Blvd, Tallahassee, FL 32311

Premise Id #: PRM0110428

\$ 8.64

Other Charges

Water Turn on Fee 18.50

Total Other Account Charges:

\$ 18.50

Consolidated Bill

Page 1 of 4



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Message Center

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Account Name: Capital Region CDD
Billing Date: August 31, 2023
Total number of sub-accounts: 2
Amount Due: \$25.98
Please Pay By: September 20, 2023
Master Account Number: 100197401
Account Summary as of August 31, 2023
 Previous Balance 25.79
 Payment(s) Received -25.79
Current Charges 25.98
Total Amount Due \$ 25.98

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$13.32	-\$13.32	\$13.51	\$0.00	\$13.51
100207738	3591 Strolling Way	\$12.47	-\$12.47	\$12.47	\$0.00	\$12.47
100197401	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$25.79	-\$25.79	\$25.98	\$0.00	\$25.98

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 09/20/2023	Total Amount Due
100197401	\$0.00	\$25.98	\$ 25.98

ATTN C/O GMS LLC
 CAPITAL REGION CDD
 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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Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: August 31, 2023

Account Summary as of August 31, 2023

Previous Balance	13.32
Payment Received - 08/21/2023	-13.32
Current Charges	13.51
Total Amount Due	\$ 13.51

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	11	Mar-23	6	Nov-22	13
Jul-23	9	Feb-23	2	Oct-22	11
Jun-23	13	Jan-23	12	Sep-22	13
May-23	12	Dec-22	11	Aug-22	11
Apr-23	11				

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Customer Charge	12.16
Energy Charge: 11 kwh at \$0.0655	0.72
Church Discount: 11 kwh at -\$0.01	-0.11
Fuel & Purch Pwr: 11 kwh at \$0.03617	0.40
Gross Receipts Tax: 2.56406% of \$13.17	0.34

Subtotal **\$ 13.51**

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	08/25/2023	1563		07/26/2023	1552		11	1.00	11 KWH	

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

Premise Id #: PRM0003215

\$ 13.51

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: August 31, 2023

Account Summary as of August 31, 2023

Previous Balance	12.47
Payment Received - 08/21/2023	-12.47
Current Charges	12.47
Total Amount Due	\$ 12.47

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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	0	Oct-22	0
Jun-23	0	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	0				

Customer Charge	12.16
Church Discount: 0 kwh at -\$0.01	0.00
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	08/25/2023	0		07/26/2023	0		0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311

Premise Id #: PRM0128070

\$ 12.47

Consolidated Bill

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Account Name: Capital Region CDD
Billing Date: August 31, 2023
Total number of sub-accounts: 4
Amount Due: \$50.42
Please Pay By: September 20, 2023
Master Account Number: 100198026
Account Summary as of August 31, 2023
 Previous Balance 50.51
 Payment(s) Received -50.51
Current Charges 50.42
Total Amount Due \$ 50.42

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$12.58	-\$12.58	\$12.47	\$0.00	\$12.47
100205698	4295 Avon Park Cir	\$12.47	-\$12.47	\$12.58	\$0.00	\$12.58
100210950	3611 Biltmore Ave	\$12.58	-\$12.58	\$12.58	\$0.00	\$12.58
100212948	3735 Esplanade Way	\$12.88	-\$12.88	\$12.79	\$0.00	\$12.79
100198026	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$50.51	-\$50.51	\$50.42	\$0.00	\$50.42

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 09/20/2023	Total Amount Due
100198026	\$0.00	\$50.42	\$ 50.42

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City of Tallahassee
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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: August 31, 2023

Account Summary as of August 31, 2023

Previous Balance	12.58
Payment Received - 08/21/2023	-12.58
Current Charges	12.47
Total Amount Due	\$ 12.47

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


Electric Service
Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	0	Mar-23	1	Nov-22	2
Jul-23	1	Feb-23	1	Oct-22	1
Jun-23	1	Jan-23	2	Sep-22	1
May-23	1	Dec-22	1	Aug-22	5
Apr-23	0				

Service from 07/26/2023 - 08/24/2023
Elec General Svc-Non Demand

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.				
E305764	08/25/2023	335		07/26/2023	335		0	1.00	0 KWH	

Service Address Total: 3232 Riverton Trl Tallahassee, FL 32311

Premise Id #: PRM0034645

\$ 12.47

Customer Name: Capital Region CDD
Account Number: 100205698
Billing Date: August 31, 2023

Account Summary as of August 31, 2023

Previous Balance	12.47
Payment Received - 08/21/2023	-12.47
Current Charges	12.58
Total Amount Due	\$ 12.58

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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	1	Mar-23	0	Nov-22	0
Jul-23	0	Feb-23	0	Oct-22	0
Jun-23	1	Jan-23	0	Sep-22	0
May-23	0	Dec-22	0	Aug-22	0
Apr-23	0				

Customer Charge	12.16
Energy Charge: 1 kwh at \$0.0655	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	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.				
E31236382	08/25/2023	2		07/26/2023	1		1	1.00	1 KWH	

Service Address Total: 4295 Avon Park Cir Tallahassee, FL 32311

Premise Id #: PRM0049005

\$ 12.58

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: August 31, 2023

Account Summary as of August 31, 2023

Previous Balance	12.58
Payment Received - 08/21/2023	-12.58
Current Charges	12.58
Total Amount Due	\$ 12.58

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



Electric Service

Service from 07/26/2023 - 08/24/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Aug-23	1	Mar-23	0	Nov-22	2
Jul-23	1	Feb-23	3	Oct-22	1
Jun-23	0	Jan-23	2	Sep-22	0
May-23	0	Dec-22	2	Aug-22	1
Apr-23	1				

Customer Charge	12.16
Energy Charge: 1 kwh at \$0.0655	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	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.				
E286502	08/25/2023	84		07/26/2023	83		1	1.00	1 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311

Premise Id #: PRM0072019

\$ 12.58

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: August 31, 2023

Account Summary as of August 31, 2023

Previous Balance	12.88
Payment Received - 08/21/2023	-12.88
Current Charges	12.79
Total Amount Due	\$ 12.79

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

**Electric Service****Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Aug-23	3	Mar-23	4	Nov-22	5
Jul-23	4	Feb-23	5	Oct-22	4
Jun-23	4	Jan-23	3	Sep-22	5
May-23	4	Dec-22	4	Aug-22	4
Apr-23	3				

Service from 07/26/2023 - 08/24/2023**Elec General Svc-Non Demand**

Customer Charge	12.16
Energy Charge: 3 kwh at \$0.0655	0.20
Fuel & Purch Pwr: 3 kwh at \$0.03617	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.				
E305752	08/25/2023	604		07/26/2023	601		3	1.00	3 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 12.79

Consolidated Bill

Page 1 of 12



Visit: talgov.com



Call: 850-891-4968

Message Center

The City of Tallahassee now offers you even more ways to manage your account. If you manage multiple accounts, why not give Consolidated Billing a try! A consolidated bill groups bills for several accounts into one bill. Instead of sending separate bills to all the accounts, a consolidated bill gives you a summary view of your accounts, a detailed breakdown of each account, and affords you the ability to make one payment to cover those accounts.

Account Name: Capital Region CDD
Billing Date: September 1, 2023
Total number of sub-accounts: 10
Amount Due: \$1,025.19
Please Pay By: September 21, 2023
Master Account Number: 100198297
Account Summary as of September 1, 2023
 Previous Balance 1,019.48
 Payment(s) Received -1,019.48
Current Charges 1,025.19
Total Amount Due \$ 1,025.19

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$52.53	-\$52.53	\$52.83	\$0.00	\$52.83
100213814	3070 Bent Grass Ln Unit 30	\$73.57	-\$73.57	\$73.97	\$0.00	\$73.97
100202870	2450 Rain Lily Way Unit 29	\$73.57	-\$73.57	\$73.97	\$0.00	\$73.97
100204566	4072 Ivy Green Trl Unit 7	\$73.57	-\$73.57	\$73.97	\$0.00	\$73.97
100206207	3749 Biltmore Ave Unit 2	\$189.20	-\$189.20	\$190.28	\$0.00	\$190.28
100205224	4216 Summertree Dr Unit 23	\$147.17	-\$147.17	\$147.98	\$0.00	\$147.98
100208571	4297 Avon Park Cir Unit 14	\$105.10	-\$105.10	\$105.69	\$0.00	\$105.69
100209402	3900 Overlook Dr Unit 10	\$178.67	-\$178.67	\$179.70	\$0.00	\$179.70
100208804	3616 Longfellow Rd Unit 25	\$73.57	-\$73.57	\$73.97	\$0.00	\$73.97
100212804	4038 Shady View Ln Unit 17	\$52.53	-\$52.53	\$52.83	\$0.00	\$52.83
100198297	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$1,019.48	-\$1,019.48	\$1,025.19	\$0.00	\$1,025.19

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 09/21/2023	Total Amount Due
100198297	\$0.00	\$1,025.19	\$ 1,025.19

ATTN C/O GMS, LLC
 CAPITAL REGION CDD
 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 from 8 a.m. to 5 p.m., 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, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., 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 life-support 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: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

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.

PAYING YOUR BILL

- Auto Pay Program: 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 stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. 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 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide 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.

City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	52.53
Payment Received - 08/21/2023	-52.53
Current Charges	52.83
Total Amount Due	\$ 52.83

Service Address: 4046 Colleton Ct Unit 15, Tallahassee, FL 32317 (CITY)


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	42.50
Fuel & Purch Pwr: 249 kwh at \$0.03617	9.01
Gross Receipts Tax: 2.56406% of \$51.51	1.32
Subtotal	\$ 52.83

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

Premise Id #: PRM0031038

\$ 52.83

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	73.57
Payment Received - 08/21/2023	-73.57
Current Charges	73.97
Total Amount Due	\$ 73.97

Service Address: 3070 Bent Grass Ln Unit 30, Tallahassee, FL 32317 (CITY)


Area Lighting

Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	59.50
Fuel & Purch Pwr: 349 kwh at \$0.03617	12.62
Gross Receipts Tax: 2.56406% of \$72.12	1.85

Subtotal	\$ 73.97
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Service Address Total: 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

Premise Id #: PRM0028302

\$ 73.97

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	73.57
Payment Received - 08/21/2023	-73.57
Current Charges	73.97
Total Amount Due	\$ 73.97

Service Address: 2450 Rain Lily Way Unit 29, Tallahassee, FL 32317 (CITY)


Area Lighting

Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	59.50
Fuel & Purch Pwr: 349 kwh at \$0.03617	12.62
Gross Receipts Tax: 2.56406% of \$72.12	1.85

Subtotal	\$ 73.97
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Service Address Total: 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317

Premise Id #: PRM0057932

\$ 73.97

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	73.57
Payment Received - 08/21/2023	-73.57
Current Charges	73.97
Total Amount Due	\$ 73.97

Service Address: 4072 Ivy Green Trl Unit 7, Tallahassee, FL 32317 (CITY)


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	59.50
Fuel & Purch Pwr: 349 kwh at \$0.03617	12.62
Gross Receipts Tax: 2.56406% of \$72.12	1.85

Subtotal	\$ 73.97
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Service Address Total: 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317

Premise Id #: PRM0083585

\$ 73.97

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	189.20
Payment Received - 08/21/2023	-189.20
Current Charges	190.28
Total Amount Due	\$ 190.28

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


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

18: 100 Watt HPS Dec Light Fixture(s)	153.00
Fuel & Purch Pwr: 899 kwh at \$0.03617	32.52
Gross Receipts Tax: 2.56406% of \$185.52	4.76

Subtotal	\$ 190.28
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Service Address Total: 3749 Biltmore Ave Unit 2 Tallahassee, FL 32317

Premise Id #: PRM0049496

\$ 190.28

Customer Name: Capital Region CDD
Account Number: 100205224
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	147.17
Payment Received - 08/21/2023	-147.17
Current Charges	147.98
Total Amount Due	\$ 147.98

Service Address: 4216 Summertree Dr Unit 23, Tallahassee, FL 32317 (CITY)


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	119.00
Fuel & Purch Pwr: 699 kwh at \$0.03617	25.28
Gross Receipts Tax: 2.56406% of \$144.28	3.70

Subtotal	\$ 147.98
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Service Address Total: 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

Premise Id #: PRM0076405

\$ 147.98

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	105.10
Payment Received - 08/21/2023	-105.10
Current Charges	105.69
Total Amount Due	\$ 105.69

Service Address: 4297 Avon Park Cir Unit 14, Tallahassee, FL 32317 (CITY)


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	85.00
Fuel & Purch Pwr: 499 kwh at \$0.03617	18.05
Gross Receipts Tax: 2.56406% of \$103.05	2.64

Subtotal	\$ 105.69
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Service Address Total: 4297 Avon Park Cir Unit 14 Tallahassee, FL 32317

Premise Id #: PRM0082899

\$ 105.69

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	178.67
Payment Received - 08/21/2023	-178.67
Current Charges	179.70
Total Amount Due	\$ 179.70

Service Address: 3900 Overlook Dr Unit 10, Tallahassee, FL 32317 (CITY)


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	144.50
Fuel & Purch Pwr: 849 kwh at \$0.03617	30.71
Gross Receipts Tax: 2.56406% of \$175.21	4.49
Subtotal	\$ 179.70

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

Premise Id #: PRM0122174

\$ 179.70

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	73.57
Payment Received - 08/21/2023	-73.57
Current Charges	73.97
Total Amount Due	\$ 73.97

Service Address: 3616 Longfellow Rd Unit 25, Tallahassee, FL 32317 (CITY)


Area Lighting

Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	59.50
Fuel & Purch Pwr: 349 kwh at \$0.03617	12.62
Gross Receipts Tax: 2.56406% of \$72.12	1.85

Subtotal	\$ 73.97
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Service Address Total: 3616 Longfellow Rd Unit 25 Tallahassee, FL 32317

Premise Id #: PRM0122901

\$ 73.97

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: September 1, 2023

Account Summary as of September 1, 2023

Previous Balance	52.53
Payment Received - 08/21/2023	-52.53
Current Charges	52.83
Total Amount Due	\$ 52.83

Service Address: 4038 Shady View Ln Unit 17, Tallahassee, FL 32317 (CITY)


Area Lighting
Service from 07/28/2023 - 08/27/2023
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	42.50
Fuel & Purch Pwr: 249 kwh at \$0.03617	9.01
Gross Receipts Tax: 2.56406% of \$51.51	1.32

Subtotal	\$ 52.83
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Service Address Total: 4038 Shady View Ln Unit 17 Tallahassee, FL 32317

Premise Id #: PRM0129751

\$ 52.83

FIFTH ORDER OF BUSINESS

RESOLUTION 2024-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Capital Region Community Development District, hereinafter referred to as "District", General Fund Budget for Fiscal Year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 9th day of November, 2023 and be reflected in the monthly and fiscal Year End 9/30/23 Financial Statements and Audit Report of the District

*Capital Region
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

RESOLUTION 2024-02

EXHIBIT A

Capital Region
Community Development District

Budget Amendment
FY 2023



Capital Region
Community Development District
General Fund
Budget Amendment FY 2023
Exhibit A

	Actual Thru 09/30/23	Adopted Budget FY 23	Proposed Increase/ (Decrease)	Amended Budget FY 23
Revenues:				
Special Assessments - Tax Roll	\$ 1,634,368	\$ 1,621,847	\$ 12,521	\$ 1,634,368
Special Assessments - Direct St Joe	303,918	303,918	-	303,918
Interest	36,270	1,000	35,270	36,270
Carry Forward	770,289	-	17,862	17,862
Total Revenues	\$ 2,744,846	\$ 1,926,765	\$ 65,654	\$ 1,992,419
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,600	\$ 12,000	\$ (4,400)	\$ 7,600
PR-FICA	581	918	(337)	581
Engineering	4,172	25,000	(10,000)	15,000
Attorney	22,522	57,000	(20,000)	37,000
Annual Audit	3,850	3,850	-	3,850
Annual Report	-	500	-	500
Assessment Administration	11,500	11,500	-	11,500
Arbitrage Rebate	1,200	1,800	-	1,800
Dissemination Agent	7,500	7,500	-	7,500
Trustee Fees	15,220	15,520	-	15,520
Management Fees	51,051	51,051	-	51,051
Information Technology	2,800	2,800	-	2,800
Website Maintenance	1,200	1,200	-	1,200
Records Storage	-	150	-	150
Travel & Per Diem	1,322	2,000	-	2,000
Telephone	171	300	-	300
Postage & Delivery	4,603	1,000	3,603	4,603
Insurance General Liability	11,195	20,457	(9,262)	11,195
Printing & Binding	812	2,000	-	2,000
Legal Advertising	4,480	3,500	980	4,480
Other Current Charges	442	1,600	-	1,600
Office Supplies	13	200	-	200
Dues, Licenses & Subscriptions	175	175	-	175
Capital Outlay	-	250	-	250
Total General & Administrative	\$ 152,408	\$ 222,270	\$ (39,416)	\$ 182,854

Capital Region
Community Development District
General Fund
Budget Amendment FY 2023
Exhibit A

	Actual Thru 09/30/23	Adopted Budget FY 23	Proposed Increase/ (Decrease)	Amended Budget FY 23
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 8,998	\$ -	\$ 8,998	\$ 8,998
Management Fees	138,915	138,915	0	138,915
Security	6,242	7,000	-	7,000
Utilities	61,684	45,000	16,684	61,684
Landscape Maintenance - Contract	1,043,365	1,043,365	0	1,043,365
Landscape Maint - New Units/Street Trees	1,597	5,500	-	5,500
Pond Maintenance - Contract	13,263	5,000	8,263	13,263
Pond Repairs - Current Units	33,838	40,000	-	40,000
SWMF Operating Permit Fees	6,426	4,130	2,296	6,426
Irrigation Maintenance - Contract	54,085	54,085	-	54,085
Irrigation Maintenance - New Units	80	500	-	500
Irrigation Repairs - Current Units	62,329	45,000	17,329	62,329
Preserve Maintenance	41,789	40,000	1,789	41,789
Tot Lot Inspection/Maintenance	3,841	7,500	-	7,500
Tree Removal/Trimming/Cleanup	48,435	38,000	10,435	48,435
Alleyway Maintenance	3,845	5,000	-	5,000
Miscellaneous Maintenance	9,570	7,500	2,070	9,570
Special Events	-	5,000	-	5,000
Other-Contingency	2,189	5,000	-	5,000
Capital Expenditures	62,206	25,000	37,206	62,206
Reserve for Capital - R&R	175,000	175,000	-	175,000
Common Area Maintenance	3,595	8,000	-	8,000
Subtotal Field Expenditures	\$ 1,781,292	\$ 1,704,495	\$ 105,070	\$ 1,809,565
Total Operations & Maintenance	\$ 1,781,292	\$ 1,704,495	\$ 105,070	\$ 1,809,565
Total Expenditures	\$ 1,933,700	\$ 1,926,765	\$ 65,654	\$ 1,992,419
Excess (Deficiency) of Revenues over Expenditures	\$ 811,146	\$ -	\$ (0)	\$ (0)

SIXTH ORDER OF BUSINESS



MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED JULY 11, 2013 REGARDING BOND ISSUANCES BY CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

November 9, 2023

Board of Supervisors
Capital Region Community Development District

Re: Refunding of Series 2013 Bonds

Dear Supervisors:

MBS Capital Markets, LLC (“*Underwriter*”) and the Board of Supervisors of the Capital Region Community Development District (“*District*”) entered into an Investment Banking Agreement effective July 11, 2013 (“*Agreement*”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transactions currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of refunding bonds in order to refund the District’s Capital Improvement Revenue Refunding, Series 2013 Bonds. The District may also consider additional bonds to finance new assessable improvements. It is the District’s intent to engage the Underwriter to provide investment banking services for these transactions.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for these transactions includes the following:

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.

Member: FINRA/SIPC

3414 W. BAY TO BAY BLVD., SUITE 300
TAMPA, FLORIDA 33629
PHONE: 813.281.2700

152 LINCOLN AVENUE
WINTER PARK, FLORIDA 32789
PHONE: 407.622.0130

1005 BRADFORD WAY
KINGSTON, TENNESSEE 37763
PHONE: 865.717.0303



MBS CAPITAL MARKETS, LLC

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- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Assistance with negotiating the bond documents with selected institutions in the event that the District elects to privately-place Bonds.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

Rhonda Mossing

Rhonda Mossing
Managing Partner

Approved and Accepted By: _____

Title: _____



MBS CAPITAL MARKETS, LLC

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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than

the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

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Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

SEVENTH ORDER OF BUSINESS



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

October 24, 2023

Capital Region Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Capital Region Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2023, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2023.

The objectives of our audit 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 auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, 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. 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.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA



Capital Region Community Development District

October 19, 2023

Page 2

- 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, 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 the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



Capital Region Community Development District
October 19, 2023
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



Capital Region Community Development District
October 19, 2023
Page 4

- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Capital Region Community Development District's financial statements. Our report will be addressed to the Board of Capital Region Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Capital Region Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Tiziana Cessna. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



Capital Region Community Development District
October 19, 2023
Page 5

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2023 will not exceed \$3,925, unless the scope of the engagement is changed, the assistance which of Capital Region Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Capital Region Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Capital Region Community Development District, of Capital Region Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Capital Region Community Development District
October 19, 2023
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Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Capital Region Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Capital Region Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Capital Region Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Capital Region Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Capital Region Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Capital Region Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Capital Region Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants FL

Capital Region Community Development District
October 19, 2023
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Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

JW

10/27/2023



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.

Bodine Perry

Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 24, 2023)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that 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 completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681
EMAIL: PPOWERS@GMSSF.COM

Auditor: J.W. Gaines

By: _____

Title: Director

Date: October 24, 2023



District: Capital Region CDD

By: _____

Title: Secretary

Date: 10/27/2023



Secretary

10/27/2023

EIGHTH ORDER OF BUSINESS

**THIRD AMENDMENT TO THE
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT**

THIS THIRD AMENDMENT is effective as of the 1st day of October 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 Tallahassee, Leon County, Florida, and whose mailing address is 3196 Merchants Row Blvd. Suite 130, Tallahassee, Florida 32311 (the “District”); and

All Pro Land Care of Tallahassee, Inc., a Florida corporation, with a mailing address at 2800 Mahan Drive, Tallahassee, Florida, 32308 (“Contractor,” and collectively with the District, “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the Parties previously entered into that certain *Landscape & Irrigation Maintenance Services Agreement*, dated August 13, 2020, as amended by that certain *First Amendment to the Landscape & Irrigation Maintenance Services Agreement*, dated October 1, 2021, and that certain *Second Amendment to the Landscape & Irrigation Maintenance Services Agreement*, dated October 1, 2022 (collectively, the “**Agreement**”); and

WHEREAS, pursuant to Section 7 of the Agreement, the Parties desire to: (i) memorialize its third optional renewal of said Agreement for a period of one (1) year, commencing October 1, 2023, and ending September 30, 2024, (ii) update the Landscape and Irrigation Areas map attached to the Agreement as Exhibit D and referenced therein, and (iii) update the fee schedule identified in Exhibit B to the Agreement and referenced therein; and

WHEREAS, each of the Parties hereto has the authority to execute this Third Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Third Amendment so that this Third Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Third Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement.

SECTION 2. AMENDMENTS.

A. The effective term of the Agreement is hereby extended until September 30, 2024;

B. The Landscape and Irrigation Areas map attached to the Agreement as Exhibit D and referenced therein is hereby replaced in its entirety with the Landscape and Irrigation Areas Map attached to this Second Amendment as **Attachment A**; and

C. The fee schedule identified in Exhibit B to the Agreement and referenced therein is hereby updated and replaced with the fee schedule attached to the Second Amendment as **Attachment B**.

All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

IN WITNESS WHEREOF, the parties execute this Third Amendment to be effective the day and year first written above.

ATTEST:

**CAPITAL REGION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Secretary
 Assistant Secretary

By: _____
 Chairperson

ATTEST:

**ALL-PRO LAND CARE OF
TALLAHASSEE, INC.**

By: _____
Its: _____

By: _____
Its: _____

**ATTACHMENT A
LANDSCAPE AND IRRIGATION AREAS MAP**

**ATTACHMENT B
UPDATED FEE SCHEDULE**

Unit Cost Worksheet

Per Unit	Frequency	
Lawn Maintenance		
\$ 37.37 per acre	varies	Standard Maintenance Quantity (Ac)
\$ 76.15 per acre	varies	Full Maintenance Quantity (Ac)
Fertilization and Nutrients		
\$ 135.78 per acre	2	Turf - Full Maint. Areas Only
\$ 0.0830 per sqft	2	Shrubs/Groundcover - Bed Areas
\$ 2.36 per tree	1	Trees
Mulch - ** One (1) bale pine straw to cover 40 SqFt **		
\$ 4.99 per bale	2	Shrubs/Groundcover - Bed Areas
	1	Mulched Beds
	2	Trees ** Average two and a half (2.5) bales per tree **
Pruning		
\$ 23.33 per 1000 sqft	6	Shrubs/Groundcover - Bed Areas
\$ 27.05 per tree	2	Trees
Weed Control (Pre-Emergent)		
\$ 239.32 per acre	2	Full Maintenance Acreage
\$ 6.99 per 1000 sqft	2	Shrubs/Groundcover - Bed Areas
Weed Control (Post-Emergent and Hand Weeding)		
\$ 48.28 per acre	6	Full Maintenance Acreage
\$ 48.28 per acre	26	Shrubs/Groundcover - Bed Areas
Integrated Pest Management - Scouting, Insect, Fungus & Ant Control		
\$ 38.63 per acre	4	Turf - Full Maint. Areas Only
Litter / Debris Control and Removal		
\$ 20.55 per acre/ month	12	Turf - Full and Standard
\$ 36.41 per hour	varies	Supplemental Freq. As Requested (Blowing)
\$ 28.09 per Dogi Pot/ month	12	Dogi Pots
Misc Mowing		
\$ 36.33 per acre	2	Turf - Pond Bottom
Irrigation		
\$ 0.624 per head/ month		Irrigation per head

	Annual	Monthly	
Contracted Maintenance	\$ 1,066,254.62	\$ 88,854.55	
New Units	\$ -	\$ -	
Contracted Irrigation	\$ 54,139.97	\$ 4,511.66	
New Irrigation	\$ -	\$ -	
Total	\$ 1,120,394.59	\$ 93,366.22	<== Invoice per month
		0	
Total Contracted Only	\$ 1,120,394.59	\$ 93,366.22	
Landscape - Contracted Units	\$	88,854.55	
Landscape - New Units*	\$	-	
Irrigation - Contracted Units	\$	4,511.66	
Irrigation - New Units **	\$	-	
Invoice Total:	\$	93,366.22	
<u>Details for new units Landscape:</u>			
	\$	-	
	\$	-	
	\$	-	
	\$	-	
	\$	-	
	\$	-	
	\$	-	
	\$	-	
Total New Landscape:	\$	-	
<u>Details for new units Irrigation:</u>			
	\$	-	
	\$	-	
	\$	-	
	\$	-	
Total New Irrigation:	\$	-	
Total Additional New Units with Irrigation:	\$	-	

ELEVENTH ORDER OF BUSINESS

C.

1.



CRCDD Weekly Review

Monday 10/23/23	Tuesday 10/24/23	Wednesday 10/25/23	Thursday 10/26/23	Friday 10/27/23
Weather of the Week				
82° Hi 54° Lo	82° Hi 63° Lo	84° Hi 66° Lo	84° Hi 66° Lo	84° Hi 61° Lo
Full Maintenance				
Bermuda Plot (CP)				
Standard Maintenance				
	Central Park UNIT 20:WD162 on Esplanade North	Central Park NON-UNIT:TR230 UNIT 27:TR221A		
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
	UNIT 35			
Mulch Installation - Maint.				
Central Park:Memorial Walk (CP)	UNIT 1:Mulberry Park Blvd UNIT 25:Longfellow Park & Pocket Parks	UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks	UNIT 16:Faulkner Park UNIT 2:Newberry Parks	UNIT 16:Faulkner Park UNIT 26:Strolling Way Parks
Pruning				
			UNIT 26:Mossy Creek Nature Trail Ext.	
Detail Service				
	UNIT 25:Longfellow Park & Pocket Parks Unit 23: Riverton Trail	Unit 26: Strolling Way	UNIT 2:Carollton Park UNIT 2:Newberry Parks	
Fertilizer: Product Used: Fertilizer Thrive 00-00-62				
Four Oaks Blvd (Units 1,17,29)	UNIT 26:Strolling Way Parks		UNIT 14:Green Space UNIT 25:Longfellow Park & Pocket Parks	
Post-Emergent: Product Used - Celsius XTRA				
	UNIT 26:Strolling Way Parks			
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
Four Oaks Blvd (Units 1,17,29)	UNIT 26:Strolling Way Parks		UNIT 14:Green Space UNIT 25:Longfellow Park & Pocket Parks	
Non-Selective: Product used - Diquat & Compare-N-Save				
Orange Ave UNIT 35	Central Park:Park Crossing Trail Park UNIT 16:Faulkner Park			UNIT 5
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
Tot Lot Orange Ave			Tot Lot	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
19	37	10/24	Stuck Valve	
09	4,6,9 Mossy Creek	10/24 & 10/26	Stuck Valve	
19	5,7 Blairstone		Clean Valve Box	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
02	5	10/24		195928
05	4,6,9 Mossy Creek	10/24	Mainline Repair	195930
Additional Contracted Work				
Unit	Date	Description		Invoice Number
UNIT 10:Overlook Park	10/27	Move Stop Sign		195932
UNIT 21 & Arch Site	10/27	Install Hog Fence in Arch-Site		195933
N/C Services:				
CP : Watering Trees Unit 4,6,9: Watering Sod				UNIT 14:Green Space UNIT 25:Longfellow Park & Pocket Parks

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting (Friday)

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 10/2/23	Tuesday 10/3/23	Wednesday 10/4/23	Thursday 10/5/23	Friday 10/6/23
Weather of the Week				
Hi 88°F Lo 67°F	Hi 88°F Lo 61°F	Hi 90°F Lo 69°F	Hi 89°F Lo 68°F	Hi 85°F Lo 69°F Rain Trivial
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) Shumard Oak Blvd (Units 3,5) UNIT 1:Verdura Point Park UNIT 17:Verdura Lake Green Space UNIT 18:Cummings Park UNIT 2:Carollton Park UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW NON-UNIT:Goldenrod & FL162 NON-UNIT:Schoolhouse Rd. & Biltmore Ext. Schoolhouse Rd (Units 3,4) UNIT 1:Barringer Hill Nature Trail UNIT 16:FL230 UNIT 16:Salinge & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinge Way UNIT 2:Endicott Park UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park UNIT 36:Bluff Oak Way UNIT 4:Terrebone Dr.	UNIT 1:Mulberry Park Blvd UNIT 2:Newberry Parks UNIT 21 & Arch Site	Bermuda Plot (CP) Central Park:FL131 Central Park:Park Crossing Trail Park Central Park:Tot Lot UNIT 14:Avon Park UNIT 20:Esplanade North (Unit 20) UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Biltmore Ave (Units 16,2,25)
Standard Maintenance				
Central Park UNIT 17:WD253 UNIT 17:WD284 Pond on Four Oaks UNIT 18:WD281	LSF-3:Maple Ridge Common Areas & ROWS LSF-7:FL263 LSF-7:Swale & GS (Upon Request) UNIT 16:Salinge Drainage Easement (LF) UNIT 26:Mossy Creek Nature Trail Ext.	UNIT 27:SW Field on CC	Central Park:Butterfly Garden Central Park:Tot Lot NON-UNIT:Merchants Row / Four Oaks Field UNIT 1:WD240 UNIT 20:WD162 on Esplanade North UNIT 31:FL265 UNIT 5:Capital Circle SE Buffer	UNIT 1:WD240 Unit 1:WD240 UNIT 17:Shady View Pond (WD260) Unit 17:Shady View Pond (WD260)
Debris Cleanup				
Grates - clearing/cleaning UNIT 27:New Village UNIT 35:Merchants Row West			Grates - clearing/cleaning	
Hand Weeding				
	NON-UNIT:FL040 - Mossy Creek		UNIT 23:Riverton Park (Four Oaks to Summ	UNIT 30:Woodland Fields Park
Mulch Installation - Maint.				
Blair Stone Rd (Units 5,17) UNIT 29:Orange Ave (Mossy Creek to Four Oaks)				
Detail Service				
				Utility Boxes
Fertilizer: Product Used: Fertilizer Thrive 00-00-62				
	Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 18:Cummings Park	Four Oaks Blvd (Units 1,17,29) Orange Ave		
Post-Emergent: Product Used - Celsius XTRA				
	Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 18:Cummings Park	Four Oaks Blvd (Units 1,17,29) Orange Ave		
Pre-Emergent: Product used - Prodiamine 65 WDG				
	Four Oaks Blvd (Units 1,17,29) Orange Ave UNIT 18:Cummings Park	Four Oaks Blvd (Units 1,17,29) Orange Ave		
Non-Selective: Product used - Diquat & Compare-N-Save				
FL080 NON-UNIT:FL040 - Mossy Creek	Central Park:Park Crossing Trail Park LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:LDR-5 Shumard Oak Blvd (Units 3,5) UNIT 10:Green Spaces (2) UNIT 14:Avon Park	Orange Ave	UNIT 10 UNIT 10:New Dawn Park UNIT 17:Shady View Pond (WD260)	NON-UNIT:FL040 - Mossy Creek
Irrigation Repairs				
Controller 03	Unit Number 1	Date 10/2	Repair Mainline repair	Invoice Number 195882
Additional Contracted Work				
Unit FL040 - Mossy Creek LSF-7:Common Area	Date 10/6 10/6	Description 27 Gal Roundup and Spread Sticker Mowing Conservation area		Invoice Number 195891 195892
Proposals				
Description Repair (27) marked areas in Central Park, approx. 800sqft., cut roots if present, cut edges, remove asphalt and replace with approx 1 1/2" hot asphalt				Proposal Number 062902
N/C Services:				
				UNIT 31:Jasmine Hill - Clear Ditch UNIT 31:Spiderlily Way - Clear Ditch

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting (Friday)

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 10/9/23	Tuesday 10/10/23	Wednesday 10/11/23	Thursday 10/12/23	Friday 10/13/23
Weather of the Week				
79° Hi 43° Lo	86° Hi 46° Lo	74° Hi 62° Lo 0.82" Rain	77° Hi 63° Lo 2.17" Rain (Rain Day)	76° Hi 70° Lo Trivial
Full Maintenance				
Shumard Oak Blvd (Units 3,5) UNIT 2:Butterfly Parks UNIT 23:Riverton Park (Four Oaks to Summ UNIT 27:New Village UNIT 4:Grove Park Dr	Biltmore Ave (Units 16,2,25) Blair Stone Rd (Units 5,17) Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 2:Butterfly Parks UNIT 2:Newberry Parks	UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 14:Green Space UNIT 19:Twain Park UNIT 35:Merchants Row West UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr		Four Oaks Blvd (Units 1,17,29) Mossy Creek Lane (Units 4,6,9) NON-UNIT:Artemis Way NON-UNIT:Dog Park Orange Ave UNIT 14:Green Space UNIT 3:SB111A Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower) UNIT 35:Merchants Row Entry Feature UNIT 35:Merchants Row West UNIT 5:Merchants Row UNIT 7:Grove Park Dr
Standard Maintenance				
NON-UNIT:SB161 UNIT 27:TR221A UNIT 27:TR221B TR230	NON-UNIT:Esp/Blair/Overlook Field NON-UNIT:FL040 - Mossy Creek NON-UNIT:SB161 NON-UNIT:TR230 UNIT 20:WD162 on Esplanade North UNIT 5:SE Field on CC / TR216	Shumard Oaks Blvd West (Unit 35) TR209A UNIT 5:Four Oaks (Shumard to Tram) UNIT 5:TR216 NON-UNIT:SB111B NON-UNIT:SB131		NON-UNIT:LDR-5 NON-UNIT:SB111B
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West				Central Park UNIT 31:Goldenrod Way
Hand Weeding				
	Blairstone	NON-UNIT:FL040 - Mossy Creek UNIT 37		NON-UNIT:FL040 - Mossy Creek
Mulch Installation - Maint.				
Utility Boxes				
Pruning				
Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)			NON-UNIT:Goldenrod & FL162
Detail Service				
Utility Boxes	Utility Boxes			
Fertilizer: Product Used: Fertilizer Thrive 00-00-62				
	Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 2:Endicott Park UNIT 7:Riverton (Grove Park to Four Oaks)			
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
	Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 2:Endicott Park UNIT 7:Riverton (Grove Park to Four Oaks)			
Non-Selective: Product used - Diquat & Compare-N-Save				
NON-UNIT:FL040 - Mossy Creek UNIT 31:Parks, Green Space, Rows, Lift Station	NON-UNIT:FL040 - Mossy Creek	Blair Stone Rd (Units 5,17) UNIT 2:Carollton Park		
Additional Contracted Work				
Unit	Date	Description		Invoice Number
LSF-7 & Unit #31	10/9	Jasmine Hill Natural Area Mowing		195910
Unit #10 Trail	10/10	Form and pour section of sidewalk		195911
Esplanade / Overlook	10/10	Patch Sidewalk		195912
Unit #17	10/11	Lake Verdura Conservation Mowing		195909
WD290	10/11 & 10/13	Remove Barrier		195897
Unit #8 Merchants Row Field	10/13	Remove Large Tree Debris		195898

Safety and Training: Weekly "Toolbox" Safety Meeting (Friday)

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 10/16/23	Tuesday 10/17/23	Wednesday 10/18/23	Thursday 10/19/23	Friday 10/20/23
Weather of the Week				
70° Hi 53° Lo	72° Hi 44° Lo	77° Hi 43° Lo	79° Hi 48° Lo	86° Hi 42° Lo
Full Maintenance				
Central Park Orange Ave	Central Park:Park Crossing Trail Park LSF-3:Maple Ridge Common Areas & ROWS UNIT 14:Avon Park UNIT 16:Poe Park UNIT 31:Magnolia Park (Rows, Parks & Pond)	LSF-3:Maple Ridge Common Areas & ROWS	FL080 UNIT 1:Mulberry Park Blvd UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Central Park
Standard Maintenance				
Central Park	TR105 TR209 TR209A UNIT 31:FL265	LSF-3:Maple Ridge Common Areas & ROWS TR105	TR105 UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park
Debris Cleanup				
			Central Park LSF-3:Maple Ridge Common Areas & ROWS ROWS, Parks, Ponds & Common Areas Blairstone / Shady View	ROWS, Parks, Ponds & Common Areas
Hand Weeding				
NON-UNIT:FL040 - Mossy Creek NON-UNIT:LDR-5	LSF-3:Maple Ridge Common Areas & ROWS			Central Park Butterfly
Mulch Installation - Maint.				
	UNIT 16:Poe Park	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)
Detail Service				
Utility Boxes	Unit 16:Poe Park	Utility Boxes	UNIT 17:Blairstone Shady View	
Fertilizer: Product Used: Fertilizer Thrive 00-00-62				
	Central Park		Orange Ave	
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
	Central Park		Orange Ave	
Non-Selective: Product used - Diquat & Compare-N-Save				
	NON-UNIT:FL040 - Mossy Creek NON-UNIT:LDR-5 UNIT 3:SB111A UNIT 35:Merchants Row Entry Feature	LSF-3:Maple Ridge Common Areas & ROWS TR209 TR209A	Central Park:Tot Lot TR209 UNIT 8:WD140	Central Park:Butterfly Garden TR105 UNIT 17:WD253 UNIT 23:Parks, Ponds & Green Spaces
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
	Maple Ridge	10/20	Troubleshoot Maple Ridge w/Robert	
Additional Contracted Work				
Unit	Date	Description		Invoice Number
Orange Ave	10/18	Removal of live Oak hit by Car		195917
Esplanade Way	10/18	Patch sod due to mainline repair		195918
Unit 29, Goldenrod	10/20	Install Slope for positive flow		195919
FL040 SB111A	10/17 & 10/18	Spraying outfall pipes and drains		195920
N/C Services:				
	Stake Trees, Prune Central Park			

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting (Friday)

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

To: Board of Supervisors
From: Corbin deNagy, Operations Manager – GMS
Subject: Operations Report – October 2023

The following is a summary of items related to field operations of the Capital Region Community Development District:

Week 1 (October 2 – October 6)

- Worked with GMS staff to update the Capital Region CDD website.
- Contacted City of Tallahassee staff to obtain PUD Amendment application documents.
- Scheduled backflow installation for new water meter at the Dog Park.
- Met with Miller’s Tree Service to discuss tree cleanup in LDR 5 (Orange/Jasmine Hill)
- Drove through all alleyways:
 - Contacted vendors on stop sign striping.
 - Contacted vendor on asphalt repair needs in Unit 10: (1) Drayton/Overlook and (2) Merrifield.
- Reviewed Leon County Board of County Commissioners meeting agenda item regarding PUD Amendment.
- Repaired broken handrail supports on Unit 26 Boardwalk.
- Picked up signs for Unit 26 Boardwalk (behind Strolling Way).

Week 2 (October 9 – October 13)

- Attended the City of Tallahassee Development Review Committee meeting regarding PUD amendments.
- Installed signs on Unit 26 boardwalk:



- Discussed plan for Verdura pond with Lake Doctors. Talked with resident about the possibility of a second opinion.
- Attended Board meeting.

- Worked with Marpan to create an account for the CDD.
- Met with All-Pro to discuss upcoming CDD Operations staff transition and plan moving forward. Also discussed contract responsibilities and use of subcontractors.
- Met with All-Pro to discuss several projects – brush clearing in LDR-5, drainage issues in Unit 31 and on the boardwalk behind Unit 26.

Week 3 (October 16 – October 20)

- Met with a vendor regarding Unit 10 alleyway and Central Park trail repairs.
- Received a call from a resident regarding a dog getting into the Unit 21 Mission site. Directed All-Pro to identify burrowed areas and put-up dig barriers.
- Worked with Atkins to create alleyway maps to assist with stop bar striping project.
- Received an email from a resident regarding the FL-130 (“Catfish Pond”) stormwater pond. The email included a link to an algae control company. Contacted company for a rough price estimate for their equipment.
- Contacted vendor for pond cleaning options for Verdura lake.
- Reviewed City of Tallahassee Commission agenda for any items that may pertain to the CDD.
 - FYI -- the city appears to be moving forward with installing a light on Blairstone and New Village Avenue (Publix shopping center).
- Contacted Reserve Advisors for a proposal to update the reserve study with a site visit (last done in 2018).

Week 4 (October 23 – October 27)

- Met with Miller’s regarding tree removal at Spider Lily and Jasmine Hill.
- Followed up with the City of Tallahassee regarding police officer coverage for the Halloween road closures.
- Reviewed work done (swale) to fix drainage issues in Unit 31 (Spider Lily and Jasmine Hill):



- Reviewed work done at Bent Grass and Goldenrod:



- District review with Supervisor Burns.
- Contacted City of Tallahassee via DigiTally regarding curb inlet and asphalt issue on Grove Park near Colleton
- Met with a vendor to discuss options for clearing Verdura lake.
- Inspected stormwater ponds WD235 and FL263. Requested All-Pro correct identified issues.
- Met with All-Pro to discuss the green spaces in LDR-5, Phase 3. Discussion included fixing erosion issues, placement of dogi-pots, and ideas for planting trees.
- Contacted HOA about irrigation leak on homeowner property in LDR-5.

Week 5 (October 30 – October 31)

- Met with a representative from Leon County Mosquito Control regarding a complaint in FL-130 (“Catfish Pond”). There was no evidence of mosquitos in that stormwater pond.
- Contacted McGlynn Labs for additional sampling in FL-130.
- Contacted vendors for a tree removal quote.
- Contacted another vendor for reserve study services.
- Halloween road closures.

If you have any questions or comments regarding the above information, please contact me at cdenagy@gmsnf.com.

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services