

CAPITAL REGION
Community Development District

January 11, 2024

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

January 4, 2024

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, January 11, 2024 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 November 9, 2023 Meeting
 - B. Balance Sheet as of November 30, 2023 and Statement of Revenues & Expenditures for the Period Ending November 30, 2023
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Consideration of Proposals for Lake Verdura Maintenance
- V. Request for Reconsideration of Proposed Shared Cost for Restoration of Pond FL080
- VII. Staff Reports
 - A. Attorney
 - B. Dantin Consulting
 - C. Property Management
 1. All Pro Reports

2. Operations Memorandum

D. Manager

VIII. Supervisors Requests

IX. Audience Comments

X. Next Scheduled Meeting: February 8, 2024 @ 6:30 p.m.

XI. Adjournment

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

Sincerely,

James Oliver

James Oliver
District Manager

Community Interest:

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

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, November 9, 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 Franks	Vice Chairman
Susan Burns	Supervisor
Matthew Vogel	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Director of Operations - GMS
Corbin deNagy	Operations Manager - GMS
Rhonda Mossing	MBS Capital Markets by telephone
Steve Ghazvini	Sandco
Members of the Public	

The following is a summary of the actions taken at the November 9, 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

A resident stated in the last 25 years we have spent approximately \$3 million on the CDD most of which went to landscaping. We have nothing to show for that, we have weeds. Is there a possibility that we would move toward a plan for sustainable landscape. Instead of spending money on mowers and whatever you could do something to produce our own food.

THIRD ORDER OF BUSINESS

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 Assessments

D. Check Register

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

The next item taken out of order.

SIXTH ORDER OF BUSINESS

Consideration of Investment Banking Agreement with MBS Capital Markets

Ms. Mossing presented the Investment Banking Agreement with MBC Capital Markets.

On MOTION by Mr. Franks seconded by Ms. Burns with all in favor the investment banking agreement with MBS Capital Markets for the Series 2013 Bond Refunding was approved.

FOURTH ORDER OF BUSINESS

Request for Reconsideration of Proposed Shared Cost for Restoration of Pond FL 080

Mr. Ghazvini presented to the Board his request that the District share the cost for the restoration of Pond FL 080. Discussion ensued. This item tabled to the next regular meeting. The Board directed Robert and Corbin send Sandco’s backup documentation to the Board for their review prior to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Amending the Fiscal Year 2023 General Fund Budget

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor Resolution 2024-02 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Investment Banking Agreement with MBS Capital Markets

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Berger Toombs Elam Gaines & Frank

On MOTION by Mr. Vogel seconded by Mr. Franks with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2023 audit was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Third Amendment to Landscape & Irrigation Maintenance Services Agreement with All Pro Landcare for Fiscal Year 2024

Ms. Sandy stated we have a five-year contract with All Pro and each year we renew it and this is the fourth year of that contract. There are built-in increases in some of the years, including this year, and we also like to incorporate any new areas we brought into the maintenance area. The amendment renews it for an additional year, updating the maintenance map and updating the pricing.

On MOTION by Mr. Franks seconded by Ms. Burns with all in favor the third amendment to the landscape and irrigation maintenance services agreement with All Pro Landcare for fiscal year 2024 was approved.

NINTH ORDER OF BUSINESS

Discussion of Verdura Lake Maintenance Plan

Mr. deNagy outlined the pros and cons of two treatment options, being chemical and mechanical, for Lake Verdura and will bring back additional proposals at the January meeting.

TENTH ORDER OF BUSINESS

Authorization for Staff to Open an SBA Account for Capital Reserve Fund

Mr. Oliver stated the State Board of Administration invests public funds for public sector institutions in Florida, such as colleges, hospitals, and local governments. Capital Region uses the SBA for investing of general fund cash and the interest rates provide a higher yield than a governmental checking account. I recommend the District open an SBA account for investment of capital reserve account funds.

On MOTION by Mr. Vogel seconded by Ms. Burns with all in favor staff was authorized to open an account at the State Board of Administration for the capital reserve funds.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Dantin Consulting

There being none, the next item followed.

C. Property Management Report

1. All Pro Reports

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

2. Operations Memorandum

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

D. Manager

Mr. Oliver stated we recently brought Corbin to GMS to learn the operations here at Capital Region CDD, which is an incredibly complex district compared to some of the smaller districts in the state. No one is better to serve in the director of operations role than Robert Berlin, as he has been on the ground since inception of the project and has been involved since the very first construction activities. His construction sector experience and institutional knowledge is second to none. Robert has agreed to stay on with GMS in a consulting role and he will still be a presence here at Capital Region. We are grateful Robert will continue to mentor Corbin and provide valuable insights and advice to the Board and staff.

TWELFTH ORDER OF BUSINESS Supervisor’s Requests

Mr. Rojas stated I’m glad you are staying on and working with GMS.

Ms. Burns stated I toured the district with Corbin, it was fantastic. I want to request a ride along with All Pro.

Mr. Franks stated thank you for everything you have done.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated I want to follow-up on the rings around the trees in the Town Center area. We probably need to do an annual check. We need to do that before the metal goes into the tree. I understand that Mr. deNagy has plans to paint some stop lines. We have one-way signs in one section and if you follow through with the one-way sign to point out the direction, it would cut down on the confusion. Could we incorporate some small plants in the median?

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – January 11, 2024
at 6:30 p.m. at the Southwood Community
Center**

Mr. Rojas stated typically we cancel the December meeting and Jim and I talked about it and that is what we are doing this year.

If there is any interest in taking on one of the items on the community interest list send an email to Jim and let him know what you are interested in.

The meeting adjourned at 8:02 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
November 30, 2023



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Capital Region
Community Development District
Combined Balance Sheet
November 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	\$ 784,438	\$ -	\$ -	\$ 784,438
Capital Reserve Account	-	-	296,346	296,346
Due from General Fund - Series 2013	-	222,451	-	222,451
Due from General Fund - Series 2018A1	-	144,598	-	144,598
Due from General Fund - Series 2021	-	53,096	-	53,096
<u>Investments:</u>				
State Board of Administration (SBA)	541,392	-	-	541,392
<u>Series 2013</u>				
Reserve	-	430,085	-	430,085
Revenue	-	213,265	-	213,265
<u>Series 2018A1</u>				
Reserve	-	649,678	-	649,678
Revenue	-	55,178	-	55,178
Prepayment	-	3,591	-	3,591
<u>Series 2018A2</u>				
Reserve	-	134,490	-	134,490
Revenue	-	12,208	-	12,208
<u>Series 2021</u>				
Revenue	-	22,565	-	22,565
Total Assets	\$ 1,325,831	\$ 1,965,378	\$ 296,346	\$ 3,587,554
Liabilities:				
Accounts Payable	\$ 8,465	\$ -	\$ -	\$ 8,465
FICA Payable	(75)	-	-	(75)
Accrued Expenses	4,474	-	-	4,474
Due to Debt Service 2013	222,451	-	-	222,451
Due to Debt Service 2018A1	144,598	-	-	144,598
Due to Debt Service 2021	53,096	-	-	53,096
Total Liabilities	\$ 457,182	\$ -	\$ -	\$ 457,182
Fund Balance:				
Restricted for:				
Debt Service	-	1,965,378	-	1,965,378
Assigned for:				
Capital Reserve Fund	-	-	296,346	296,346
Unassigned	868,649	-	-	868,649
Total Fund Balances	\$ 868,649	\$ 1,965,378	\$ 296,346	\$ 3,130,372
Total Liabilities & Fund Balance	\$ 1,325,831	\$ 1,965,378	\$ 296,346	\$ 3,587,554

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

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,722,305	\$ 372,118	\$ 372,118	\$ -
Special Assessments - Direct St Joe	287,187	47,824	47,824	-
Interest	10,000	1,667	5,525	3,858
Total Revenues	\$ 2,019,492	\$ 421,609	\$ 425,467	\$ 3,858
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,400	\$ 600
PR-FICA	918	153	107	46
Engineering	15,000	2,500	2,844	(344)
Attorney	37,000	6,167	3,528	2,639
Annual Audit	3,925	-	-	-
Annual Report	500	-	-	-
Assessment Administration	12,190	12,190	12,190	-
Arbitrage Rebate	1,800	-	-	-
Dissemination Agent	7,950	1,325	1,325	-
Trustee Fees	15,520	-	-	-
Management Fees	54,114	9,019	9,019	-
Information Technology	2,968	495	495	0
Website Maintenance	1,272	212	212	-
Records Storage	150	25	-	25
Travel & Per Diem	2,000	333	-	333
Telephone	300	50	51	(1)
Postage & Delivery	1,000	167	80	87
Insurance General Liability	12,874	12,874	11,587	1,287
Printing & Binding	2,000	333	169	165
Legal Advertising	3,500	583	172	412
Other Current Charges	1,600	267	228	39
Office Supplies	200	33	0	33
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	42	-	42
Total General & Administrative	\$ 189,206	\$ 48,943	\$ 43,580	\$ 5,362

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

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 13,898	\$ 13,898	\$ 14,178	\$ (280)
Management Fees	147,250	24,542	24,542	(0)
Security	7,000	-	-	-
Utilities	57,800	9,633	8,176	1,458
Landscape Maintenance - Contract	1,066,255	177,709	177,709	0
Landscape Maint - New Units/Street Trees	5,500	917	-	917
Pond Maintenance - Contract	15,000	2,500	514	1,986
Pond Repairs - Current Units	40,000	20,681	20,681	-
SWMF Operating Permit Fees	7,803	3,492	3,492	-
Irrigation Maintenance - Contract	55,280	9,213	9,023	190
Irrigation Maintenance - New Units	500	83	-	83
Irrigation Repairs - Current Units	45,000	7,500	4,056	3,444
Preserve Maintenance	40,000	36,573	36,573	-
Tot Lot Inspection/Maintenance	7,500	1,250	-	1,250
Tree Removal/Trimming/Cleanup	38,000	3,313	3,313	-
Alleyway Maintenance	5,000	5,000	4,866	134
Miscellaneous Maintenance	7,500	3,892	3,892	-
Special Events	-	-	8,286	(8,286)
Other-Contingency	5,000	833	-	833
Capital Expenditures	25,000	4,167	1,348	2,818
Reserve for Capital - R&R	233,000	-	-	-
Common Area Maintenance	8,000	2,341	2,341	-
Subtotal Field Expenditures	\$ 1,830,286	\$ 327,538	\$ 322,990	\$ 4,547
Total Operations & Maintenance	\$ 1,830,286	\$ 327,538	\$ 322,990	\$ 4,547
Total Expenditures	\$ 2,019,492	\$ 376,480	\$ 366,571	\$ 9,910
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 45,129	\$ 58,897	\$ 13,768
Net Change in Fund Balance	\$ -	\$ 45,129	\$ 58,897	\$ 13,768
Fund Balance - Beginning	\$ -		\$ 809,752	
Fund Balance - Ending	\$ -		\$ 868,649	

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

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
<u>Revenues</u>				
Carry Forward Balance	\$ 233,000	\$ -	\$ -	\$ -
Total Revenues	\$ 233,000	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 100	\$ -	\$ 100
Total Expenditures	\$ 600	\$ 100	\$ -	\$ 100
Excess (Deficiency) of Revenues over Expenditures	\$ 232,400	\$ (100)	\$ -	\$ 100
Net Change in Fund Balance	\$ 232,400	\$ (100)	\$ -	\$ 100
Fund Balance - Beginning	\$ 295,746		\$ 296,346	
Fund Balance - Ending	\$ 528,146		\$ 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 November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 381,325	\$ 101,726	\$ 101,726	\$ -
Special Assessments - Commercial Tax Roll	505,122	120,614	120,614	-
Interest Income	2,000	333	7,055	6,722
Total Revenues	\$ 888,446	\$ 222,673	\$ 229,395	\$ 6,722
Expenditures:				
Interest - 11/1	\$ 171,776	\$ 171,776	\$ 171,776	\$ -
Interest - 5/1	171,776	-	-	-
Principal - 5/1	530,000	-	-	-
Total Expenditures	\$ 873,553	\$ 171,776	\$ 171,776	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 14,894	\$ 50,897	\$ 57,619	\$ 6,722
Net Change in Fund Balance	\$ 14,894	\$ 50,897	\$ 57,619	\$ 6,722
Fund Balance - Beginning	\$ 377,186		\$ 808,183	
Fund Balance - Ending	\$ 392,079		\$ 865,801	

Capital Region

Community Development District

Debt Service Fund Series 2018A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 86,847	\$ 86,847	\$ -
Special Assessments - Commercial Tax Roll	240,415	57,683	57,683	-
Special Assessments - Direct St Joe	740,129	708	708	-
Interest Income	1,000	167	7,819	7,652
Total Revenues	\$ 1,307,094	\$ 145,404	\$ 153,057	\$ 7,652
Expenditures:				
Interest - 11/1	\$ 355,753	\$ 355,753	\$ 355,753	\$ (0)
Interest - 5/1	355,753	-	-	-
Principal - 5/1	600,000	-	-	-
Total Expenditures	\$ 1,311,506	\$ 355,753	\$ 355,753	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ (4,413)	\$ (210,349)	\$ (202,697)	\$ 7,652
Net Change in Fund Balance	\$ (4,413)	\$ (210,349)	\$ (202,697)	\$ 7,652
Fund Balance - Beginning	\$ 404,597		\$ 1,055,742	
Fund Balance - Ending	\$ 400,184		\$ 853,046	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 274,147	\$ 24,172	\$ 24,172	\$ -
Interest Income	500	83	1,583	1,500
Total Revenues	\$ 274,647	\$ 24,256	\$ 25,755	\$ 1,500
Expenditures:				
Interest - 11/1	\$ 41,055	\$ 41,055	\$ 41,055	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	41,055	-	-	-
Principal - 5/1	190,000	-	-	-
Total Expenditures	\$ 272,110	\$ 41,055	\$ 46,055	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,537	\$ (16,799)	\$ (20,300)	\$ (3,500)
Net Change in Fund Balance	\$ 2,537	\$ (16,799)	\$ (20,300)	\$ (3,500)
Fund Balance - Beginning	\$ 56,111		\$ 191,170	
Fund Balance - Ending	\$ 58,648		\$ 170,871	

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

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 53,075	\$ 53,075	\$ -
Interest Income	500	83	444	360
Total Revenues	\$ 319,437	\$ 53,158	\$ 53,518	\$ 360
Expenditures:				
Interest - 11/1	\$ 28,688	\$ 28,688	\$ 28,688	\$ -
Interest - 5/1	28,688	-	-	-
Principal - 5/1	260,000	-	-	-
Total Expenditures	\$ 317,375	\$ 28,688	\$ 28,688	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,062	\$ 24,471	\$ 24,831	\$ 360
Net Change in Fund Balance	\$ 2,062	\$ 24,471	\$ 24,831	\$ 360
Fund Balance - Beginning	\$ 50,731		\$ 50,830	
Fund Balance - Ending	\$ 52,794		\$ 75,661	

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	\$ 1,722,305	\$ -	\$ 372,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372,118
Special Assessments - Direct St Joe	287,187	23,912	23,912	-	-	-	-	-	-	-	-	-	-	47,824
Interest	10,000	3,027	2,498	-	-	-	-	-	-	-	-	-	-	5,525
Total Revenues	\$ 2,019,492	\$ 26,939	\$ 398,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,467
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 12,000	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
PR-FICA	918	61	46	-	-	-	-	-	-	-	-	-	-	107
Engineering	15,000	2,270	574	-	-	-	-	-	-	-	-	-	-	2,844
Attorney	37,000	1,148	2,380	-	-	-	-	-	-	-	-	-	-	3,528
Annual Audit	3,925	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	12,190	12,190	-	-	-	-	-	-	-	-	-	-	-	12,190
Arbitrage Rebate	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	7,950	663	663	-	-	-	-	-	-	-	-	-	-	1,325
Trustee Fees	15,520	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	54,114	4,510	4,510	-	-	-	-	-	-	-	-	-	-	9,019
Information Technology	2,968	247	247	-	-	-	-	-	-	-	-	-	-	495
Website Maintenance	1,272	106	106	-	-	-	-	-	-	-	-	-	-	212
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	33	18	-	-	-	-	-	-	-	-	-	-	51
Postage & Delivery	1,000	57	23	-	-	-	-	-	-	-	-	-	-	80
Insurance General Liability	12,874	11,587	-	-	-	-	-	-	-	-	-	-	-	11,587
Printing & Binding	2,000	57	112	-	-	-	-	-	-	-	-	-	-	169
Legal Advertising	3,500	172	-	-	-	-	-	-	-	-	-	-	-	172
Other Current Charges	1,600	228	-	-	-	-	-	-	-	-	-	-	-	228
Office Supplies	200	0	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Capital Outlay	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 189,206	\$ 34,302	\$ 9,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,580

Capital Region
Community Development District
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>														
Field Expenditures														
Property Insurance	\$ 13,898	\$ 14,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,178
Management Fees	147,250	12,271	12,271	-	-	-	-	-	-	-	-	-	-	24,542
Security	7,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	57,800	3,702	4,474	-	-	-	-	-	-	-	-	-	-	8,176
Landscape Maintenance - Contract	1,066,255	88,855	88,855	-	-	-	-	-	-	-	-	-	-	177,709
Landscape Maint - New Units/Street Trees	5,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Pond Maintenance - Contract	15,000	514	-	-	-	-	-	-	-	-	-	-	-	514
Pond Repairs - Current Units	40,000	228	20,454	-	-	-	-	-	-	-	-	-	-	20,681
SWMF Operating Permit Fees	7,803	459	3,033	-	-	-	-	-	-	-	-	-	-	3,492
Irrigation Maintenance - Contract	55,280	4,512	4,512	-	-	-	-	-	-	-	-	-	-	9,023
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	1,948	2,108	-	-	-	-	-	-	-	-	-	-	4,056
Preserve Maintenance	40,000	29,784	6,789	-	-	-	-	-	-	-	-	-	-	36,573
Tot Lot Inspection/Maintenance	7,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Removal/Trimming/Cleanup	38,000	2,293	1,020	-	-	-	-	-	-	-	-	-	-	3,313
Alleyway Maintenance	5,000	55	4,811	-	-	-	-	-	-	-	-	-	-	4,866
Miscellaneous Maintenance	7,500	3,352	540	-	-	-	-	-	-	-	-	-	-	3,892
Special Events	-	4,739	3,548	-	-	-	-	-	-	-	-	-	-	8,286
Other-Contingency	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	25,000	-	1,348	-	-	-	-	-	-	-	-	-	-	1,348
Reserve for Capital - R&R	233,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Maintenance	8,000	1,738	604	-	-	-	-	-	-	-	-	-	-	2,341
Subtotal Field Expenditures	\$ 1,830,286	\$ 168,625	\$ 154,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322,990
Total Operations & Maintenance	\$ 1,830,286	\$ 168,625	\$ 154,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 322,990
Total Expenditures	\$ 2,019,492	\$ 202,927	\$ 163,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 366,571
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (175,988)	\$ 234,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,897
Net Change in Fund Balance	\$ -	\$ (175,988)	\$ 234,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,897

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	649,678
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	134,490	
Bonds Outstanding - 3/12/18		\$2,675,000
Less: Principal Payment - 5/1/19		(\$160,000)
Less: Special Call 5/1/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$165,000)
Less: Special Call 5/1/20		(\$5,000)
Less: Special Call 5/1/22		(\$10,000)
Less: Principal Payment - 5/1/21		(\$170,000)
Less: Principal Payment - 5/1/22		(\$175,000)
Less: Special Call 5/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$180,000)
Less: Special Call 5/1/23		(\$10,000)
Less: Special Call 11/1/23		(\$5,000)
Current Bonds Outstanding		\$1,780,000

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 2024

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 2024 O&M	TOTAL ASSESSED
ST JOE COMPANY	1692	\$0.00	\$738,971.89	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.76
LEON CO TAX ROLL	4096.91	\$325,549.85	\$241,572.00	\$318,937.68	\$274,147.35	\$381,324.91	\$505,121.50	\$1,723,293.37	\$3,769,946.66
TOTAL NET ASSESSED	5788.91	\$325,549.85	\$980,543.89	\$318,937.68	\$274,147.35	\$381,324.91	\$505,121.50	\$2,010,240.24	\$4,795,865.42
% ASSESSMENTS		6.79%	20.45%	6.65%	5.72%	7.95%	10.53%	41.92%	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 2024 O&M	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$708.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,824.48	\$48,532.48
TOTAL DUE DIRECT INVOICE		\$0.00	\$738,263.89	\$0.00	\$0.00	\$0.00	\$0.00	\$239,122.39	\$977,386.28
LEON CO DIST 1	11/14/23	\$1,440.60	\$0.00	\$3,851.40	\$0.00	\$1,687.41	\$0.00	\$6,515.69	\$13,495.10
LEON CO DIST 2	11/27/23	\$85,406.27	\$57,682.94	\$49,223.32	\$24,172.21	\$100,038.56	\$120,613.71	\$365,602.16	\$802,739.17
TOTAL RECEIVED TAX ROLL		\$86,846.87	\$57,682.94	\$53,074.72	\$24,172.21	\$101,725.97	\$120,613.71	\$372,117.85	\$816,234.27
TOTAL DUE TAX ROLL		\$238,702.98	\$183,889.06	\$265,862.96	\$249,975.14	\$279,598.94	\$384,507.79	\$1,351,175.52	\$2,953,712.39

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%	0.10%	0.00%	0.00%	0.00%	0.00%	16.67%	4.73%
% RECEIVED TAX ROLL		26.68%	23.88%	16.64%	8.82%	26.68%	23.88%	21.59%	21.65%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2024

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
11/1 - 11/30/23	3254-3277	\$190,065.50
TOTAL		\$190,065.50

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	00024	9/15/23 195792	202309 320-57200-61000	INST DOGI POT INV-195806	*	442.90	
		9/19/23 195794	202309 320-57200-46900	STRMWTR DNGR SIGNS/195803	*	230.00	
		9/19/23 195795	202309 320-57200-46900	NO PARKING SIGNS	*	315.00	
		10/16/23 195897	202310 320-57200-46550	REMV BARRIER WD290	*	227.50	
		10/16/23 195898	202310 320-57200-46490	U#8-REMV TREE DEBRIS	*	227.50	
		10/19/23 195909	202310 320-57200-47000	U#17-LAKE MOWING	*	450.00	
		10/19/23 195910	202310 320-57200-47000	LSF-7/U31 MOW&CLEAN OOC	*	500.00	
		10/19/23 195911	202310 320-57200-46900	U#10 TRAIL SIDEWALK REP	*	600.00	
		10/19/23 195912	202310 320-57200-46900	PATCH SIDEWALK	*	420.00	
		11/01/23 195926	202311 320-57200-46200	NOV 23 LANDSC CONTR UNITS	*	88,854.55	
		11/01/23 195926	202311 320-57200-46400	NOV 23 IRR CONTR UNITS	*	4,511.66	
ALL-PRO LAND CARE OF TALLAHASSEE							96,779.11 003254
11/01/23	00205	10/23/23 171351-L	202310 320-57200-47000	UNIT 31-GREEN SPACE BERM	*	5,200.00	
		10/23/23 171352-L	202310 320-57200-46910	LDR-5 BRUSH CUT INST SOD	*	1,441.25	
		10/23/23 171353-L	202310 320-57200-47000	U26 TRAIL EXT REMV DEBRIS	*	5,717.50	
		10/23/23 171354-L	202310 320-57200-47000	CNTRL PK-CRAPE MYRTLES	*	5,583.00	
		10/23/23 171355-L	202310 320-57200-46900	U30-INST SURGE ROCK	*	1,022.50	
ALL-PRO LANDSCAPING OF TALLAHASSEE							18,964.25 003255
11/01/23	00324	10/30/23 3297682	202309 310-51300-31500	SEP 23 - MONTHLY MEETING	*	840.00	
		10/30/23 3297692	202309 310-51300-31500	SEP 23 - GEN COUNSEL	*	878.50	
KUTAK ROCK LLP							1,718.50 003256
11/01/23	00028	10/26/23 122485B	202309 320-57200-46500	1 TIME APPLICATION 9/1/23	*	80.00	
		10/26/23 129733B	202310 320-57200-46500	1 TIME APPLICATION 10/1	*	182.00	
THE LAKE DOCTORS, INC.							262.00 003257
CAPR CAPITAL REGION TCESSNA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	00114	9/19/23 19884	202309 300-15500-10000		*	25,765.00	
		FY 2024	INSURANCE	EGIS INSURANCE ADVISORS, LLC			25,765.00 003258
11/09/23	99999	11/09/23 VOID	202311 000-00000-00000		C	.00	
		VOID CHECK		*****INVALID VENDOR NUMBER*****			.00 003259
11/09/23	00024	10/24/23 195917	202310 320-57200-46490	REMV LIVE OAK ORANGE AVE	*	165.00	
		10/24/23 195918	202310 320-57200-46450	PATCH SOD MAINLINE REPAIR	*	440.00	
		10/24/23 195919	202310 320-57200-47000	U#29 INST SLOPE POS FLOW	*	220.00	
		10/24/23 195920	202310 320-57200-46900	SPRAYING-OUTFALL PIPES	*	103.22	
		10/31/23 195928	202310 320-57200-46450	CONTR#2 U#2-5 IRR REP	*	50.24	
		10/31/23 195930	202310 320-57200-46450	CONTR#9 IRR REP MAINLINE	*	739.79	
		10/31/23 195932	202310 320-57200-46520	U#10 MOVE STOP SIGN	*	55.00	
		10/31/23 195933	202310 320-57200-46900	INST HOG WIRE FENCE	*	1,093.50	
		11/07/23 195997	202310 320-57200-46450	CONTR#19 U#37 IRR REP	*	108.25	
		11/07/23 195998	202311 320-57200-46450	CONTR#2 U#23 IRR REP	*	1,467.67	
		11/07/23 195999	202311 320-57200-46910	AVON PARK U#12 LIFT SDWLK	*	603.75	
		11/07/23 196000	202311 320-57200-49400	HALLOWEEN SIGN INST&REMV	*	3,547.50	
		11/07/23 196034	202311 320-57200-47000	INST LIVE OAKS FAULKNER	*	1,400.00	
		11/07/23 196035	202311 320-57200-47000	INST LIVE OAK ORANGE AVE	*	700.00	
				ALL-PRO LAND CARE OF TALLAHASSEE			10,693.92 003260
11/09/23	00205	10/31/23 171364-L	202310 320-57200-47000	U#32 GREEN SPACE GOLDENRD	*	2,402.50	
		11/06/23 171366-L	202311 320-57200-46550	EROSION CONTROL/DRAINAGE	*	5,521.50	
				ALL-PRO LANDSCAPING OF TALLAHASSEE			7,924.00 003261
11/09/23	00126	11/07/23 2005187	202310 310-51300-31100	SERVICE THRU 10/31/23	*	2,269.77	
				ATKINS NORTH AMERICA, INC.			2,269.77 003262

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/09/23	00061	11/01/23	516	202311 310-51300-34000		*	4,509.50		
			NOV 23 - MGMT FEES						
11/01/23		11/01/23	516	202311 310-51300-35110		*	106.00		
			NOV 23 - WEBITE ADMIN						
11/01/23		11/01/23	516	202311 310-51300-35100		*	247.33		
			NOV 23 - IT						
11/01/23		11/01/23	516	202311 310-51300-31300		*	662.50		
			NOV 23 - DISSEMINATION						
11/01/23		11/01/23	516	202311 310-51300-51000		*	.15		
			NOV 23 - OFFICE SUPPLIES						
11/01/23		11/01/23	516	202311 310-51300-42000		*	22.99		
			NOV 23 - POSTAGE						
11/01/23		11/01/23	516	202311 310-51300-42500		*	111.60		
			NOV 23 - COPIES						
11/01/23		11/01/23	516	202311 310-51300-41000		*	17.96		
			NOV 23 - TELEPHONE						
11/01/23		11/01/23	516	202311 320-57200-46600		*	279.00		
			FSA STORMWATER OP CERT						
11/01/23		11/01/23	516	202311 320-57200-47000		*	31.88		
			HANDRAIL CLAMP U#26						
11/01/23		11/01/23	517	202311 320-57200-34000		*	12,270.83		
			NOV 23 - FACILITY MGMT						
GOVERNMENTAL MANAGEMENT SERVICES								18,259.74	003263
11/09/23	00022	11/02/23	24848	202311 300-20200-10100		*	600.00		
			SERIES 2021 FYE 1/31/23						
GRAU & ASSOCIATES								600.00	003264
11/09/23	00342	11/01/23	1740175	202311 320-57200-46520		*	353.80		
			STOP SIGN						
MARPAN SUPPLY COMPANY INC								353.80	003265
11/14/23	00006	10/02/23	87780	202310 310-51300-54000		*	175.00		
			FY 2024 DISTRICT FEE						
DEPT OF ECONOMIC OPPORTUNITY								175.00	003266
11/27/23	00024	11/14/23	196039	202311 320-57200-61000		*	27.50		
			INST DOGI POT REC/DISP						
11/14/23		11/14/23	196040	202311 320-57200-46550		*	227.85		
			UNIT#23 POND BOTTOM TMT						
11/15/23		11/15/23	196052	202311 320-57200-46450		*	181.59		
			CONTR#2 U#23 IRR REP						
11/15/23		11/15/23	196054	202311 320-57200-47000		*	288.75		
			BUTTERFLY GARDEN-WEEDING						
11/15/23		11/15/23	196055	202311 320-57200-46490		*	770.00		
			GROVE PARK TREE TRIMMING						

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/15/23		196056	202311 320-57200-47000				COMM AREA PINE STRAW APP	*	1,176.95		
11/15/23		196057	202311 320-57200-46900				U#14 PARK BENCH REPAIRS	*	180.00		
11/15/23		196058	202311 320-57200-61000				INST WATER FOUNTAIN	*	125.82		
ALL-PRO LAND CARE OF TALLAHASSEE										2,978.46	003267
11/27/23	00205	11/17/23	171375-L 202311 320-57200-46550				POND WORK FL080	*	8,137.95		
		11/17/23	171376-L 202311 320-57200-46550				REP EROSION TR221A&TR221B	*	3,706.50		
ALL-PRO LANDSCAPING OF TALLAHASSEE										11,844.45	003268
11/27/23	00195	11/22/23	88733 202310 320-57200-49400				HALLOWEEN ROAD CLOSURE	*	4,738.53		
CITY OF TALLAHASSEE-GENERAL FND 001										4,738.53	003269
11/27/23	00159	10/17/23	59808 202310 310-51300-49100				PLAQUE WITH METAL FRAME	*	174.95		
CROWN TROPHY										174.95	003270
11/27/23	00004	10/03/23	8-274-51 202310 310-51300-42000				DELIVERIES THRU 9/25/23	*	45.67		
FEDEX										45.67	003271
11/27/23	00343	10/31/23	5988095 202310 310-51300-48000				NOTICE OF MEETINGS	*	171.66		
GANNETT MEDIA GROUP										171.66	003272
11/27/23	00061	11/10/23	518 202311 320-57200-47000				MAINTENANCE SUPPLIES	*	26.75		
GOVERNMENTAL MANAGEMENT SERVICES										26.75	003273
11/27/23	00324	11/22/23	3311988 202310 310-51300-31500				OCT 23 - GEN COUNSEL	*	504.00		
		11/22/23	3311989 202310 310-51300-31500				OCT 23 - MONTHLY MEETING	*	644.00		
KUTAK ROCK LLP										1,148.00	003274
11/27/23	00296	11/20/23	215 202311 320-57200-46550				MULCHING	*	2,860.00		
LONGVIEW FARMS, LLC										2,860.00	003275
11/27/23	00113	11/13/23	11132023 202311 320-57200-46520				ASPHALT/REBASE/SAW CUT	*	4,375.00		
NORTH FLORIDA ASPHALT, INC.										4,375.00	003276
CAPR CAPITAL REGION TCESSNA											

AP300R
*** CHECK NOS. 003254-003277

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/22/23
CAPITAL REGION - GENERAL FUND
BANK B CAPITAL REGION - GEN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/27/23	00029	11/02/23 OCTOBER OCTOBER	202310 320-57200-43000	CITY OF TALLAHASSEE - AUTO PAY	*	3,701.94	3,701.94 003277
-----						TOTAL FOR BANK B	215,830.50
						TOTAL FOR REGISTER	215,830.50



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

Invoice

Date	Invoice #
9/15/2023	195792

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	10/15/2023

Description	Quantity	Rate	Amount
Unit 21 & Unit 32 Jasmine Hill - Replacement Dogi-Pot Dispenser & Mounting posts Poly Dogi-pot dispenser w/ 4-8' galvanized mounting post and hardware			
		442.90	442.90
	Reference invoice 195806 for install		
	61000 <i>Corbin deVagy</i> 10/25/2023		

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	\$442.90
Payments/Credits	\$0.00
Balance Due	\$442.90



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

Invoice

Date	Invoice #
9/19/2023	195794

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
(2) Stormwater Danger Signs ACM Danger Signs 18x24"	2	115.00	230.00
	Reference invoice 195803 for install		
	46900 <i>Corbin deNagy</i> 10/25/2023		

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	\$230.00
Payments/Credits	\$0.00
Balance Due	\$230.00



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

Invoice

Date	Invoice #
9/19/2023	195795

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
(10) No Parking Signs No Parking Signs 18x24"	10	31.50	315.00
	46900 <i>Corbin deNagy</i> 10/25/2023		

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	\$315.00
Payments/Credits	\$0.00
Balance Due	\$315.00



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

Invoice

Date	Invoice #
10/16/2023	195897

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	11/15/2023

Description	Quantity	Rate	Amount
Remove Barrier from WD290			
General Labor Rate	3	55.00	165.00
Cat loader Use (1 hr)	0.125	500.00	62.50
Date Of Service: 10/11 & 10/13			
46550 <i>Corbin deVagy</i> 10/24/2023			

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	\$227.50
Payments/Credits	\$0.00
Balance Due	\$227.50



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

Invoice

Date	Invoice #
10/16/2023	195898

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	11/15/2023

Description	Quantity	Rate	Amount
Unit 8, Merchants Row Field near Dog Park - Remove Large Tree Debris			
General Labor Rate	3	55.00	165.00
Cat loader Use (1 hr)	0.125	500.00	62.50
Date Of Service: 10/13			
46490 <i>Corbin deVagy</i> 10/24/2023			

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	\$227.50
Payments/Credits	\$0.00
Balance Due	\$227.50



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

Invoice

Date	Invoice #
10/19/2023	195909

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	11/18/2023

Description	Quantity	Rate	Amount
Unit 17 - Lake Verdura Conservation Mowing			
Mowing (per hour)	10	45.00	450.00
Date Of Service: 10/11			
	47000 <i>Corbin deNagy</i> 10/24/2023		

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	\$450.00
Payments/Credits	\$0.00
Balance Due	\$450.00



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

Invoice

Date	Invoice #
10/19/2023	195910

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	11/18/2023

Description	Quantity	Rate	Amount
Out of Contract - Detail Service *Upon Request* in LSF-7 & Unit # 31 - Phase 3 Unit #31 Phase 3 - Jasmine Hill Natural Area Mowing & Clean Up General Labor Rate (per hour) Date of Service: 10-9-23	10	50.00	500.00
	47000 <i>Corbin deNagy</i> 10/24/2023		

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	\$500.00
Payments/Credits	\$0.00
Balance Due	\$500.00



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

Invoice

Date	Invoice #
10/19/2023	195912

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	11/18/2023

Description	Quantity	Rate	Amount
CRCDD Esplanade / Overlook - Concrete Patch sidewalk Date of Service: 10-10-23	1	420.00	420.00
46900 <i>Corbin deNagy</i> 10/24/2023			

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	\$420.00
Payments/Credits	\$0.00
Balance Due	\$420.00

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

INVOICE

Date	Invoice #
11/1/2023	195926

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

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

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for November 2023		
	Landscape - Contracted Units 46200 →	88,854.55	88,854.55
	Landscape - New Units*	0.00	0.00
	Irrigation - Contracted Units 46400 →	4,511.66	4,511.66
	Irrigation - New Units **	0.00	0.00
	*Landscape - New Units:		
	**Irrigation - New Units:		

Corbin deNagy
10/30/2023

Thank You For Your Business! Please make checks payable to the above address. Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534	Total	\$93,366.21
--	--------------	--------------------

\$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 #
10/19/2023	195911

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	11/18/2023

Description	Quantity	Rate	Amount
CRCDD Unit #10 Trail - Concrete Overlook Drive: Form and pour (1) section of sidewalk, saw cut, demo and dispose of damaged are of sidewalk. Form, Pour, and finish. Date of Service: 10-10-23	1	600.00	600.00
	46900 <i>Corbin deVagy</i> 10/24/2023		

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	\$600.00
Payments/Credits	\$0.00
Balance Due	\$600.00



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

Invoice

Date	Invoice #
10/23/2023	171351-LS

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	11/22/2023

Description	Quantity	Rate	Amount
Unit 31 Green Space - Build Berm, Remove silt fence, Install Bahia Sod			
Bahia Sod 1,600sqft.	1,600	0.50	800.00T
299D Cat Track	1	450.00	450.00T
17D Mini-EX	1	400.00	400.00T
Watering (1 week)	5	50.00	250.00T
General Labor rate to build Berm, remove silt fence, install sod	60	55.00	3,300.00T
Completed on: 10/16, 10/18			
	47000		
	<i>Corbin deNagy</i>		
	10/25/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$5,200.00
	Payments/Credits	\$0.00
	Balance Due	\$5,200.00



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

Invoice

Date	Invoice #
10/23/2023	171352-LS

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	11/22/2023

Description	Quantity	Rate	Amount
LDR-5 - Brush Cut Natural Area off Grove Park Landing & Install Bahia Sod			
Bahia Sod Install 1200sqft.	1,200	0.50	600.00
Brush Ox	0.33	125.00	41.25T
Watering (1 week)	5	50.00	250.00T
General Labor to Brush cut natural area and install Bahia Sod	10	55.00	550.00T
Completed on: 10/16			
	46910		
	<i>Corbin deNagy</i>		
	10/25/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$1,441.25
	Payments/Credits	\$0.00
	Balance Due	\$1,441.25



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

Invoice

Date	Invoice #
10/23/2023	171353-LS

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	11/22/2023

Description	Quantity	Rate	Amount
Unit 26, Mossy Creek Nature Trail Extension - Remove debris, Build berm, Install hay bales, Surge Rock & Limerock			
1yd Limerock	1	65.00	65.00T
1yd Surge Rock	1	100.00	100.00T
Wooden Stakes	1	35.00	35.00T
Hay Bales	15	10.50	157.50T
17D Mini-Ex	1	400.00	400.00T
299D Cat Track	1	450.00	450.00T
General Labor rate to remove debris, build berm, install hay bales, surge rock & limerock	82	55.00	4,510.00T
Completed on: 10/17, 10/19			
	47000		
	<i>Corbin deVagy</i>		
	10/25/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191	Total	\$5,717.50
	Payments/Credits	\$0.00
	Balance Due	\$5,717.50

\$35 fee for all returned checks
 A finance charge of 2% per month may be assessed on all 90 day past due balances
 In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.
 Material pricing may fluctuate based on inflation. Fuel surcharges may apply.



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

Invoice

Date	Invoice #
10/23/2023	171354-LS

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	11/22/2023

Description	Quantity	Rate	Amount
Central Park, Memorial Walk - Labor to Remove & Dispose of existing Crape Myrtles & Relocate (4) Redbuds & Install (16) Crape Myrtles			
30gal Crape Myrtles	16	148.00	2,368.00T
Labor to Relocate (4) Redbuds & Install (16) Crape Myrtles	40	55.00	2,200.00T
Disposal Fee	1	150.00	150.00T
Pine Straw	22	7.50	165.00T
Watering (1 week)	5	50.00	250.00T
17D Mini-Ex	0.5	400.00	200.00T
Cat Loader	0.5	500.00	250.00T
Completed on: 10/20			
	47000		
	<i>Corbin deVagy</i>		
	10/25/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$5,583.00
	Payments/Credits	\$0.00
	Balance Due	\$5,583.00



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

Invoice

Date	Invoice #
10/23/2023	171355-LS

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	11/22/2023

Description	Quantity	Rate	Amount
Unit 30, Woodland Fields Park - Clean up Drainage swale & Install Surge Rock			
Sakrete	5	8.50	42.50T
1yd. Surge Rock	1	100.00	100.00T
General Labor to Clean up Drainage swale & Install Surge Rock	16	55.00	880.00T
Completed on: 10/20			
	46900		
	<i>Corbin deVagy</i>		
	10/25/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$1,022.50
	Payments/Credits	\$0.00
	Balance Due	\$1,022.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3297692

Client Matter No. 17123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3297692

17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	38.50	Conduct research regarding legislative and case law updates on public hearings continuances
09/05/23	S. Sandy	1.00	280.00	Review Kasper assessment abatement request; confer with Board regarding same
09/12/23	S. Sandy	1.20	336.00	Confer regarding LSF-7 mail kiosk; conduct research regarding same; review correspondence regarding Unit 26 tree debris clearing
09/21/23	S. Sandy	0.30	84.00	Follow-up with Kasper regarding assessment abatement request
09/28/23	S. Sandy	0.20	56.00	Conduct research regarding online publication in Leon County
09/29/23	S. Sandy	0.30	84.00	Review DRI and PUD amendment correspondence; confer with Berlin regarding same
TOTAL HOURS		3.10		

KUTAK ROCK LLP

Capital Region Community Development
October 30, 2023
Client Matter No. 17123-1
Invoice No. 3297692
Page 2

TOTAL FOR SERVICES RENDERED	\$878.50
TOTAL CURRENT AMOUNT DUE	<u>\$878.50</u>

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Monday, October 30, 2023 3:34 PM
To: Tiziana Cessna
Subject: Re: FW: Capital Region - General Counsel Invoice for Submission 17123.1

Hi Tiziana,

This is approved.

Thanks,

Corbin deNagy

Assistant District Manager

Operations Manager – Capital Region CDD

Governmental Management Services LLC

3196 Merchants Row Blvd. Suite 130

Tallahassee, FL 32311

850-727-5310 Office

On Mon, Oct 30, 2023 at 1:47 PM Tiziana Cessna <TCessna@gmssf.com> wrote:

Good afternoon,

Please approve. thanks

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351

Tel: (954) 721-8681 ext 218

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3297682
Client Matter No. 17123-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3297682
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

09/05/23	S. Sandy	2.70	756.00	Prepare for and attend board meeting; conduct follow-up regarding same
09/18/23	S. Sandy	0.30	84.00	Review draft minutes
TOTAL HOURS		3.00		
TOTAL FOR SERVICES RENDERED				\$840.00
TOTAL CURRENT AMOUNT DUE				<u>\$840.00</u>

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Monday, October 30, 2023 3:36 PM
To: Tiziana Cessna
Subject: Re: FW: Capital Region - Monthly Meeting Invoice for Submission 17123.2

Tiziana,

This is approved.

Thanks,

Corbin deNagy

Assistant District Manager

Operations Manager – Capital Region CDD

Governmental Management Services LLC

3196 Merchants Row Blvd. Suite 130

Tallahassee, FL 32311

850-727-5310 Office

On Mon, Oct 30, 2023 at 1:48 PM Tiziana Cessna <TCessna@gmssf.com> wrote:

Please approve. thanks

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351



Tel: (954) 721-8681 ext 218

E-mail: tcessna@gmssf.com

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
Pest Management Services
Post Office Box 20122
Tampa, FL 33622-0122
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	10/26/2023	\$80.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

000000001851500100000001224850000000800044

Please Return this portion with your payment

Invoice Due Date **9/11/2023** Invoice **122485B** PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3770 9/1/2023	Cunard Dr Tallahassee, FL 32311 ONE TIME APPLICATION		\$182.00	\$0.00	\$182.00

Please remit payment for this month's invoice.

46500
Corbin deNagy
10/30/2023

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits	\$102.00
Adjustment	\$102.00
AMOUNT DUE	

Total Account Balance including this invoice:

\$594.00

This Invoice Total:

\$80.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 708277
Portal Registration #: C96B1461

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

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

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
708277	10/26/2023	\$182.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

0000000018515001000000012973300000001820023

Please Return this portion with your payment

Invoice Due Date **10/11/2023** Invoice **129733B** PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3770	Cunard Dr Tallahassee, FL 32311				
10/1/2023	ONE TIME APPLICATION		\$182.00	\$0.00	\$182.00

Please remit payment for this month's invoice.

46500
Corbin deNagy
10/30/2023

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$594.00

This Invoice Total:

\$182.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 708277
Portal Registration #: C96B1461

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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

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



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
				RECEIVED SEP 20 2023
				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	scllmer@egisadvisors.com	09/19/2023
Atlanta, GA 30374-8555		



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

Invoice

Date	Invoice #
10/24/2023	195917

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	11/23/2023

Description	Quantity	Rate	Amount
Removal of Live Oak hit by Car off Orange Ave General Labor Rate to Remove Live Oak, Haul & Dispose Date Of Service: 10/18	3	55.00	165.00
46490 <i>Corbin deNagy</i> 10/31/2023			

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	\$165.00
\$35 fee for all returned checks A Finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer	Payments/Credits	\$0.00
	Balance Due	\$165.00



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

Invoice

Date	Invoice #
10/24/2023	195918

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	11/23/2023

Description	Quantity	Rate	Amount
Patch sod due to mainline repair : Esplanade, Mulberry, Four Oaks			
Centipede Sod 500sqft.	500	0.55	275.00
General Labor rate to Patch areas with Sod & Sand	3	55.00	165.00
Completed on: 10/18			
	46450		
	<i>Corbin deNagy</i>		
	10/31/2023		

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	\$440.00
Payments/Credits	\$0.00
Balance Due	\$440.00



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

Invoice

Date	Invoice #
10/24/2023	195919

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	11/23/2023

Description	Quantity	Rate	Amount
Unit 29, Goldenrod - Install Slope for positive flow General Labor rate to grade and install slop to create positive flow Completed on: 10/20	4	55.00	220.00
	47000 <i>Corbin deNagy</i> 10/31/2023		

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



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

Invoice

Date	Invoice #
10/24/2023	195920

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	11/23/2023

Description	Quantity	Rate	Amount
Spraying - Outfall Pipes and Drains			
FL040 - 6gal Imazapyr			
SB111A - 8gal Imazapyr			
14gal Imazapyr	14	2.23	31.22
IPM Technician Labor Rate per hour	1	72.00	72.00
Completed on: 10/17, 10/18			
46900 <i>Corbin deNagy</i> 10/31/2023			

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	\$103.22
\$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	\$103.22



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

Invoice

Date	Invoice #
10/31/2023	195928

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	11/30/2023

Description	Quantity	Rate	Amount
Controller # 2 Unit # 2-5 - Irrigation Repair - Merchants Row Repair irrigation damage - from City Of Tallahassee Sidewalk repair			
1/2" 90 Male Barb Fitting	1	1.86	1.86
4" Pop-Up Sprayhead	1	9.88	9.88
Nozzle	1	2.50	2.50
Irrigation Technician Labor Rate per hour	0.5	72.00	36.00
Date of Service: 10-24-2023 Damage Source: City Damage from replacement of sidewalk			
	46450 <i>Corbin deNagy</i> 11/01/2023		

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	\$50.24
	Payments/Credits	\$0.00
	Balance Due	\$50.24



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

Invoice

Date	Invoice #
10/31/2023	195930

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	11/30/2023

Description	Quantity	Rate	Amount
Controller # 9 Irrigation Repair - Mainline Repair			
** INVOICE CORRECTION **			
4" 90 Elbow SCH-80 PVC Fitting	1	40.14	40.14
4" PVC Expansion Repair Coupling	1	43.95	43.95
4" Coupling PVC SS	1	8.02	8.02
4" SCH 40 PVC BE Pipe	8	6.32	50.56
Sakrete	2	12.88	25.76
2" SCH 40 Coupling	2	1.85	3.70
10" Round Valve Box w/Lid (Green)	1	18.66	18.66
Irrigation Technician Labor Rate per hour	2	72.00	144.00
Irrigation Helper Labor Rate per hour	2	45.00	90.00
Irrigation Helper Labor Rate per hour	1	45.00	45.00
Additional Labor Missing from Invoice # 195789	1	270.00	270.00
Date of Service: 10-24-2023 Damage Source: Normal Ware			
** Please Note there is NO CHARGE on this invoice for the use of the Mini-Excavator **			
	46450 <i>Corbin deNagy</i> 11/06/2023		

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	\$739.79
Payments/Credits	\$0.00
Balance Due	\$739.79



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

Invoice

Date	Invoice #
10/31/2023	195932

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	11/30/2023

Description	Quantity	Rate	Amount
Unit # 10 - Move Stop Sign 3feet north and set straight			
General Labor Rate 2men@1/2 hr.	1	55.00	55.00
Date of Service 10-27-2023			
	46520 <i>Corbin deVagy</i> 11/01/2023		

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	\$55.00
Payments/Credits	\$0.00
Balance Due	\$55.00



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

Invoice

Date	Invoice #
10/31/2023	195933

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	11/30/2023

Description	Quantity	Rate	Amount
Installation of Hog Wire Fence In the interior of the Arch-Site			
General Labor Rate 4men	19.5	55.00	1,072.50
Supplies - Zip Ties	1	21.00	21.00
Date of Service: 10-27-2023			
46900 <i>Corbin deNagy</i> 11/01/2023			

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	\$1,093.50
Payments/Credits	\$0.00
Balance Due	\$1,093.50



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

Invoice

Date	Invoice #
11/7/2023	195997

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/7/2023

Description	Quantity	Rate	Amount
Controller # 19 - Unit # 37 - Irrigation Repair - Replace Valve			
1" Valve Hunter PGV100	1	25.95	25.95
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: 10-30-2023 Damage Source: Normal Ware			
46450 <i>Corbin deNagy</i> 11/08/2023			

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	\$108.25
Payments/Credits	\$0.00
Balance Due	\$108.25



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

Invoice

Date	Invoice #
11/7/2023	195998

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/7/2023

Description	Quantity	Rate	Amount
Controller # 2 - Unit # 23 - Irrigation Repair - Four Oaks Zone Line Repair from Tree Damage			
3/4" SCH 40 PVC BE Pipe	50	0.38	19.00
2" SCH 40 PVC BE Pipe	40	1.24	49.60
2" 90 Elbow PVC SS	3	2.67	8.01
2" SCH 40 Coupling	1	1.60	1.60
3/4" x 3/4" x 1/2" SCH 40 PVC Tee SST	4	1.00	4.00
1/2" 90 Male Barb Fitting	8	2.68	21.44
4" Pop-Up Sprayhead	4	9.88	39.52
FLEXSG Flex Pipe	8	1.59	12.72
3/4" 90 Elbow SS	3	0.51	1.53
Nozzle	4	2.50	10.00
Irrigation Technician Labor Rate per hour	7	72.00	504.00
Irrigation Helper Labor Rate per hour	7	45.00	315.00
Mini-Excavator Use 7hrs	1	481.25	481.25
Date of Service: 11-2-2023 Damage Source: Tree Damage			
	46450 <i>Corbin deNagy</i> 11/08/2023		

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 \$1,467.67

\$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 \$1,467.67



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

Invoice

Date	Invoice #
11/7/2023	195999

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/7/2023

Description	Quantity	Rate	Amount
Avon Park - Unit # 14 - Cat Loader to lift sidewalk			
Cat loader Use for 3.5hrs.	1	218.75	218.75
General Labor Rate	3.5	55.00	192.50
General Labor Rate Helper	3.5	55.00	192.50
Date of Service: 11-3-2023			
46910 <i>Corbin deVagy</i> 11/08/2023			

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	\$603.75
Payments/Credits	\$0.00
Balance Due	\$603.75



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

Invoice

Date	Invoice #
11/7/2023	196000

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/7/2023

Description	Quantity	Rate	Amount
Halloween Sign Installation and Removal			
10-27-2023 - Installation of Halloween Signs General Labor Rate	2.5	55.00	137.50
10-31-2023 - Installation of Barricades General Labor Rate	5	55.00	275.00
11-1-2023 - Removal of Barricades & Halloween Signs General Labor Rate	5	55.00	275.00
10-31-2023 - Halloween Night Labor General Labor Rate - 13 people 4hrs. each	52	55.00	2,860.00
49400 <i>Corbin deNagy</i> 11/08/2023			

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	\$3,547.50
	Payments/Credits	\$0.00
	Balance Due	\$3,547.50



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

Invoice

Date	Invoice #
11/7/2023	196034

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/7/2023

Description	Quantity	Rate	Amount
Faulkner Park - Install (2) 45gal Live Oaks Installation of 45gal Live Oaks, includes pickup and delivery	2	700.00	1,400.00
47000 <i>Corbin deNagy</i> 11/08/2023			

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	\$1,400.00
Payments/Credits	\$0.00
Balance Due	\$1,400.00



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

Invoice

Date	Invoice #
11/7/2023	196035

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/7/2023

Description	Quantity	Rate	Amount
Install of (1) 45gal Live Oak on Orange Ave that was hit by car			
Install (1) 45gal Live Oak, includes pick-up and delivery	1	700.00	700.00
47000 <i>Corbin deNagy</i> 11/08/2023			

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	\$700.00
Payments/Credits	\$0.00
Balance Due	\$700.00



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

Invoice

Date	Invoice #
10/31/2023	171364-LS

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	11/30/2023

Description	Quantity	Rate	Amount
Unit 32, Green Space off Goldenrod - Grade & Install Centipede Sod			
Centipede sod 1,000sqft.	1,000	0.55	550.00
17D Mini-Ex	0.5	400.00	200.00T
Cat Track	0.25	450.00	112.50T
Includes Labor to Grade & Install Sod	28	55.00	1,540.00T
Completed on: 10/23/23			
	47000		
	<i>Corbin deNagy</i>		
	10/31/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$2,402.50
	Payments/Credits	\$0.00
	Balance Due	\$2,402.50



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

Invoice

Date	Invoice #
11/6/2023	171366-LS

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



P.O. No.	Terms	Due Date
	Net 30	12/6/2023

Description	Quantity	Rate	Amount
Erosion Control & Drainage Work: -LDR5, Phase 3 Sidewalk Erosion -FL080 -WD253 -FL263 Fenceline in LSF7			
Bahia Sod 750sqft	750	0.50	375.00
2yds. Surge Rock	2	100.00	200.00T
Sakrete	9	8.50	76.50T
Cat Loader	0.5	500.00	250.00T
General Labor to correct erosion by installing rip rap, surge rock & bahia sod	84	55.00	4,620.00T
Completed on: 10/31, 11/2			
	46550 <i>Corbin deVagy</i> 11/6/2023		

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$5,521.50
	Payments/Credits	\$0.00
	Balance Due	\$5,521.50

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: November 07, 2023
Project #: 100065121
Invoice #: 2005187

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: October 01, 2023 to October 31, 2023

Basic Services	Current
Multiplier Labor	2,269.77
Total Invoice	2,269.77
Total Due this Invoice	<u>USD 2,269.77</u>

Contract Amount:	20,000.00
Previous Billed:	10,720.87
Billed to Date	12,990.64
Contract Balance:	7,009.36

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 2005187
Date 07-NOV-23

Current

Name	Category	Hours	Cost Rate	Total
Rivieccio, Mario	Project Manager	17.00	46.04	782.68
Subtotal - Project Manager		17.00		782.68
Subtotal Labor				782.68
Multiplier	2.9			
TOTAL				2,269.77

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Tuesday, November 7, 2023 11:09 AM
To: Tiziana Cessna
Subject: Re: FW: Atkins Invoice CRCDD WA#13 October 2023

Tiziana,

This is approved.

Thanks,

Corbin

On Tue, Nov 7, 2023 at 7:46 AM Tiziana Cessna <TCessna@gmssf.com> wrote:

Good morning,

Please approve. Thanks

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351

Tel: (954) 721-8681 ext 218

E-mail: tcessna@gmssf.com



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 516

Invoice Date: 11/1/23

Due Date: 11/1/23

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 - November 2023	340	4,509.50	4,509.50
Website Administration -November 2023	351/10	106.00	106.00
Information Technology - November 2023	351	247.33	247.33
Dissemination Agent Services - November 2023	313	662.50	662.50
Office Supplies	510	0.15	0.15
Postage	420	22.99	22.99
Copies	425	111.60	111.60
Telephone	410	17.96	17.96
FSA - Corbin DeNagy Stormwater Operator Certification		279.00	279.00
Handrail Clamp for Unit 26 Boardwalk 320 572 47000		31.88	31.88
Total			\$5,988.91
Payments/Credits			\$0.00
Balance Due			\$5,988.91

10/13/23

Reimbursable Expenses

Certipay
Reimbursables

Capital Region

Date: 04 Oct. 2023

Date	Description	Amount	
28 Sept 2023	Cell phone charges for the month of September	\$100	.00
25 Sept 2023	Handrail clamp for Unit 26 Boardwalk	\$31	.88
	Total	\$131	.88

All Charges are GMS unless otherwise listed below.

Please bill \$31.88 to the Capital Region CDD GL Code # 47000

Order #126107

Placed on September 25, 2023 at 12:43 PM

Shipping Method:

UPS Ground

What's next: you will receive an email confirmation of your order

Your Info: - 425749

Robert Beffin

Billing Address

Robert Beffin
2616 S. Hannon Hill Drive
Tallahassee, Florida (United States) 32309

Shipping Address

Capital Region Community Development District
Robert Beffin
3196 Merchants Row Blvd Suite 130
Tallahassee, Florida (United States) 32311

Order Notes

Items Ordered:

Item	Price	Quantity	Subtotal
3-FLUJ	\$20.88	1	\$20.88

Subtotal = \$20.88

Tax = \$2.39

Shipping = \$11.00

Total = \$34.27

Handrail clamp for unit 26 trail

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

Invoice

Invoice #: 517
Invoice Date: 11/1/23
Due Date: 11/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - November 2023		12,270.83	12,270.83
<i>Jerry Lambert</i> 11-7-23			

Total \$12,270.83

Payments/Credits \$0.00

Balance Due \$12,270.83

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24848
Date 11/02/2023

SERVICE	AMOUNT
Project: Arbitrage - Series 2021 FYE 1/31/2023	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
	Subtotal: <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>

001.300.20200.10100 ser 21 thru 1/31/23 (post to November)

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



Marpan Supply Co., Inc. | P.O. Box 2068 Tallahassee, FL 32316-2068
 Phone 850.224.9353 | Fax 850.224.1790 | www.marpan.com
 Kim B. Williams, President | FCN# 59-1496164

INVOICE

Point of Sale

1740175

CUSTOMER NO.

010100

BILL TO:

SHIP TO:

CAPITAL REGION COMM DEV DISTRICT
 CORBIN DENAGY
 3196 MERCHANTS ROW BLVD STE 30
 TALLAHASSEE, FL 32311

CAPITAL REGION CDD
 INSIDE SALES @ MARPAN SUPPLY
 215 E PERSHING ST
 TALLAHASSEE, FL 32301

DATE		SHIP VIA		F.O.B.		TERMS	
11/01/23						Due Upon Receipt	
PURCHASE ORDER NUMBER		ORDER DATE		SALESPERSON		OUR ORDER NUMBER	
--		11/01/23		MPOS 11/01/23 11:36:37		None	
QUANTITY			ITEM NUMBER	DESCRIPTION		UNIT PRICE	EXTENDED PRICE
QTY. REQ.	SHIPPED	B.O.					
4	4		SB010072	STOP SIGN 24 INCH S2424R11HA		N 45.00	180.00
4	4		SB010800	POST 8' AM HWY GREEN CHANNEL		N 28.95	115.80
4	4		SB011352	POST 3.5 GALVANIZED U-CHANNEL		N 14.50	58.00
Print your name here:				Sign your name here			
				46520 <i>Corbin deNagy</i> 11/01/2023			
						Nontaxable Subtotal	353.80
						Taxable Subtotal	0.00
						Tax (7.500%)	0.00
						Pay this Amount	353.80
						Page	001

Invoice for goods picked-up at our office. Return this portion with your payment.
 Your customer number & invoice number are required to process your payment.

>> We accept VISA, MASTERCARD & AMEX

CAPITAL REGION COMM DEV DISTRICT
 ATTN: CORBIN DENAGY
 3196 MERCHANTS ROW BLVD STE 30
 TALLAHASSEE, FL 32311

Marpan Supply Company, Inc.
 PO Box 2068
 Tallahassee, Florida 32316-2068

Question? Comments? Write to SERVICE@MARPAN.COM

Please write in your check number and amount >>

Print Date: 11/01/23 11:37 AM

Invoice Date	11/01/23
Invoice No.	1740175
Customer No.	010100

NonTaxable Subtotal	353.80
Taxable Subtotal	0.00
Tax (7.500%)	0.00

Pay this Amount	353.80
------------------------	---------------

Check No. _____ Amt. _____



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

Invoice

Date	Invoice #
11/14/2023	196039

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/14/2023

Description	Quantity	Rate	Amount
Installation of Doggie Pot Dispenser in Unit # 23 Labor Only General Labor Rate	0.5	55.00	27.50
Date of Service: 11-6-2023 Damage Source: Unit found damaged on ground			
61000 <i>Corbin deNagy</i> 11/16/2023			

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	\$27.50
Payments/Credits	\$0.00
Balance Due	\$27.50



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

Invoice

Date	Invoice #
11/14/2023	196040

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/14/2023

Description	Quantity	Rate	Amount
Unit # 23 - WD235 - Pond Bottom - "Non-Selective Treatment" in bottom of pond			
Compare N Save - (EPA # 84009-27) 72.5gal	1	36.25	36.25
Diquat - (EPA # 81927-35) 72.5gal	1	11.60	11.60
IPM Technician Labor Rate per hour	2.5	72.00	180.00
Date of Service: 11-7-2023			
		46550	
		<i>Corbin deNagy</i>	
		11/16/2023	

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	\$227.85
Payments/Credits	\$0.00
Balance Due	\$227.85



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

Invoice

Date	Invoice #
11/15/2023	196052

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/15/2023

Description	Quantity	Rate	Amount
Controller # 2 - Unit # 23 - Irrigation Repair - Pipe Repair from Tree Damage			
1" 90 Elbow SS	1	1.08	1.08
1" x 1" x 1/2" PVC Tee SST	1	1.48	1.48
1" x 3/4" SCH 40 Bushing	1	0.85	0.85
1/2" 90 Male Barb Fitting	1	2.68	2.68
Irrigation Technician Labor Rate per hour	1.5	72.00	108.00
Irrigation Helper Labor Rate per hour	1.5	45.00	67.50
Date of Service: 11-13-2023 Damage Source: Tree Root			
46450 <i>Corbin deNagy</i> 11/16/2023			

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 \$181.59

\$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 \$181.59



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

Invoice

Date	Invoice #
11/15/2023	196054

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/15/2023

Description	Quantity	Rate	Amount
Central Park - Butterfly Garden - Hand Weeding			
General Labor Rate 3ppl. 1.75hrs. each	5.25	55.00	288.75
	47000		
	<i>Corbin deNagy</i>		
	11/16/2023		

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	\$288.75
Payments/Credits	\$0.00
Balance Due	\$288.75



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

Invoice

Date	Invoice #
11/15/2023	196055

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/15/2023

Description	Quantity	Rate	Amount
Grove Park Tree Trimming - Large Live Oaks hanging over road - 11-10-2023 & 11-14-2023			
General Labor Rate 2ppl @ 7hrs. each	14	55.00	770.00
Dates of Service: 11-10-2023 & 11-14-2023			
	46490 <i>Corbin deNagy</i> 11/16/2023		

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	\$770.00
Payments/Credits	\$0.00
Balance Due	\$770.00



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

Invoice

Date	Invoice #
11/15/2023	196056

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/15/2023

Description	Quantity	Rate	Amount
Clearing & Pine Straw Application of LSF-3 Buffer in Common Area			
General Labor Rate	10	55.00	550.00
Pine Straw (per bale)	123	4.99	613.77
Compare N Save - (EPA# 84009-27) 20gal	1	10.00	10.00
Diquat - (EPA# 81927-35) 20gal.	1	3.18	3.18
Dates of Service: 11-7-2023 / 11-9-2023 / 11-13-2023 / 11-14-2023			
	47000		
	<i>Corbin deNagy</i>		
	11/16/2023		

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	\$1,176.95
Payments/Credits	\$0.00
Balance Due	\$1,176.95



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

Invoice

Date	Invoice #
11/15/2023	196057

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/15/2023

Description	Quantity	Rate	Amount
Park Bench Repairs - @ Park Crossing Trail & Unit #14 Green Space Repair of Two Benches Date of Service: 11-13-2023	1	180.00	180.00
	46900 <i>Corbin deNagy</i> 11/16/2023		

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	\$180.00
Payments/Credits	\$0.00
Balance Due	\$180.00



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

Invoice

Date	Invoice #
11/15/2023	196058

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	12/15/2023

Description	Quantity	Rate	Amount
Installation of Water Fountain near Dog Park. For Community Boy Scott Project ***This is for PARTS ONLY			
3/4" Female Adapter SXT	1	0.49	0.49
3/4" SCH 40 PVC Tee SSS	1	0.49	0.49
3/4" Gate Valve	2	3.07	6.14
10" Round Valve Box w/Lid (Green)	2	12.30	24.60
3/4" SCH 40 90 Elbow	1	0.69	0.69
3/4" Brass Hose Bibb	1	10.27	10.27
1/2" Male Adapter	1	0.49	0.49
3/4" x 1/2" Bushing	1	0.57	0.57
3/4" Coupling PVC	1	0.49	0.49
1 1/2" SCH 40 PVC BE Pipe	30	0.94	28.20
3/4" SCH 40 PVC BE Pipe	20	0.35	7.00
4" Sch 40 Tee	1	19.82	19.82
4" x 2" PVC RED Bushing SS	1	9.44	9.44
2" x 1" SCH 40 RED Bushing	1	1.43	1.43
4" PVC Cap S	1	7.80	7.80
4" Female Adapter	1	7.90	7.90
NO CHARGE: Labor Trencher			
	61000 <i>Corbin deVagy</i> 11/16/2023		

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	\$125.82
\$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	\$125.82



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

Invoice

Date	Invoice #
11/17/2023	171375-LS

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



P.O. No.	Terms	Due Date
	Net 30	12/17/2023

Description	Quantity	Rate	Amount
Pond Work at FL080			
Includes Labor to clean drain inlets, install #57 rock and clean pond bottom at FL080	59	55.00	3,245.00T
Cat Loader	1	500.00	500.00T
Cat Track	1	450.00	450.00T
Mini-Ex	1	400.00	400.00T
12" Caps	5	132.59	662.95T
#57 Rock (per ld)	2	1,440.00	2,880.00T
Date of Service: 11/10			
*NOTE: Pond still needs a little work. Could not finish due to Rain.			
46550			
<i>Corbin deVagy</i>			
11/20/2023			

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191	Total	\$8,137.95
	Payments/Credits	\$0.00
	Balance Due	\$8,137.95

\$35 fee for all returned checks
 A finance charge of 2% per month may be assessed on all 90 day past due balances
 In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.
 Material pricing may fluctuate based on inflation. Fuel surcharges may apply.



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

Invoice

Date	Invoice #
11/17/2023	171376-LS

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



P.O. No.	Terms	Due Date
	Net 30	12/17/2023

Description	Quantity	Rate	Amount
Repair Erosion at TR221A & TR221B			
Includes Labor to repair erosion, add rip rap, and sakrete to outflow	58	55.00	3,190.00T
Mini-Ex	1	400.00	400.00T
6" Caps	2	49.75	99.50T
Sakrete	2	8.50	17.00T
Date Of Service: 11/14			
46550 <i>Corbin deNagy</i> 11/20/2023			

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee. Office: (850)-656-5939 Fax: (850) 656-0191 \$35 fee for all returned checks A finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer. Material pricing may fluctuate based on inflation. Fuel surcharges may apply.	Total	\$3,706.50
	Payments/Credits	\$0.00
	Balance Due	\$3,706.50

City Of Tallahassee (General Fnd 001)

REMIT TO: Accounting Services - A/R
 c/o Box A-4, City Hall, 300 S. Adams St.
 Tallahassee, FL 32301

Invoice

Customer No.: 11052

Invoice No.: 88733

Bill To: Capital Region Community Dev. District
 Attn: Corbin DeNagy
 3196 Merchants Row Blvd, Suite 130
 Tallahassee, FL 32311

Ship To: Capital Region Community Dev. District
 Attn: Corbin DeNagy
 3196 Merchants Row Blvd, Suite 130
 Tallahassee, FL 32311

Date		Ship Via		F.O.B.		Terms	
11/22/23				Origin		Due on receipt	
Purchase Order Number			Order Date		Sales Person		Our Order Number
			11/22/23		Parks, Rec. & Neighborhood Affairs		
Quantity			Item Number	Description	Unit Price	Amount	
Required	Shipped	B.O.					
	1			Halloween at Southwood - 10/31/2023 - TPD Application Fee	25.00	25.00	
	1			TPD Charges	4713.53	4713.53	
Invoice subtotal						4738.53	
Invoice total						4738.53	

For questions, contact Raphie.Barreto@talgov.com (email)

49400

Corbin deNagy
 11/22/2023

Thank You



City of Tallahassee

Parks, Recreation and Neighborhood Affairs
Special Events
1201 Myers Park Drive
Tallahassee, FL 32301

Road Closure Final Cost

Raphie Barreto, Supervisor of Special Events
Phone: (850) 363-5629
E-mail: Raphie.Barreto@talgov.com

Bill To: Capital Region Community Development District - Corbin deNagy
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

Event: Halloween at Southwood
Closure Date: Tuesday, October 31, 2023
Cost Estimate Date:

QTY	Description	Unit Price	Subtotal	Public Event Discount	Total
1.00	Road Closure Application	\$ 25.00	\$ 25.00	n/a	\$ 25.00
1.00	TPD Services (23 Personnel, 89.5 Hours)	\$ 4,713.53	\$ 4,713.53		\$ 4,713.53
			\$ 4,738.53		\$ 4,738.53
				Tax	
					\$ 4,738.53

PAYMENT TERMS

Total Due \$ 4,738.53

Deposit *Date Paid*

Balance Due \$ 4,738.53

Cost Estimate good for 90 days from date listed.



NATIONALLY KNOWN LOCALLY OWNED

Email: orders@crownjacksonville.com
 Phone: 904-260-4871
 11792 San Jose Blvd
 Jacksonville, FL 32223

INVOICE

Invoice No.
59808
Date
10/17/2023

Business Name
GMS
Bill TO
Capital Region Community Development Dist 475 West Town Place, Ste 114 St. Augustine, FL 32092

Ship TO
GMS - Capital Region CDD Sarah Sweeting ssweeting@gmsnf.com 904-940-5850 x 402

P.O. NO.	Terms	Payment Due Date	Order Complete
		10/24/2023	

Quantity	Item	Description	Rate	Amount	Tax
2.00	RW600	8" x 10" Rosewood Piano Finish Plaque with Metal Frame ENGR: (See attached for customer template)	75	150.00	Non
1.00	Engraving-Plq/Acrylic/Glass	Engraving Charge on Plaques	10%	15.00	Non
1.00	SHIPPING OUTBOUND	SHIP TO: ATTN: Sarah Sweeting Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092	9.95	9.95	Non
1.00	Proof	Proof Design Emailed for Approval to ssweeting@gmsnf.com	0	0.00	Non

Sub Total	174.95
Sales Tax 7.5% 2021	0.00
Total	174.95
Payment Applied	0.00
Balance Due	174.95

Memo: 8x10 Plaque_Capital Region CDD_Sweeting



Invoice Number	Invoice Date	Account Number
8-274-51824	Oct 03, 2023	8504-2882-4

PAST DUE

Billing Address:
 CAPITAL REGION CDD
 # 114
 475 W TOWN PL
 SAINT AUGUSTINE FL 32092-3648

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

Invoice Questions?
Contact FedEx Revenue Services
 Phone: 800.622.1147
 M-F 7 AM to 8 PM CST
 Sa 7 AM to 6 PM CST
 Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	\$45.67
TOTAL THIS INVOICE	USD	\$45.67

The amount due shown on the remittance advice reflects the invoice balance due and includes only those items still outstanding. Any payment which could be applied to a specific shipment has been credited to the appropriate activity summary enclosed. Payments and/or adjustments that could not be applied to a specific shipment have been credited against the total amount due on this invoice.

Payments not received by Oct 18, 2023 are subject to a late fee.

Other discounts may apply.

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

Your Account is Past Due. Date of Notice: Nov 10, 2023. To prevent further action, please remit your payment immediately. If payment has been made, please disregard this notice.



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Amount Past Due	Account Number
8-274-51824	USD \$45.67	8504-2882-4

Remittance Advice

Your Account is Past Due. Date of Notice: Nov 10, 2023
Payments not received by this date are subject to a late fee.

827451824300000456748504288245000000000000000000000000456740

0024723 01 AB 0.537 **AUTO T1 2 1315 32092-364939 -C01-P24747-11



CAPITAL REGION CDD
 # 114
 475 W TOWN PL



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

SAINT AUGUSTINE FL 32092-3648



60101150000009




Florida
GANNETT

NOV 13 2023

ACCOUNT NAME Capital Region Community		ACCOUNT # 1127543	PAGE # 1 of 1
INVOICE # 0005988095	BILLING PERIOD Oct 1- Oct 31, 2023	PAYMENT DUE DATE November 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$171.66	

BILLING ACCOUNT NAME AND ADDRESS

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



Legal Entity: Gannett Media Corp.
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 47-2390983

To sign-up for E-mailed invoices and online payments please contact ahgspecial@gannett.com. Previous account number: 184053

Date	Description	Amount
10/1/23	Balance Forward	\$157.82
10/31/23	PAYMENT - THANK YOU	-\$157.82

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/3/23	9296179	Notice of Meeting		\$86.66
10/31/23	9441242	November Meeting		\$85.00

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

Total Cash Amount Due	\$171.66
Service Fee 3.99%	\$6.85
*Cash/Check/ACH Discount	-\$6.85
*Payment Amount by Cash/Check/ACH	\$171.66
Payment Amount by Credit Card	\$178.51

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Capital Region Community		ACCOUNT NUMBER 1127543		INVOICE NUMBER 0005988095		AMOUNT PAID 171.66
CURRENT DUE \$171.66	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$171.66
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		TOTAL CREDIT CARD AMT DUE \$178.51

0001127543000000000000059880950001716667176

PROOF OF PUBLICATION

NITY CAPITAL REGION COMMU
Capital Region CDD Attn: GMS
Capital Region Community
5385 N Knob Hill Rd
Sunrise FL 33351


STATE OF WISCONSIN, COUNTY OF BROWN

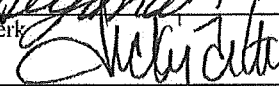
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

10/03/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/03/2023



Legal Clerk


Notary, State of WI, County of Brown
9/19/25

My commission expires

Publication Cost: \$86.66
Order No: 9296179 # of Copies:
Customer No: 1127543 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Notice of Meeting
Capital Region Community Development District
(SouthWood)

The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, October 12, 2023 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
10/3/23 9296179



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

NITY CAPITAL REGION COMMU
Capital Region CDD Attn: GMS
Capital Region Community
5385 N Knob Hill Rd
Sunrise FL 33351

**Notice of Meeting
Capital Region Community
Development District
(SouthWood)**

The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, November 9, 2023 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

10/31/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/31/2023

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
PUBLICATION: 10/31/2023

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$85.00
Order No: 9441242 # of Copies:
Customer No: 1127543 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3311988
Client Matter No. 17123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3311988
17123-1

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

10/13/23	D. Wilbourn	0.60	96.00	Prepare amendment to landscape agreement
10/24/23	S. Sandy	0.30	84.00	Review and process FY 2023-2024 DEO Special District form; confer regarding landscape damage
10/24/23	D. Wilbourn	0.50	80.00	Research new digital publication rules
10/25/23	S. Sandy	0.40	112.00	Confer with Rojas regarding damaged street tree
10/26/23	D. Wilbourn	0.30	48.00	Conduct property due diligence
10/27/23	S. Sandy	0.30	84.00	Review letter from DR Horton regarding inquiry for purchase of property; confer with Oliver regarding same
TOTAL HOURS		2.40		

KUTAK ROCK LLP

Capital Region Community Development
November 22, 2023
Client Matter No. 17123-1
Invoice No. 3311988
Page 2

TOTAL FOR SERVICES RENDERED	\$504.00
TOTAL CURRENT AMOUNT DUE	<u>\$504.00</u>

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Wednesday, November 22, 2023 11:30 AM
To: Tiziana Cessna
Subject: Re: FW: Capital Region- Monthly Meeting Invoice for Submission 17123.2

Tiziana,

This is approved.

Thanks,

Corbin deNagy

Assistant District Manager

Operations Manager – Capital Region CDD

Governmental Management Services LLC

3196 Merchants Row Blvd. Suite 130

Tallahassee, FL 32311

850-727-5310 Office

On Wed, Nov 22, 2023 at 11:22 AM Tiziana Cessna <TCessna@gmssf.com> wrote:

Good morning,

Please approve. Thanks

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351

Tel: (954) 721-8681 ext 218

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2023

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3311989
Client Matter No. 17123-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3311989
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

10/04/23	S. Sandy	0.20	56.00	Attend agenda status call
10/12/23	S. Sandy	1.80	504.00	Prepare for and attend board meeting; conduct follow-up regarding same
10/20/23	S. Sandy	0.30	84.00	Review draft minutes
TOTAL HOURS		2.30		
TOTAL FOR SERVICES RENDERED				\$644.00
TOTAL CURRENT AMOUNT DUE				<u>\$644.00</u>

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Wednesday, November 22, 2023 11:30 AM
To: Tiziana Cessna
Subject: Re: FW: Capital Region- General Counsel Invoice for Submission 17123.1

Tiziana,

This is approved.

Thanks,

Corbin deNagy

Assistant District Manager

Operations Manager – Capital Region CDD

Governmental Management Services LLC

3196 Merchants Row Blvd. Suite 130

Tallahassee, FL 32311

850-727-5310 Office

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Please approve. Thanks

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351

Tel: (954) 721-8681 ext 218



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

Invoice #000215

Issue date
Nov 20, 2023

Holding ponds 11/8

Small pond orange: \$845
Large ponds tram: \$2015

Total: \$2860

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

Thanks for your business!

Customer

Capital Region Cdd
cdenagy@gmsnf.com

Invoice Details

PDF created November 20, 2023
\$2,860.00

Payment

Due November 20, 2023
\$2,860.00

Items	Quantity	Price	Amount
Mulching	1	\$2,860.00	\$2,860.00
Subtotal			\$2,860.00
Total Due			\$2,860.00

46550

Corbin deNagy

11/20/2023



Pay online

To pay your invoice go to <https://squareup.com/u/2C9T0zew>

Or open the camera on your mobile device and place the QR code in the camera's view.

North Florida Asphalt

2908 Plant St
Tallahassee, FL 32304
(850) 575-7228

Estimate

Submitted on 11/13/2023

Invoice for

Capital Region CDD
South Wood
3196 Merchants Row Blvd
Tallahassee, Florida, 32311

Payable to

North Florida Asphalt

Project

Patching and Berm

Billing Address

2980 Plant St
Tallahassee, FL 32304

Due date

11/20/2023

Description	Qty	Unit price	Total price
Asphalt	1	\$2,875.00	
Rebase/Removal	2	\$500.00	
Saw cut	3	\$450.00	
Labor	3	\$550.00	

Note:	Subtotal	\$4,375.00
	Adjustments	
		\$4,375.00

46520
Corbin deNagy
11/20/2023

Capital Region

City of Tallahassee Utilities

			all on
			Oct-23
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	\$13.31
7580485610	100012701	3705 Four Oaks Blvd	\$88.89
6948377092	100012735	1901 Merchants Row Blvd	\$14.39
3077919780	100012813	3136 Dickinson Dr.	\$14.41
1894063223	100013816	2380 E Orange Ave Irr	\$0.00
2780485610	100013845	2588 Merchants Row Blvd - Pump	\$13.85
2429471295	100013878	3564 S Blair Stone Rd Reclaim	\$0.00
8965428817	100013966	3559 Four Oaks Blvd	\$13.68
9143451140	100013997	3700 Spider Lily Way	\$13.77
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$13.85
3680485610	100014060	3765 Grove Park Dr	\$13.21
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$35.81
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$99.98
9732155598	100014729	4141 Artemis Way	\$88.31
8404454440	100014758	4140 Artemis Way	\$13.21
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.53
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$18.48
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.21
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.20
9356890232	100015670	4583 Grove Park Dr. Temp.	\$13.10
7670485610	100015703	3766 Greyfield Dr	\$48.07
3543485610	100015738	3701 Mossy Creek Ln - Unit 1	\$257.28
1780485610	100016392	2150 Merchants Row Blvd - Pump	\$13.74
8270485610	100016426	3603 Capital Cir SE Irr.	\$901.74
9413485610	100017333	3000 School House Road	\$13.63
5399698926	100017365	3252 Updike Ave IRR	\$13.10
	100249585	3080 Merchants Row Blvd	\$45.30
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$42.12
3541485610	100198629	2301 E Orange Ave, Irr	\$14.17
3541485610	100207738	3591 Strolling Way	\$13.10
9674588544	100201943	3232 Riverton Trl	\$13.21
9674588544	100205698	4295 Avon Park Cir	\$13.21
9674588544	100210950	3611 Biltmore Ave	\$13.21
9674588544	100212948	3735 Esplanade Way	\$13.43
8001821240	100202870	2450 Rain Lily Way	\$77.81
8001821240	100204566	4072 Invy Green Trl	\$77.81
8001821240	100205224	4216 Summertree Dr	\$155.57
8001821240	100206207	3749 Biltmore Ave	\$199.99
8001821240	100208571	4297 Avon Park	\$111.11
8001821240	100208804	3616 Longfellow Rd	\$55.55
8001821240	100209402	3900 Overlook Dr	\$188.87
8001821240	100210193	4046 Colleton CT	\$55.55
8001821240	100212804	4038 Shady View Ln	\$77.81
8001821240	100213814	3070 Bent Grass Ln	\$77.81
3183002658	1000017333	3001 School House Rd Reclaimed pay by check	\$700.56
Total			\$3,701.94
V#29			\$0.00
001-320-57200-43000			-\$3,701.94

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

Customer Name: Capital Region CDD
Account Number: 100012004
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	12.79
Payment Received - 10/23/2023	-12.79
Current Charges	13.31
Total Amount Due	\$ 13.31

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

 Elec General Svc-Non Demand	\$ 13.31
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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	11/22/2023 Draft Amount
100012004	\$0.00	\$13.31	\$ 13.31

This account is on AutoPay. Payment will be drafted on or after 11/22/2023, 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.
- 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



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 2 kwh at \$0.06878	0.14
Fuel & Purch Pwr: 2 kwh at \$0.03617	0.07
Gross Receipts Tax: 2.56406% of \$12.98	0.33
Subtotal	\$ 13.31

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292014	10/26/2023	218		09/27/2023	216		2	1.00	2 KWH	

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

Premise Id #: PRM0128778

\$ 13.31

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

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	84.58
Payment Received - 10/23/2023	-84.58
Current Charges	88.89
Total Amount Due	\$ 88.89

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

 Commercial Area Lighting	\$ 88.89
--	----------

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

Account Number	Past Due Due Now	Current Charges	11/21/2023 Draft Amount
100012701	\$0.00	\$88.89	\$ 88.89

This account is on AutoPay. Payment will be drafted on or after 11/21/2023, 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.
- 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.
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UTILITY BILLING DUE DATES

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

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City of Tallahassee
Your Own UtilitiesSM

**Area Lighting****Service from 09/28/2023 - 10/27/2023****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	71.44
Fuel & Purch Pwr: 421 kwh at \$0.03617	15.23
Gross Receipts Tax: 2.56406% of \$86.67	2.22
Subtotal	\$ 88.89

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 88.89**

Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: November 13, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 13, 2023

Previous Balance	13.83
Payment Received - 10/25/2023	-13.83
Current Charges	14.39
Total Amount Due	\$ 14.39

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

 Elec General Svc-Non Demand	\$ 14.39
---	----------

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

Account Number	Past Due Due Now	Current Charges	12/04/2023 Draft Amount
100012735	\$0.00	\$14.39	\$ 14.39

This account is on AutoPay. Payment will be drafted on or after 12/04/2023, 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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Oct-23	12	May-23	14	Jan-23	0
Sep-23	13	Apr-23	13	Dec-22	0
Aug-23	13	Mar-23	15	Nov-22	0
Jul-23	6	Feb-23	7	Oct-22	0
Jun-23	10				

Customer Charge	12.77
Energy Charge: 12 kwh at \$0.06878	0.83
Fuel & Purch Pwr: 12 kwh at \$0.03617	0.43
Gross Receipts Tax: 2.56406% of \$14.03	0.36
Subtotal	\$ 14.39

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305978	10/26/2023	1765		09/27/2023	1753		12	1.00	12 KWH	

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

Premise Id #: PRM0029045

\$ 14.39

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	13.83
Payment Received - 10/23/2023	-13.83
Current Charges	14.41
Total Amount Due	\$ 14.41

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

 Elec General Svc-Non Demand	\$ 14.41
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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	11/22/2023 Draft Amount
100012813	\$0.00	\$14.41	\$ 14.41

This account is on AutoPay. Payment will be drafted on or after 11/22/2023, 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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- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Gross Receipts Tax: 2.56406% of \$12.77	0.33
Public Service Tax	1.31
Subtotal	\$ 14.41

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E301604	10/26/2023	11		09/27/2023	11		0	1.00	0 KWH	

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

Premise Id #: PRM0121511

\$ 14.41

Customer Name: Capital Region CDD
Account Number: 100013816
Billing Date: November 6, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 6, 2023

Previous Balance	838.20
Payment Received - 10/23/2023	-838.20
Current Charges	0.00
Total Amount Due	\$ 0.00

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

(No service charges)

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



Account Number	Past Due Due Now	Current Charges	11/27/2023 Draft Amount
100013816	\$0.00	\$0.00	\$ 0.00

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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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UTILITY BILLING DUE DATES

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City of Tallahassee
Your Own UtilitiesSM

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

Premise Id #: *PRM0137044*

\$ 0.00

Customer Name: Capital Region CDD
Account Number: 100013845
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	13.20
Payment Received - 10/23/2023	-13.20
Current Charges	13.85
Total Amount Due	\$ 13.85

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

 Elec General Svc-Non Demand	\$ 13.85
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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	11/21/2023 Draft Amount
100013845	\$0.00	\$13.85	\$ 13.85

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 7 kwh at \$0.06878	0.48
Fuel & Purch Pwr: 7 kwh at \$0.03617	0.25
Gross Receipts Tax: 2.56406% of \$13.50	0.35
Subtotal	\$ 13.85

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305651	10/26/2023	1125		09/27/2023	1118		7	1.00	7 KWH	

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

Premise Id #: PRM0121634

\$ 13.85

Customer Name: Capital Region CDD
Account Number: 100013966
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	13.13
Payment Received - 10/23/2023	-13.13
Current Charges	13.68
Total Amount Due	\$ 13.68

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

 Elec General Svc-Non Demand	\$ 13.68
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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	11/22/2023 Draft Amount
100013966	\$0.00	\$13.68	\$ 13.68

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 6 kwh at \$0.06878	0.41
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 \$13.34	0.34

Subtotal \$ 13.68

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E188850	10/26/2023	371		09/27/2023	365		6	1.00	6 KWH	

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

Premise Id #: PRM0105099

\$ 13.68

Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	13.22
Payment Received - 10/23/2023	-13.22
Current Charges	13.77
Total Amount Due	\$ 13.77

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

 Elec General Svc-Non Demand	\$ 13.77
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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	11/21/2023 Draft Amount
100013997	\$0.00	\$13.77	\$ 13.77

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 7 kwh at \$0.06878	0.48
Church Discount: 7 kwh at -\$0.01	-0.07
Fuel & Purch Pwr: 7 kwh at \$0.03617	0.25
Gross Receipts Tax: 2.56406% of \$13.43	0.34
Subtotal	\$ 13.77

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	10/26/2023	712		09/27/2023	705		7	1.00	7 KWH	

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

Premise Id #: PRM0063638

\$ 13.77

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	13.20
Payment Received - 10/23/2023	-13.20
Current Charges	13.85
Total Amount Due	\$ 13.85

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

 Elec General Svc-Non Demand	\$ 13.85
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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	11/22/2023 Draft Amount
100014028	\$0.00	\$13.85	\$ 13.85

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 7 kwh at \$0.06878	0.48
Fuel & Purch Pwr: 7 kwh at \$0.03617	0.25
Gross Receipts Tax: 2.56406% of \$13.50	0.35
Subtotal	\$ 13.85

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	10/26/2023	762		09/27/2023	755		7	1.00	7 KWH	

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

Premise Id #: PRM0095275

\$ 13.85

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	12.58
Payment Received - 10/23/2023	-12.58
Current Charges	13.21
Total Amount Due	\$ 13.21

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

 Elec General Svc-Non Demand	\$ 13.21
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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	11/22/2023 Draft Amount
100014060	\$0.00	\$13.21	\$ 13.21

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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
Gross Receipts Tax: 2.56406% of \$12.88	0.33
Subtotal	\$ 13.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305692	10/26/2023	267		09/27/2023	266		1	1.00	1 KWH	

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

Premise Id #: PRM0135982

\$ 13.21

Customer Name: Capital Region CDD
Account Number: 100014664
Billing Date: November 1, 2023


Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	38.23
Payment Received - 10/23/2023	-38.23
Current Charges	35.81
Total Amount Due	\$ 35.81

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

 Elec General Svc-Non Demand	\$ 35.81
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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	11/21/2023 Draft Amount
100014664	\$0.00	\$35.81	\$ 35.81

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Oct-23	211	May-23	231	Jan-23	216
Sep-23	247	Apr-23	227	Dec-22	235
Aug-23	230	Mar-23	247	Nov-22	294
Jul-23	225	Feb-23	219	Oct-22	191
Jun-23	258				

Customer Charge	12.77
Energy Charge: 211 kwh at \$0.06878	14.51
Fuel & Purch Pwr: 211 kwh at \$0.03617	7.63
Gross Receipts Tax: 2.56406% of \$34.91	0.90
Subtotal	\$ 35.81

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	10/26/2023	63412		09/27/2023	63201		211	1.00	211 KWH	

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

Premise Id #: PRM0051911

\$ 35.81

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

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	95.12
Payment Received - 10/23/2023	-95.12
Current Charges	99.98
Total Amount Due	\$ 99.98

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

 Commercial Area Lighting	\$ 99.98
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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	11/21/2023 Draft Amount
100014696	\$0.00	\$99.98	\$ 99.98

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City of Tallahassee
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**Area Lighting****Service from 09/28/2023 - 10/27/2023****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	80.37
Fuel & Purch Pwr: 473 kwh at \$0.03617	17.11
Gross Receipts Tax: 2.56406% of \$97.48	2.50
Subtotal	\$ 99.98

Service Address Total: 3145 Mulberry Park Blvd, Tallahassee, FL 32311**Premise Id #:** PRM0006021**\$ 99.98**

Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	84.24
Payment Received - 10/23/2023	-84.24
Current Charges	88.31
Total Amount Due	\$ 88.31

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

 Water Service - Irrigation	\$ 88.31
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Account Number	Past Due Due Now	Current Charges	11/22/2023 Draft Amount
100014729	\$0.00	\$88.31	\$ 88.31

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

City of Tallahassee
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- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
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City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 09/27/2023 - 10/25/2023

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Oct-23	0	May-23	1,048	Jan-23	662
Sep-23	37	Apr-23	311	Dec-22	3,168
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				

Customer Charge	10.20
Water Usage - Tier 1: 292 cgal at \$0.24	70.08
Public Service Tax	8.03
Subtotal	\$ 88.31

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU900411	10/26/2023	49211		09/27/2023	49211		0	1.00	0 CGAL	

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

Premise Id #: PRM0034073

\$ 88.31

Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	12.47
Payment Received - 10/23/2023	-12.47
Current Charges	13.21
Total Amount Due	\$ 13.21

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

 Elec General Svc-Non Demand	\$ 13.21
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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	11/21/2023 Draft Amount
100014758	\$0.00	\$13.21	\$ 13.21

This account is on AutoPay. Payment will be drafted on or after 11/21/2023, 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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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
Gross Receipts Tax: 2.56406% of \$12.88	0.33
Subtotal	\$ 13.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31450671	10/26/2023	8		09/27/2023	7		1	1.00	1 KWH	

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

Premise Id #: PRM0028532

\$ 13.21

Customer Name: Capital Region CDD
Account Number: 100014789
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	12.88
Payment Received - 10/23/2023	-12.88
Current Charges	13.53
Total Amount Due	\$ 13.53

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

 Elec General Svc-Non Demand	\$ 13.53
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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	11/22/2023 Draft Amount
100014789	\$0.00	\$13.53	\$ 13.53

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 4 kwh at \$0.06878	0.28
Fuel & Purch Pwr: 4 kwh at \$0.03617	0.14
Gross Receipts Tax: 2.56406% of \$13.19	0.34
Subtotal	\$ 13.53

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305750	10/26/2023	974		09/27/2023	970		4	1.00	4 KWH	

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

Premise Id #: PRM0087001

\$ 13.53

Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	18.00
Payment Received - 10/23/2023	-18.00
Current Charges	18.48
Total Amount Due	\$ 18.48

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

 Elec General Svc-Non Demand	\$ 18.48
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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	11/22/2023 Draft Amount
100014821	\$0.00	\$18.48	\$ 18.48

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 50 kwh at \$0.06878	3.44
Fuel & Purch Pwr: 50 kwh at \$0.03617	1.81
Gross Receipts Tax: 2.56406% of \$18.02	0.46
Subtotal	\$ 18.48

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	10/26/2023	10777		09/27/2023	10727		50	1.00	50 KWH	

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

Premise Id #: PRM0135581

\$ 18.48

Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	12.47
Payment Received - 10/23/2023	-12.47
Current Charges	13.21
Total Amount Due	\$ 13.21

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

 Elec General Svc-Non Demand	\$ 13.21
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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	11/21/2023 Draft Amount
100015608	\$0.00	\$13.21	\$ 13.21

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ATTN C/O GMS, LLC
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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
Gross Receipts Tax: 2.56406% of \$12.88	0.33
Subtotal	\$ 13.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305636	10/26/2023	539		09/27/2023	538		1	1.00	1 KWH	

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

Premise Id #: PRM0083081

\$ 13.21

Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	12.76
Payment Received - 10/23/2023	-12.76
Current Charges	13.20
Total Amount Due	\$ 13.20

Service Address: 2471 E Orange Ave, Tallahassee, FL 32303 (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	11/22/2023 Draft Amount
100015639	\$0.00	\$13.20	\$ 13.20

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PAYING YOUR BILL

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Church Discount: 1 kwh at -\$0.01	-0.01
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
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.				
E183583	10/26/2023	165		09/27/2023	164		1	1.00	1 KWH	

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

Premise Id #: PRM0016862

\$ 13.20

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	12.47
Payment Received - 10/23/2023	-12.47
Current Charges	13.10
Total Amount Due	\$ 13.10

Service Address: 4583 Grove Park Dr, 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	11/22/2023 Draft Amount
100015670	\$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
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Church Discount: 0 kwh at -\$0.01	0.00
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.				
E304196	10/26/2023	1		09/27/2023	1		0	1.00	0 KWH	

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

Premise Id #: PRM0103898

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100015703
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	45.78
Payment Received - 10/23/2023	-45.78
Current Charges	48.07
Total Amount Due	\$ 48.07

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

 Elec General Svc-Non Demand	\$ 48.07
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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	11/21/2023 Draft Amount
100015703	\$0.00	\$48.07	\$ 48.07

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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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	46.87
Gross Receipts Tax: 2.56406% of \$46.87	1.20
Subtotal	\$ 48.07

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E298743	10/26/2023	33158		09/27/2023	33158		0	1.00	0 KWH	

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

Premise Id #: PRM0018469

\$ 48.07

Customer Name: Capital Region CDD
Account Number: 100015738
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	244.91
Payment Received - 10/23/2023	-244.91
Current Charges	257.28
Total Amount Due	\$ 257.28

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

 Elec General Svc Demand	\$ 257.28
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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	11/21/2023 Draft Amount
100015738	\$0.00	\$257.28	\$ 257.28

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ATTN C/O GMS, LLC
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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 09/27/2023 - 10/25/2023****Elec General Svc Demand****Historical Consumption**

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

Customer Charge	87.98
Demand Charge: 10.00 kw at \$16.28	162.80
Energy Charge: 1 kwh at \$0.02777	0.03
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
Gross Receipts Tax: 2.56406% of \$250.85	6.43

Subtotal \$ 257.28

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	10/26/2023	61087		09/27/2023	61086		1	1.00	1 KWH	
E305419	10/26/2023	0.81		09/27/2023	0		0.81	1.00	1 KW	

Service Address Total: 3701 Mossy Creek Ln, UNIT 1, Tallahassee, FL 32311**Premise Id #: PRM0118260****\$ 257.28**

Customer Name: Capital Region CDD
Account Number: 100016392
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	13.30
Payment Received - 10/23/2023	-13.30
Current Charges	13.74
Total Amount Due	\$ 13.74

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

 Elec General Svc-Non Demand	\$ 13.74
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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	11/22/2023 Draft Amount
100016392	\$0.00	\$13.74	\$ 13.74

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 6 kwh at \$0.06878	0.41
Fuel & Purch Pwr: 6 kwh at \$0.03617	0.22
Gross Receipts Tax: 2.56406% of \$13.40	0.34
Subtotal	\$ 13.74

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	10/26/2023	1209		09/27/2023	1203		6	1.00	6 KWH	

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

Premise Id #: PRM0127630

\$ 13.74

Customer Name: Capital Region CDD
Account Number: 100016426
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	13.83
Payment Received - 10/23/2023	-13.83
Current Charges	901.74
Total Amount Due	\$ 901.74

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

 Elec General Svc-Non Demand	\$ 14.39
 Water - Reuse Service	\$ 887.35

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Account Number	Past Due Due Now	Current Charges	11/21/2023 Draft Amount
100016426	\$0.00	\$901.74	\$ 901.74

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Oct-23	12	May-23	12	Jan-23	5
Sep-23	13	Apr-23	0	Dec-22	11
Aug-23	12	Mar-23	12	Nov-22	7
Jul-23	12	Feb-23	9	Oct-22	1
Jun-23	12				

Customer Charge	12.77
Energy Charge: 12 kwh at \$0.06878	0.83
Fuel & Purch Pwr: 12 kwh at \$0.03617	0.43
Gross Receipts Tax: 2.56406% of \$14.03	0.36
Subtotal	\$ 14.39

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236307	10/26/2023	246		09/27/2023	234		12	1.00	12 KWH	



Water Service

Service from 09/27/2023 - 10/25/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Oct-23	5,159	Apr-23	5,961	Dec-22	660
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				

Reuse Gallonage Rate: 5,159 cgal at \$0.172	887.35
Subtotal	\$ 887.35

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	10/26/2023	640158		09/27/2023	634999		5159	1.00	5159 CGAL	

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

Premise Id #: PRM0060475

\$ 901.74

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	13.20
Payment Received - 10/23/2023	-13.20
Current Charges	13.63
Total Amount Due	\$ 13.63

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

 Elec General Svc-Non Demand	\$ 13.63
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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	11/22/2023 Draft Amount
100017333	\$0.00	\$13.63	\$ 13.63

This account is on AutoPay. Payment will be drafted on or after 11/22/2023, 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 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Oct-23	5	May-23	6	Jan-23	2
Sep-23	7	Apr-23	5	Dec-22	0
Aug-23	5	Mar-23	6	Nov-22	0
Jul-23	6	Feb-23	5	Oct-22	1
Jun-23	6				

Customer Charge	12.77
Energy Charge: 5 kwh at \$0.06878	0.34
Fuel & Purch Pwr: 5 kwh at \$0.03617	0.18
Gross Receipts Tax: 2.56406% of \$13.29	0.34
Subtotal	\$ 13.63

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305751	10/26/2023	1080		09/27/2023	1075		5	1.00	5 KWH	

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

Premise Id #: PRM0039789

\$ 13.63

Customer Name: Capital Region CDD
Account Number: 100017365
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	12.47
Payment Received - 10/23/2023	-12.47
Current Charges	13.10
Total Amount Due	\$ 13.10

Service Address: 3252 Updike Ave, Tallahassee, FL 32301 (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	11/21/2023 Draft Amount
100017365	\$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
435 N. Macomb St. Relay Box
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Church Discount: 0 kwh at -\$0.01	0.00
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.				
E277362	10/26/2023	13		09/27/2023	13		0	1.00	0 KWH	

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

Premise Id #: PRM0043552

\$ 13.10

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

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	40.05
Payment Received - 10/23/2023	-40.05
Current Charges	42.12
Total Amount Due	\$ 42.12

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

 Commercial Area Lighting	\$ 42.12
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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	11/21/2023 Draft Amount
100092258	\$0.00	\$42.12	\$ 42.12

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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

**Area Lighting****Service from 09/28/2023 - 10/27/2023****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	29.64
Fuel & Purch Pwr: 316 kwh at \$0.03617	11.43
Gross Receipts Tax: 2.56406% of \$41.07	1.05
Subtotal	\$ 42.12

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 42.12**

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: November 1, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 1, 2023

Previous Balance	33.94
Payment Received - 10/23/2023	-33.94
Current Charges	45.30
Total Amount Due	\$ 45.30

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

 Water Service - Irrigation	\$ 29.10
 Water Service - Irrigation	\$ 16.20

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Account Number	Past Due Due Now	Current Charges	11/21/2023 Draft Amount
100249585	\$0.00	\$45.30	\$ 45.30

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SUNRISE, FL 33351-4761

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City of Tallahassee
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Water Service

Service from 09/27/2023 - 10/25/2023

Historical Consumptions

Water Service - Irrigation

Month	CGAL	Month	CGAL	Month	CGAL
Oct-23	56	n/a	n/a	n/a	n/a
Sep-23	13	n/a	n/a	n/a	n/a
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

Customer Charge	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
Water Usage - Tier 2: 31 cgal at \$0.416	12.90
Subtotal	\$ 29.10

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU507745	10/26/2023	3179		09/27/2023	3123		56	1.00	56 CGAL	



Water Service

Service from 09/29/2023 - 10/25/2023

Historical Consumptions

Water Service - Irrigation

Month	CGAL	Month	CGAL	Month	CGAL
Oct-23	1	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	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
Subtotal	\$ 16.20

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU510874	10/26/2023	2112		09/29/2023	2111		1	1.00	1 CGAL	

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

Premise Id #: PRM0110428

\$ 45.30

Consolidated Bill

Page 1 of 4



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Message Center

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Account Name: Capital Region CDD
Billing Date: November 2, 2023
Total number of sub-accounts: 2
Amount Due: \$27.27
Please Pay By: November 22, 2023
Master Account Number: 100197401
Account Summary as of November 2, 2023
 Previous Balance 26.07
 Payment(s) Received -26.07
Current Charges 27.27
Total Amount Due \$ 27.27

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	\$13.60	-\$13.60	\$14.17	\$0.00	\$14.17
100207738	3591 Strolling Way	\$12.47	-\$12.47	\$13.10	\$0.00	\$13.10
100197401	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$26.07	-\$26.07	\$27.27	\$0.00	\$27.27

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 11/22/2023	Total Amount Due
100197401	\$0.00	\$27.27	\$ 27.27

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

111 100197401 0 11222023 000000000 0000002727 0000002727 100197401

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance 13.60
 Payment Received - 10/23/2023 -13.60
Current Charges 14.17
Total Amount Due \$ 14.17

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



Electric Service

Historical Consumption

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

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Customer Charge 12.77
 Energy Charge: 11 kwh at \$0.06878 0.76
 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 \$13.82 0.35

Subtotal \$ 14.17

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E163909	10/26/2023	1586		09/27/2023	1575		11	1.00	11 KWH	

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

Premise Id #: PRM0003215

\$ 14.17

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance 12.47
 Payment Received - 10/23/2023 -12.47
Current Charges 13.10
Total Amount Due \$ 13.10

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



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge 12.77
 Church Discount: 0 kwh at -\$0.01 0.00
 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.				
E166061	10/26/2023	0		09/27/2023	0		0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311

Premise Id #: PRM0128070

\$ 13.10

Consolidated Bill

Page 1 of 6



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Account Name: Capital Region CDD
Billing Date: November 2, 2023
Total number of sub-accounts: 4
Amount Due: \$53.06
Please Pay By: November 22, 2023
Master Account Number: 100198026
Account Summary as of November 2, 2023
 Previous Balance 50.72
 Payment(s) Received -50.72
Current Charges 53.06
Total Amount Due \$ 53.06

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$12.58	-\$12.58	\$13.21	\$0.00	\$13.21
100205698	4295 Avon Park Cir	\$12.47	-\$12.47	\$13.21	\$0.00	\$13.21
100210950	3611 Biltmore Ave	\$12.68	-\$12.68	\$13.21	\$0.00	\$13.21
100212948	3735 Esplanade Way	\$12.99	-\$12.99	\$13.43	\$0.00	\$13.43
100198026	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$50.72	-\$50.72	\$53.06	\$0.00	\$53.06

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Account Number	Past Due Pay Now	Current Charges Due 11/22/2023	Total Amount Due
100198026	\$0.00	\$53.06	\$ 53.06

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

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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	12.58
Payment Received - 10/23/2023	-12.58
Current Charges	13.21
Total Amount Due	\$ 13.21

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


Electric Service
Historical Consumption

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

Service from 09/27/2023 - 10/25/2023
Elec General Svc-Non Demand

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
Gross Receipts Tax: 2.56406% of \$12.88	0.33
Subtotal	\$ 13.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305764	10/26/2023	337		09/27/2023	336		1	1.00	1 KWH	

Service Address Total: 3232 Riverton Trl Tallahassee, FL 32311

Premise Id #: PRM0034645

\$ 13.21

Customer Name: Capital Region CDD
Account Number: 100205698
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	12.47
Payment Received - 10/23/2023	-12.47
Current Charges	13.21
Total Amount Due	\$ 13.21

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



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 1 kwh at \$0.06878	0.07
Fuel & Purch Pwr: 1 kwh at \$0.03617	0.04
Gross Receipts Tax: 2.56406% of \$12.88	0.33
Subtotal	\$ 13.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E31236382	10/26/2023		3	09/27/2023		2	1	1.00	1 KWH	

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

Premise Id #: PRM0049005

\$ 13.21

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance 12.68
 Payment Received - 10/23/2023 -12.68
Current Charges 13.21
Total Amount Due \$ 13.21

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



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge 12.77
 Energy Charge: 1 kwh at \$0.06878 0.07
 Fuel & Purch Pwr: 1 kwh at \$0.03617 0.04
 Gross Receipts Tax: 2.56406% of \$12.88 0.33
Subtotal \$ 13.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E286502	10/26/2023	87		09/27/2023	86		1	1.00	1 KWH	

Service Address Total: 3611 Biltmore Ave Tallahassee, FL 32311

Premise Id #: PRM0072019

\$ 13.21

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	12.99
Payment Received - 10/23/2023	-12.99
Current Charges	13.43
Total Amount Due	\$ 13.43

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



Electric Service

Service from 09/27/2023 - 10/25/2023

Elec General Svc-Non Demand

Historical Consumption

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

Customer Charge	12.77
Energy Charge: 3 kwh at \$0.06878	0.21
Fuel & Purch Pwr: 3 kwh at \$0.03617	0.11
Gross Receipts Tax: 2.56406% of \$13.09	0.34
Subtotal	\$ 13.43

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305752	10/26/2023	612		09/27/2023	609		3	1.00	3 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 13.43

Consolidated Bill

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Account Name: Capital Region CDD
Billing Date: November 2, 2023
Total number of sub-accounts: 10
Amount Due: \$1,077.88
Please Pay By: November 22, 2023
Master Account Number: 100198297
Account Summary as of November 2, 2023
 Previous Balance 1,025.19
 Payment(s) Received -1,025.19
Current Charges 1,077.88
Total Amount Due \$ 1,077.88

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$52.83	-\$52.83	\$55.55	\$0.00	\$55.55
100213814	3070 Bent Grass Ln Unit 30	\$73.97	-\$73.97	\$77.81	\$0.00	\$77.81
100202870	2450 Rain Lily Way Unit 29	\$73.97	-\$73.97	\$77.81	\$0.00	\$77.81
100204566	4072 Ivy Green Trl Unit 7	\$73.97	-\$73.97	\$77.81	\$0.00	\$77.81
100206207	3749 Biltmore Ave Unit 2	\$190.28	-\$190.28	\$199.99	\$0.00	\$199.99
100205224	4216 Summertree Dr Unit 23	\$147.98	-\$147.98	\$155.57	\$0.00	\$155.57
100208571	4297 Avon Park Cir Unit 14	\$105.69	-\$105.69	\$111.11	\$0.00	\$111.11
100209402	3900 Overlook Dr Unit 10	\$179.70	-\$179.70	\$188.87	\$0.00	\$188.87
100208804	3616 Longfellow Rd Unit 25	\$73.97	-\$73.97	\$77.81	\$0.00	\$77.81
100212804	4038 Shady View Ln Unit 17	\$52.83	-\$52.83	\$55.55	\$0.00	\$55.55
100198297	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$1,025.19	-\$1,025.19	\$1,077.88	\$0.00	\$1,077.88

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Account Number	Past Due Pay Now	Current Charges Due 11/22/2023	Total Amount Due
100198297	\$0.00	\$1,077.88	\$ 1,077.88

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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

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	52.83
Payment Received - 10/23/2023	-52.83
Current Charges	55.55
Total Amount Due	\$ 55.55

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


Area Lighting

Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	44.65
Fuel & Purch Pwr: 263 kwh at \$0.03617	9.51
Gross Receipts Tax: 2.56406% of \$54.16	1.39
Subtotal	\$ 55.55

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

Premise Id #: PRM0031038

\$ 55.55

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	73.97
Payment Received - 10/23/2023	-73.97
Current Charges	77.81
Total Amount Due	\$ 77.81

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


Area Lighting

Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 369 kwh at \$0.03617	13.35
Gross Receipts Tax: 2.56406% of \$75.86	1.95

Subtotal	\$ 77.81
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Service Address Total: 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

Premise Id #: PRM0028302

\$ 77.81

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	73.97
Payment Received - 10/23/2023	-73.97
Current Charges	77.81
Total Amount Due	\$ 77.81

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


Area Lighting

Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 369 kwh at \$0.03617	13.35
Gross Receipts Tax: 2.56406% of \$75.86	1.95

Subtotal	\$ 77.81
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Service Address Total: 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317

Premise Id #: PRM0057932

\$ 77.81

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	73.97
Payment Received - 10/23/2023	-73.97
Current Charges	77.81
Total Amount Due	\$ 77.81

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


Area Lighting
Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 369 kwh at \$0.03617	13.35
Gross Receipts Tax: 2.56406% of \$75.86	1.95

Subtotal	\$ 77.81
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Service Address Total: 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317

Premise Id #: PRM0083585

\$ 77.81

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	190.28
Payment Received - 10/23/2023	-190.28
Current Charges	199.99
Total Amount Due	\$ 199.99

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


Area Lighting
Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

18: 100 Watt HPS Dec Light Fixture(s)	160.74
Fuel & Purch Pwr: 947 kwh at \$0.03617	34.25
Gross Receipts Tax: 2.56406% of \$194.99	5.00

Subtotal	\$ 199.99
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Service Address Total: 3749 Biltmore Ave Unit 2 Tallahassee, FL 32317

Premise Id #: PRM0049496

\$ 199.99

Customer Name: Capital Region CDD
Account Number: 100205224
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	147.98
Payment Received - 10/23/2023	-147.98
Current Charges	155.57
Total Amount Due	\$ 155.57

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


Area Lighting
Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	125.02
Fuel & Purch Pwr: 737 kwh at \$0.03617	26.66
Gross Receipts Tax: 2.56406% of \$151.68	3.89

Subtotal	\$ 155.57
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Service Address Total: 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

Premise Id #: PRM0076405

\$ 155.57

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	105.69
Payment Received - 10/23/2023	-105.69
Current Charges	111.11
Total Amount Due	\$ 111.11

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


Area Lighting
Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	89.30
Fuel & Purch Pwr: 526 kwh at \$0.03617	19.03
Gross Receipts Tax: 2.56406% of \$108.33	2.78

Subtotal	\$ 111.11
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Service Address Total: 4297 Avon Park Cir Unit 14 Tallahassee, FL 32317

Premise Id #: PRM0082899

\$ 111.11

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	179.70
Payment Received - 10/23/2023	-179.70
Current Charges	188.87
Total Amount Due	\$ 188.87

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


Area Lighting
Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	151.81
Fuel & Purch Pwr: 894 kwh at \$0.03617	32.34
Gross Receipts Tax: 2.56406% of \$184.15	4.72

Subtotal	\$ 188.87
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Service Address Total: 3900 Overlook Dr Unit 10 Tallahassee, FL 32317

Premise Id #: PRM0122174

\$ 188.87

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	73.97
Payment Received - 10/23/2023	-73.97
Current Charges	77.81
Total Amount Due	\$ 77.81

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


Area Lighting

Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 369 kwh at \$0.03617	13.35
Gross Receipts Tax: 2.56406% of \$75.86	1.95

Subtotal	\$ 77.81
-----------------	-----------------

Service Address Total: 3616 Longfellow Rd Unit 25 Tallahassee, FL 32317

Premise Id #: PRM0122901

\$ 77.81

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: November 2, 2023

Account Summary as of November 2, 2023

Previous Balance	52.83
Payment Received - 10/23/2023	-52.83
Current Charges	55.55
Total Amount Due	\$ 55.55

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


Area Lighting
Service from 09/28/2023 - 10/27/2023
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	44.65
Fuel & Purch Pwr: 263 kwh at \$0.03617	9.51
Gross Receipts Tax: 2.56406% of \$54.16	1.39

Subtotal	\$ 55.55
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Service Address Total: 4038 Shady View Ln Unit 17 Tallahassee, FL 32317

Premise Id #: PRM0129751

\$ 55.55

Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: November 2, 2023

Make your facilities more energy efficient with smart upgrades, like occupancy-based lighting and temperature control.

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

Account Summary as of November 2, 2023

Previous Balance	2,176.77
Multiple Payments Received	-2,176.77
Current Charges	700.56
Total Amount Due	\$ 700.56

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



Water - Reuse Service

\$ 700.56

NOV 03 2023

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

Detach this portion and return with your payment.

City of Tallahassee
Your Own UtilitiesSM

Account Number	Past Due Pay Now	Current Charges Due 11/22/2023	Total Amount Due
100034498	\$0.00	\$700.56	\$ 700.56

ATTN C/O GMS LLC
CAPITAL REGION COMM DEVELOP DIST
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

002066



Water Service

Service from 09/27/2023 - 10/25/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Oct-23	4,073	May-23	491	Dec-22	0
Sep-23	4,415	Apr-23	189	Nov-22	1,786
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				

Reuse Gallonage Rate: 4,073 cgal at \$0.172	700.56
Subtotal	\$ 700.56

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	10/26/2023	165426		09/27/2023	161353		4073	1.00	4073 CGAL	

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

Premise Id #: PRM0046121

\$ 700.56



SEVENTH 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.



CRCCD Weekly Review

Monday 10/30/23	Tuesday 10/31/23	Wednesday 11/1/23	Thursday 11/2/23	Friday 11/3/23
Weather of the Week				
88° Hi 57° Lo	79° Hi 61° Lo	63° Hi 46° Lo	70° Hi 45° Lo	77° Hi 54° Lo
Full Maintenance				
UNIT 1:Mulberry Park Blvd UNIT 37: GreenSpace UNIT 37:Trail	UNIT 1:Iberville Park UNIT 16:Poe Park	Schoolhouse Rd (Units 3,4) UNIT 4:Terrebone Dr.	UNIT 16,2,25: Biltmore Biltmore/Schoolhouse Extension (NonUnit)	NON-UNIT:Dog Park UNIT 2:Endicott Park UNIT 2:Tremont UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 5:Merchants Row UNIT 8:WD140
Debris Cleanup				
Grates - clearing/cleaning Trash Detail UNIT 27:New Village UNIT 35:Merchants Row West			UNIT 14:Green Space UNIT 17:Shady View Pond (WD260)	
Hand Weeding				
	UNIT 1:WD240 WD090N (Pond)	NON-UNIT:LDR-5 (ph 3 & 4)		
Mulch Installation - Maint.				
UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 2:Carrollton Park	UNIT 10:New Dawn Park	UNIT 10:Overlook Park UNIT 4:Terrebone Dr.	Schoolhouse Rd (Units 3,4) UNIT 10:Overlook Park UNIT 14:Buffers	
Detail Service				
UNIT 10:Green Spaces (2) UNIT 2:Carrollton Park		UNIT 10:Overlook Park	Central Park:FL131 Swale UNIT 14	
Fertilizer: Product Used: Fertilizer Thrive 00-00-62				
UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 2:Newberry Parks UNIT 29:Coneflower Park Unit 32:Green Space Unit 32:Park (off Mossy & Coneflower)				
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
UNIT 16:Faulkner Park UNIT 16:Poe Park UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 2:Newberry Parks UNIT 29:Coneflower Park Unit 32:Green Space Unit 32:Park (off Mossy & Coneflower)				
Non-Selective: Product used - Diquat & Compare-N-Save				
LSF-7:FL263 UNIT 1:Iberville Park UNIT 1:Mulberry Park Blvd UNIT 1:TC1 Pond (FL130) UNIT 1:Verdura Point Park UNIT 1:WD240 UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 WD090N (Pond) WD290 (Pond)	UNIT 1:WD240 UNIT 23:Parks, Ponds & Green Spaces	Esplanade Way (Units 5,20) NON-UNIT:LDR-5 (ph 3 & 4) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 5:Merchants Row	FL080 NON-UNIT:LDR-5 (ph 3) UNIT 36:Bluff Oak Way WD090S (Pond)	WD090N (Pond) WD090S (Pond) WD290 (Pond)
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
UNIT 1:Iberville Park UNIT 17:Shady View Pond (WD260)				
Irrigation Inspection				
Controller 19, Unit 5				
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
19 #2	37 23	10/30 11/2	Replace Valve Zoneline Repair	195997 195998
Additional Contracted Work				
Unit	Date	Description		Invoice Number
14 all	11/3 10/27 - 10/31 - 11/1	Cat Loader used for lifting sidewalk Installation & Removal of Signs & Barricades		195999 1956000
N/C Services:				
CP CP	10/31/2023 3-Nov	Water Trees Water Trees		

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 11/6/23	Tuesday 11/7/23	Wednesday 11/8/23	Thursday 11/9/23	Friday 11/10/23
Full Maintenance				
		NON-UNIT:LDR-5 (ph 3)		
Standard Maintenance				
UNIT 5:TR216				
Debris Cleanup				
UNIT 35:Merchants Row West			Central Park NON-UNIT:LDR-5 (ph 1 & 2) ROWS, Parks, Ponds & Common Areas	NON-UNIT:Dog Park
Mulch Installation - Maint.				
NON-UNIT:Schoolhouse Rd. & Biltmore Ex Schoolhouse Rd (Units 3,4) UNIT 10:Overlook Park UNIT 14:Buffers UNIT 14:Green Space	NON-UNIT:Schoolhouse Rd. & Biltmore Ex UNIT 14:Buffers	NON-UNIT:LDR-5 (ph 3) UNIT 23	UNIT 37:Green Space	NON-UNIT:LDR-5 (ph 3)
Detail Service				
	UNIT 14:Buffers		Unit 32:Overcup Way	
Fertilizer: Product Used: Fertilizer Thrive 00-00-62				
Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) UNIT 16:Salinger Way UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces		LSF-3:Maple Ridge Common Areas & ROWS		
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) UNIT 16:Salinger Way UNIT 2:Tremont UNIT 23:Parks, Ponds & Green Spaces		LSF-3:Maple Ridge Common Areas & ROWS		
Non-Selective: Product used - Diquat & Compare-N-Save				
LSF-3:Maple Ridge Common Areas & ROWS WD090N (Pond) WD090S (Pond) WD290 (Pond)	Four Oaks Blvd (Units 1,17,29) Hemingway Blvd & Trail (Units 2,4) UNIT 23:WD235 UNIT 27:TR221B	UNIT 2:Carollton Park UNIT 2:Endicott Park UNIT 27:New Village UNIT 27:TR221A UNIT 29:Coneflower Park Unit 32:Park (off Mossy & Coneflower)	UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 31:Parks Ponds and Rows Unit 32:Jasmine Hill Unit 32:Overcup Way	UNIT 31:Magnolia Park (Rows, Parks & Po
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
Tot Lot			Tot Lot	
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
	NON	11/9	Dog Park Water	
Additional Contracted Work				
Unit	Date	Description		Invoice Number
23	11/6	Replace Doggie Pot Despenser		196039
23	11/7	WD235 Pond - Treatment for Pond Bottom with Non Selective Herbicide		196040
N/C Services:				
Unit	Date	Description		
UNIT 5: TR216	6-Nov	Mow & Clean Pond Bottom		
UNIT 1: WD240	7-Nov	Mow & Clean Pond Bottom		
UNIT 17: Shady View Pond (WD260)	7-Nov	Mow & Clean Pond Bottom		
UNIT 23: WD230	7-Nov	Mow & Clean Pond Bottom		
UNIT 27: WD221B	10-Nov	Mow & Clean Pond Bottom		
CP	11/9	Memorial Walk Watering Trees		

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 11-17-2023

Monday 11/13/23	Tuesday 11/14/23	Wednesday 11/15/23	Thursday 11/16/23	Friday 11/17/23
Weather of the Week				
70° Hi 57° Lo	66° Hi 57° Lo	64° Hi 57° Lo	73° Hi 63° Lo	75° Hi 64° Lo
RAIN DAY				
Full Maintenance				
Central Park: Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) LSF-3: Maple Ridge Common Areas & ROWS UNIT 1: Verdura Point Park UNIT 17: Verdura Lake Green Space UNIT 18: Cummings Park UNIT 23: Riverton Park (Four Oaks to Summer) UNIT 29: Orange Ave (Mossy Creek to Four Oaks) UNIT 36: Bluff Oak Way UNIT 7: Riverton (Grove Park to Four Oaks) UNIT 14: Avon Park	Esplanade Way (Unit 5) Mossy Creek Lane (Units 4,6,9) Shumard Oak Blvd (Units 3,5) UNIT 1: Mulberry Park Blvd UNIT 16: FL230 UNIT 21 & Arch Site: Arch Site Exterior UNIT 27: New Village UNIT 30: Woodland Fields Park UNIT 5: Drayton Drive		NON-UNIT: Dog Park	Biltmore Ave (Units 16,2,25) NON-UNIT: LDR-5 (ph 1 & 2)
Standard Maintenance				
LSF-3: Maple Ridge Common Areas & ROWS UNIT 27: SW Field on CC	LSF-7: FL263 LSF-7: Swale & GS (Upon Request) UNIT 27: New Village			UNIT 27: New Village
Debris Cleanup				
	TR230 TR209A	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
	Central Park: Butterfly Garden			
Mulch Installation - Maint.				
UNIT 23: Riverton Park (Four Oaks to Summer tree)			Biltmore Ave (Units 16,2,25)	
Pruning				
	: Trees - Remove sucker growth		: Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Compare-N-Save				
LSF-3: Maple Ridge Buffer LSF-3: Maple Ridge Common Areas & ROWS				
Irrigation Inspection				
				Controller 22, Unit 16
Irrigation Troubleshooting (In Contract)				
Controller	Unit Number	Date	Description	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
9	4,6,9 Mossy Creek	11/17	Replace Sprayhead/Nozzle/Elbow	196062
Additional Contracted Work				
Unit	Date	Description		Invoice Number
29 & 32	11/17	Install Stop Signs in Alley Ways		196061
N/C Services:				
Unit	Date	Description		
23	14-Nov	WD235 Pond Bottom		
Biltmore	14-Nov	Remove Signs		
5	13-Nov	TR230 Cut Buffer & Cat Tails		
5	13-Nov	TR230 Cut Cat Tails & Pond Buffer		
35	14-Nov	TR209A - Out Fall Pipes		

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 11/20/23	Tuesday 11/21/23	Wednesday 11/22/23	Thursday 11/23/23	Friday 11/24/23
Weather of the Week				
70° Hi 57° Lo	66° Hi 57° Lo	64° Hi 57° Lo	73° Hi 63° Lo	75° Hi 64° Lo
			THANKSGIVING DAY	CLOSED
Full Maintenance				
Blair Stone Rd (Units 5,17) UNIT 20:Esplanade North (Unit 20) UNIT 31:Biltmore (Ph 3, Unit 31) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Grove Park Dr & Unit 14 GS NON-UNIT:Artemis Way UNIT 1:Barringer Hill Nature Trail UNIT 1:TC1 Pond (FL130) UNIT 16:Poe Park UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 23:Parks, Ponds & Green Spaces UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Parks, Green Space, Rows, Lift Station Unit 32:Alley Way Unit 32:Green Space Unit 32:Jasmine Hill Unit 32:Lantana Lane Unit 32:Overcup Way Unit 32:Park (off Mossy & Coneflower)	Biltmore Ave (Units 16,2,25) Orange Ave UNIT 1:Iberville Park UNIT 16:Faulkner RoW UNIT 19:Twain Park UNIT 4:Grove Park Dr		
Standard Maintenance				
UNIT 20:WD162 on Esplanade North UNIT 31:FL265 UNIT 5:Capital Circle SE Buffer	UNIT 31:FL070 UNIT 31:FL170 & Buffer			
Debris Cleanup				
UNIT 27: New Village		ROW, Parks Ponds & Common Areas		ROW, Parks Ponds & Common Areas
Mulch Installation - Maint.				
	Unit 1: Mulberry Park Blvd	UNIT 1:Mulberry Park Blvd		
Pruning				
	Trees: Remove sucker growth	Trees: Remove sucker growth		
Non-Selective: Product used - Diquat & Compare-N-Save				
UNIT 5:Merchants Row UNIT 18: WD281 - Rock Filters UNIT 17: WD284 - Rock Filters UNIT 17: WD253 - Rock Filters UNIT 1: WD240 - Rock Filters UNIT 17: WD260 - Rock Filters UNIT 5: WD140 - Rock Filters UNIT 10: WD141 - Rock Filters				
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
UNIT 5:Merchants Row	CP: Tot Lot			
Irrigation Inspection				
	Controller 10, Unit 29, 30, FL170 & FL080 Controller 15, Unit Orange Ave & Ponds	Controller 5, Unit 3		
Irrigation Troubleshooting (In Contract)				
Controller 19	Unit Number 5	Date 1/20	Description Checking for mower damage	
Irrigation Repairs				
Controller 24 5	Unit Number 2 3	Date 11/20 11/22	Repair METRO NET DAMAGE Replace Sprayheads & Nozzles	Invoice Number 196063 196064
Additional Contracted Work				
Unit	Date	Discription		Invoice Number
Proposals				
Description				Proposal Number
N/C Services:				
Unit Four Oaks	Date 20-Nov	Description Replace Irrigation Cap		

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 12-1-2023

Monday 11/27/23	Tuesday 11/28/23	Wednesday 11/29/23	Thursday 11/30/23	Friday 12/1/23
Weather of the Week				
61° Hi 54° Lo	61° Hi 45° Lo	57° Hi 28° Lo	64° Hi 28° Lo	73° Hi 52° Lo
Full Maintenance				
	NON-UNIT:Artemis Way		UNIT 31:Magnolia Park (Rows, Parks & Pond)	
Standard Maintenance				
			UNIT 31:FL170 & Buffer	UNIT 31:FL170 & Buffer
Debris Cleanup				
			ROWS, Parks, Ponds & Common Areas UNIT 14:Avon Park	
Hand Weeding				
		Orange Ave		
Mulch Installation - Maint.				
LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:LDR-5 (ph 1 & 2) Shumard Oak Blvd (Units 3,5) UNIT 1:TC1 Pond (FL130) UNIT 2:Tremont UNIT 5:Drayton Drive	Biltmore Ave (Units 16,2,25) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Common Area NON-UNIT:Goldenrod & FL162 UNIT 1:Jberville Park UNIT 23:Riverton Park (Four Oaks to Summit) UNIT 31:FL070 UNIT 31:Parks Ponds and Rows UNIT 31:Parks, Green Space, Rows, Lift Station UNIT 7:Riverton (Grove Park to Four Oaks)	Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) LSF-7:FL263 Shumard Oak Blvd (Units 3,5) UNIT 29:Coneflower Park UNIT 31:FL070 UNIT 31:Jasmine Hill UNIT 31:Magnolia Park (Rows, Parks & Pond) UNIT 31:Parks, Green Space, Rows, Lift Station	Biltmore Ave (Units 16,2,25) UNIT 31:FL170 & Buffer Unit 32:Park (off Mossy & Coneflower) UNIT 5:Merchants Row	Biltmore Ave (Units 16,2,25) Esplanade Way (Unit 5) Orange Ave UNIT 31:FL170 & Buffer UNIT 5:Merchants Row
Pruning				
	Trees: Remove sucker growth	Trees: Remove sucker growth Blairstone FL070		Orange Ave: Medians
Non-Selective: Product used - Diquat & Compare-N-Save				
	Central Park N/C Check Quickbooks for notes:Community UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160	Central Park FL080	Central Park:Park Crossing Trail Park UNIT 14:Avon Park UNIT 21 & Arch Site:Arch Site Exterior UNIT 5:Capital Circle SE Buffer UNIT 5:Four Oaks (Shumard to Tram)	Central Park:Butterfly Garden
Insecticide: Product Used Advion - Extinguish Plus & Acephate 90%Prills - (Fire Ants)				
	Central Park CP: Tot Lot	Central Park	Central Park:Park Crossing Trail Park UNIT 14:Avon Park UNIT 21 & Arch Site:Arch Site Exterior CP: Tot Lot	FL170
Irrigation Troubleshooting (In Contract)				
Controller 7	Unit Number 23	Date 12/1	Description Cleaning Valve Boxes	
Irrigation Repairs				
Controller 18 20 3 10 9	Unit Number 35 Unit # 5 & 23 1 1 4,6,9	Date 11/30 11/27 11/29 12/1 11/27	Repair Mainline Repair Zoneline Repair Mainline Repair Pipe Repair Zoneline Repair	Invoice Number 196128 196129 196130 196131 196132
Additional Contracted Work				
Unit CP	Date 11/30	Description Repair Foot Bridge		Invoice Number 196136
Proposals				
Description				Proposal Number
N/C Services:				
Unit	Date	Description		

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 12/4/23	Tuesday 12/5/23	Wednesday 12/6/23	Thursday 12/7/23	Friday 12/8/23
Weather of the Week				
72° Hi 63° Lo	66° Hi 43° Lo	61° Hi 45° Lo	64° Hi 32° Lo	70° Hi 54° Lo
Full Maintenance				
Central Park:Park Crossing Trail Park UNIT 14:Avon Park UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village	Central Park Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Mulberry Park Blvd UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row West	Central Park UNIT 20:Esplanade North (Unit 20) UNIT 23:Parks, Ponds & Green Spaces UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Central Park:Trail	Central Park:Trail
Standard Maintenance				
UNIT 27:TR221A UNIT 27:TR221B	UNIT 27:TR221A	UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer		
Debris Cleanup				
ROWS, Parks, Ponds & Common Areas		ROWS, Parks, Ponds & Common Areas	Central Park ROWS, Parks, Ponds & Common Areas UNIT 35:Merchants Row West	Central Park ROWS, Parks, Ponds & Common Areas
Mulch Installation - Maint.				
NON-UNIT:Esp/Blair/Overlook Field Orange Ave UNIT 23:Parks, Ponds & Green Spaces UNIT 5:Merchants Row	UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 27:TR221B	UNIT 23:Parks, Ponds & Green Spaces		
Pruning				
	Shumard Oaks Blvd West (Unit 35) UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village UNIT 27:TR221B UNIT 35:Merchants Row West	Shumard Oaks Blvd West (Unit 35) TR209A UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row West	Blair Stone Rd (Units 5,17) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 35:Merchants Row West	Shumard Oaks Blvd West (Unit 35) TR209A UNIT 35:Merchants Row West
Non-Selective: Product used - Diquat & Compare-N-Save				
UNIT 14:Buffers UNIT 14:Green Space		NON-UNIT:Goldenrod & FL162 UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 30:Woodland Fields Park		
Insecticide: Product Used Advion - Extinguish Plus				
CP: Tot Lot		NON-UNIT:Goldenrod & FL162 UNIT 18:Cummings Park UNIT 19:Twain Park UNIT 30:Woodland Fields Park	Central Park CP: Tot Lot	Unit 32:Park (off Mossy & Coneflower) ROW, Parks, Ponds & Common Areas
Irrigation Inspection				
		Controller 2, Unit 5	Controller 6, Central Park	
Irrigation Repairs				
Controller	Unit Number	Date	Repair	Invoice Number
#2	1	12/5	Repair pipe	196139
#2	1	12/5	Repair Pipe 3737 FourOaks Blvds.	196140
#2	23	12/6	Repair Pipe Sprayheads & Nozzles	196141
#3	23	12/6	Repalace Sprayheads & Nozzle	196142
#3	23	12/7	Zone line Repair-4190 Four Oaks Blvd.	196143
Additional Contracted Work				
Unit	Date	Discription		Invoice Number
10	12/4	Removal of Log/Limb from under Bridge		196144
30	12/5	Trim Tree Roots from under Sidewalk		196145
Proposals				
Description				Proposal Number
Removal of Damaged Live Oak Tree in Central Park				62934
N/C Services:				
Unit	Date	Description		
CP	4-Dec	Installation of Water Fountain @ Dog Park		
UNIT 31:	7-Dec	Clear Natural Area & Remove Fence		
Non	7-Dec	Removal of Dead Limbs from large Live Oak Tree in 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.



CRCDD Weekly Review

Monday 12/11/23	Tuesday 12/12/23	Wednesday 12/13/23	Thursday 12/14/23	Friday 12/15/23
Weather of the Week				
63° Hi 37° Lo	63° Hi 36° Lo	64° Hi 48° Lo	70° Hi 54° Lo	66° Hi 50° Lo
Full Maintenance				
UNIT 10:Trails UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park	Esplanade Way (Unit 5) LSF-3:Maple Ridge Common Areas & ROWS Mossy Creek Lane (Units 4,6,9) UNIT 10:Trails UNIT 14:Green Space UNIT 19:Twain Park UNIT 29:Mossy Creek UNIT 7:Grove Park Dr	Four Oaks Blvd (Units 1,17,29) Schoolhouse Rd (Units 3,4) UNIT 1:Verdura Point Park UNIT 16:Faulkner RoW UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 21 & Arch Site:Arch Site Exterior UNIT 29:Orange Ave (Mossy Creek to Four Oaks) UNIT 4:Terrebone Dr. UNIT 5:Merchants Row	Central Park:Butterfly Garden Central Park:FL131 Central Park:FL131 Swale Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) Mossy Creek Lane (Units 4,6,9) Orange Ave UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 2:Butterfly Parks UNIT 2:Endicott Park UNIT 2:Newberry Parks UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr UNIT 5:Merchants Row UNIT 8:WD140	Central Park:Trail
Standard Maintenance				
	LSF-3:Maple Ridge Common Areas & ROWS	LSF-7:FL263 LSF-7:Swale & GS (Upon Request) UNIT 16:Salinger Drainage Easement (LF)	Central Park	
Debris Cleanup				
Central Park	Central Park ROWS, Parks, Ponds & Common Areas	Central Park UNIT 35:Merchants Row West	Central Park UNIT 1:TC1 Pond (FL130) UNIT 17:Shady View Pond (WD260) UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281 UNIT 31:FL170 & Buffer	Central Park UNIT 1:Verdura Point Park
Mulch Installation - Maint.				
UNIT 35:Merchants Row West				
Pruning				
Shumard Oaks Blvd West (Unit 35) TR209A	Four Oaks Blvd (Units 1,17,29) UNIT 31:Biltmore (Ph 3, Unit 31)	Four Oaks Blvd (Units 1,17,29) UNIT 14:Avon Park UNIT 26:Strolling Way Parks	Four Oaks Blvd (Units 1,17,29)	
Insecticide: Product Used Advion - Extinguish Plus				
Tot Lot		Tot Lot	Central Park	
Irrigation Repairs				
Controller #19 #23 #27 #7	Unit Number #5 #18 #2 #23	Date 12/12 12/15 12/12 12/11	Repair Valve Repair Repair Pool Damage Replace Valve Mineline Repair	Invoice Number 196147 196148 196149 196150
Additional Contracted Work				
Unit LDR-5 Phase #3 CP	Date 12/12 12/18	Description Install Tree Straps Fill deep holes along trail with black top		Invoice Number 196151 196153
N/C Services:				
Unit 24-8 FL080 31 - FL070	Date 14-Dec 12-Dec 13-Dec	Description Repair tree wells after Hogs rooted thru Removal of Dead Deer From Pond Remove Silt Fence		

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 12/18/23	Tuesday 12/19/23	Wednesday 12/20/23	Thursday 12/21/23	Friday 12/22/23
Weather of the Week				
63° Hi 43° Lo	54° Hi 39° Lo	57° Hi 30° Lo	64° Hi 43° Lo	68° Hi 48° Lo
Full Maintenance				
Central Park Central Park:Park Crossing Trail Park NON-UNIT:LDR-5 Trail NON-UNIT:Schoolhouse Rd. & Biltmore Ex UNIT 1:Iberville Park UNIT 14:Avon Park UNIT 14:Buffers UNIT 23:Riverton Park (Four Oaks to Summertree) UNIT 27:New Village UNIT 27:TR221B	Four Oaks Blvd (Units 1,17,29) NON-UNIT:LDR-5 (ph 3) Orange Ave UNIT 1:Mulberry Park Blvd UNIT 10:WD160 UNIT 36:Bluff Oak Way	Four Oaks Blvd (Units 1,17,29) NON-UNIT:Dog Park Orange Ave UNIT 17:Shady View Pond (WD260) UNIT 20:Esplanade North (Unit 20) UNIT 37:Green Space	Bermuda Plot (CP) Four Oaks Blvd (Units 1,17,29) NON-UNIT:Dog Park	Four Oaks Blvd (Units 1,17,29) NON-UNIT:Artemis Way Orange Ave
Standard Maintenance				
NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:SB161	UNIT 5:Four Oaks (Shumard to Tram)	UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer		
Debris Cleanup				
ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	UNIT 10: Trail		Central Park
Pruning				
		Four Oaks Blvd (Units 1,17,29)		Four Oaks Blvd (Units 1,17,29)
Insecticide: Product Used Advion - Extinguish Plus				
ROWS, Parks, Ponds & Common Areas	Central Park			
Irrigation Inspection				
Controller 18, Unit 35		Controller 18, Unit 35		
Irrigation Repairs				
Controller #18 #7	Unit Number 35 23	Date 12/18 12/19	Repair Pipe Repair Mainline Repair	Invoice Number 196156 196155
Additional Contracted Work				
Unit #26 CP	Date 12/21 12/21	Discription Removal of (2) Dead Pine Trees Removal of Damaged Line Oak		Invoice Number 196158 196157
N/C Services:				

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 12-29-2023

Monday 12/25/23 CLOSED	Tuesday 12/26/23 CLOSED	Wednesday 12/27/23 CLOSED	Thursday 12/28/23 CLOSED	Friday 12/29/23 CLOSED
Weather of the Week				
72° Hi 63° Lo	70° Hi 57° Lo	64° Hi 52° Lo	66° Hi 48° Lo	54° Hi 34° Lo
Debris Cleanup				
		ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas UNIT 17:Verdura Lake Green Space	ROWS, Parks, Ponds & Common Areas
Pruning				
		Trees - Remove sucker growth		
Insecticide: Product Used Advion - Extinguish Plus				
		Biltmore Ave (Units 16,2,25)		
Additional Contracted Work				
N/C Services:				

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

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 – November 2023

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

Week 1 (November 1 – November 3)

- Finalized Halloween road closures.
- Ordered replacement stop signs for alleyways.
- Met with a vendor to receive a quote for tree removal at Jasmine Hill and Spider Lily.
- Received follow-up from McGlynn Labs regarding additional sampling in FL-130 (“Catfish Pond”) stormwater pond. Waiting on results from Florida DEP testing.
- Contacted city via DigiTally regarding streetlight out on the corner of Stanhope and Biltmore.
- Attended November board meeting conference call.
- Created unit descriptions document per supervisor request.
- All-Pro fixed raised concrete trail in Unit 14 behind Avon Park Circle.
- Approved estimate for Central Park trail repairs.
- Requested All-Pro replace the downed live oak on Orange Ave. and plant (2) replacement live oaks in the green space off Faulkner.

Week 2 (November 6 – November 10)

- Met with Lake Doctors regarding plan for Verdura Lake.
- Longview Land Clearing cleared ponds FL-080 (Orange Ave.), WD-005, and SB-111C (Tram Rd.)



- Directed All-Pro to install (4) stop signs in units 29, 30, and 32.
- Met with Longview Land Clearing to discuss possibility of scheduled pond maintenance.
- Inspected stormwater ponds TR-221A and TR-221B. Requested All-Pro mow TR-221B pond bottom. Requested quote for repairs.

- Completed Stormwater Operating Permit Renewals for FL-230, SB-131, SB-161, FL-131, and SB-111 B/C.
- Attended Board meeting.
- Office closed on Friday for holiday.

Week 3 (November 13 – November 17)

- Met with a vendor to discuss alleyway repair in Unit 10.
- Met with another vendor to discuss the work in Verdura Lake.
- Worked with vendor to correct damage they caused during tree removal.
- Attended the HOA’s “Connect with Kevin” event.
- Met with a vendor to discuss tree removal behind Shady View.
- District overview with Supervisor Vogel.

Week 4 (November 20 – November 24)

- Reviewed work done on stormwater ponds TR-221A and TR-221B:



- Requested All-Pro to repair three broken benches: (1) green space off Biltmore between Carrollton and Appleton, (2) green space on the corner of Nathaniel Trace and Strolling Way, (3) green space off Strolling Way (golf course side).
- Contacted pressure wash vendor to set up cleaning of common area on Nathaniel Trace/Strolling Way, volleyball nets, and sidewalk between Salinger and Thoreau.
- Reviewed alleyway repair completed in Unit 10 near Overlook/Merrifield.



- Completed Stormwater Operating Permit Renewal for WD-284.
- Walked Unit 10 trail for repair needs. Contacted All-Pro to fix raised concrete sidewalk behind the Twin Oaks Apartments.
- Office closed on Thursday and Friday for holiday.

Week 5 (November 27 – November 30)

- Contacted vendor regarding alleyway repair issue in Unit 10.
- Contacted the City of Tallahassee Land Use & Environmental Services Division regarding several stormwater permit renewals.
- Completed Stormwater Operating Permit Renewals for FL-040, FL-080, WD-005, WD-235, and WD-240.
- Closed the Tot Lot bridge for repairs.
- Contacted the City via DigiTally regarding two street signs down.
- Met with vendor regarding additional alleyway repairs in Unit 10.

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



Capital Region Community Development District

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

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

Week 1 (December 1 – December 8)

- General inspection of several stormwater ponds after heavy rains on December 2nd and 3rd
 - Requested All-Pro remove log from creek under the bridge near Unit 10 and clear off grates.
- Met with All-Pro and Miller Tree Service to discuss tree removal along the Biltmore Trail.
- Scheduled remaining Unit 10 alleyway repairs.
- Contacted surveyor to discuss possible access easement for the trail in Unit 4 (off Hemingway and Grove Park). Trail needs to be repaired. Will discuss at the next Board meeting.
- After receiving resident inquiry, contacted vendor for brush clearing behind Nathaniel Trace along the fence line.
- Requested All-Pro to repair broken headwall in stormwater pond WD-260 (Shady View).
- Requested All-Pro to repair erosion, remove silt fence, and clear sediment and limbs from outfall area from stormwater pond FL-070.



- Requested All-Pro to fix erosion issues behind stormwater pond WD-160 (Overlook).
- Requested quote from All-Pro for maintenance on stormwater ponds WD-281 and WD-284 (Dickinson).
- Reviewed remaining Unit 10 alleyway repairs:



- Reviewed work done to repair raised concrete in Unit 30 (Bent Grass park).
- Completed stormwater operating permit renewal for FL-263.
- Digitized original stormwater operating permit applications and associated documentation.
- District overview with Supervisor Frank.

Week 2 (December 11 – December 15)

- General inspection of several stormwater ponds after heavy rain on December 10th.
 - Requested All-Pro order and install a sand filter cap for WD-282 (Maple Leaf Way).
- Met with surveyor to discuss access easement in Unit 4 (off Hemingway and Grove Park).
- Contacted the city via DigiTally regarding crosswalk sign down at Orange Ave. and Coneflower Dr.
- Contacted the city regarding proposed work in Lake Verdura.
- Attended conference call regarding assessment roll inquiry.
- Contacted the city via DigiTally regarding sediment from home construction going into WD-282.



- Requested All-Pro patch several Central Park lake trail potholes. Vendor is scheduled to come out in early January for previously approved repair request.

Week 3 (December 18 – December 22)

- Met with vendor to discuss installing a fence near outfall in common area near stormwater pond FL-070 (Goldenrod).
- General inspections of several stormwater ponds after heavy rain on December 17th.
- Contacted the city via DigiTally regarding crosswalk sign down at Four Oaks near Baringer Hill.
- Worked with GMS staff to update the website to direct special use permits to my email address.
- Accepted proposal to install fencing near outfall near stormwater pond FL-070 (Goldenrod).
- Reviewed Miller's Tree Service work to remove large live oak on Grove Park and three pines along the Biltmore trail.





- All-Pro closing at noon on Friday (12/22). They will have limited staff available during the holiday break.

Week 4 (December 25 – December 29)

- Office closed for holiday and vacation leave.

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