

CAPITAL REGION
Community Development District

February 8, 2024

AGENDA

Capital Region Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.mysouthwoodcdd.com

February 1, 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, February 8, 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 January 11, 2024 Meeting
 - B. Balance Sheet as of December 31, 2023 and Statement of Revenues & Expenditures for the Period Ending December 31, 2023
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Memorandum Regarding Annual Ethics Training & Annual Form 1 Filing
- V. Consideration of Proposals for Reserve Study
- VI. Discussion Regarding Community Interest
- 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: March 7, 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, January 11, 2024 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
Chuck Urban	Supervisor
Susan Burns	Supervisor
Matthew Vogel	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager - GMS
Corbin deNagy	GMS Operations
Kevin Eason	SRCA
Corrie Vernick	SRCA
Ken McInnis	Prism Ecological by telephone

The following is a summary of the actions taken at the January 11, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

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 Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Lake Verdura Maintenance

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor Prism Ecological was selected to perform maintenance activities at Lake Verdura at an approximate cost of \$28,000 for the initial phase.

FIFTH ORDER OF BUSINESS

Request for Reconsideration of Proposed Shared Cost for Restoration of Pond FL080

On MOTION by Mr. Urban seconded by Mr. Vogel with four in favor and Ms. Burns opposed an offer of \$10,000 was approved to be made to Sandco in a cost share arrangement contingent upon Sandco’s agreement that the matter is closed.

Board directed District counsel to send correspondence to Sandco reflecting the Board’s decision and directed payment the payment not be made until the letter is signed and returned to the District.

SIXTH 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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Burns stated you start working on the budget fairly soon and I have a few topics I would like to discuss. John Paul, the Catholic School has gotten an exemption for several years and some of our homeowners have questioned that. Nobody has come to the meetings to request they be exempt from their assessment. When we start planning the budget, I would like to discuss that and if we decide to exempt them from their assessment they should come and explain why they should be exempt. I know Robert has been saying that I'm the one who wants a sign at the front. I know that is an expense and I would like to put these guys on notice that they can start putting out feelers to see cost, design or whatever so when we talk about the budget we have some information. If we wait until budget time to get that information it is too late. We have had a lot of discussion about the grass on Blairstone and I would like to get some ideas from All Pro, cost of ground cover so at budget time we have a clear picture.

Mr. deNagy stated we had a proposal to do ground cover on Blairstone and it was about \$70,000 then a recurring cost. We can look at that again.

Mr. Rojas stated I recommend that Jim put that on the agenda at the appropriate time to start discussing it and Corbin do the research on the sign so we can discuss that.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Mikyska asked when you talk about the budget would you put in a line for trees. Going back to the discussion on the pond, there was going to be mobilization costs of \$16,000.

A resident stated the sign Ms. Burns mentioned, I'm working on a neighborhood grant with the city and one of the things we thought about would be a sign. The grant is \$2,500 and if the CDD would give us permission to put that sign up, that would be a great project for the HOA to do. If you give me the size of the sign and cost I will do the grant and maybe the city and HOA will split the difference.

Mr. Rojas stated I have no problem with you working together on that.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 8, 2024
at 6:30 p.m. at the Southwood Community
Center**

Mr. Rojas stated the next meeting is scheduled for February 8, 2024 at 6:30 p.m. in the same location.

The meeting adjourned at 7:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Capital Region
Community Development District

Unaudited Financial Reporting
December 31, 2023



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Capital Region
Community Development District
Combined Balance Sheet
December 31, 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	\$ 684,723	\$ -	\$ -	\$ 684,723
Capital Reserve Account	-	-	346	346
Due from General Fund - Series 2013	-	121,384	-	121,384
Due from General Fund - Series 2018A1	-	70,044	-	70,044
Due from General Fund Series 2018A2	-	33,091	-	33,091
Due from General Fund - Series 2021	-	20,495	-	20,495
<u>Investments:</u>				
State Board of Administration (SBA)	1,445,348	-	296,454	1,741,802
<u>Series 2013</u>				
Reserve	-	430,085	-	430,085
Revenue	-	807,259	-	807,259
<u>Series 2018A1</u>				
Reserve	-	649,678	-	649,678
Revenue	-	461,809	-	461,809
Prepayment	-	3,591	-	3,591
<u>Series 2018A2</u>				
Reserve	-	134,490	-	134,490
Revenue	-	231,664	-	231,664
<u>Series 2021</u>				
Revenue	-	298,478	-	298,478
Total Assets	\$ 2,130,070	\$ 3,262,067	\$ 296,800	\$ 5,688,937
Liabilities:				
Accounts Payable	\$ 11,888	\$ -	\$ -	\$ 11,888
FICA Payable	(75)	-	-	(75)
Accrued Expenses	2,284	-	-	2,284
Due to Debt Service 2013	121,384	-	-	121,384
Due to Debt Service 2018A1	70,044	-	-	70,044
Due to Debt Service 2018A2	33,091	-	-	33,091
Due to Debt Service 2021	20,495	-	-	20,495
Total Liabilities	\$ 259,112	\$ -	\$ -	\$ 259,112
Fund Balance:				
Restricted for:				
Debt Service	-	3,262,067	-	3,262,067
Assigned for:				
Capital Reserve Fund	-	-	296,800	296,800
Unassigned	1,870,959	-	-	1,870,959
Total Fund Balances	\$ 1,870,959	\$ 3,262,067	\$ 296,800	\$ 5,429,826
Total Liabilities & Fund Balance	\$ 2,130,070	\$ 3,262,067	\$ 296,800	\$ 5,688,937

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,722,305	\$ 1,463,193	\$ 1,463,193	\$ -
Special Assessments - Direct St Joe	287,187	95,649	95,649	-
Interest	10,000	2,500	9,481	6,981
Total Revenues	\$ 2,019,492	\$ 1,561,342	\$ 1,568,322	\$ 6,981
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,400	\$ 1,600
PR-FICA	918	230	107	122
Engineering	15,000	3,750	2,977	773
Attorney	37,000	9,250	3,528	5,722
Annual Audit	3,925	-	-	-
Annual Report	500	-	-	-
Assessment Administration	12,190	12,190	12,190	-
Arbitrage Rebate	1,800	-	-	-
Dissemination Agent	7,950	1,988	1,988	-
Trustee Fees	15,520	4,148	4,148	-
Management Fees	54,114	13,529	13,529	-
Information Technology	2,968	742	742	0
Website Maintenance	1,272	318	318	-
Records Storage	150	38	-	38
Travel & Per Diem	2,000	500	-	500
Telephone	300	75	70	5
Postage & Delivery	1,000	250	187	63
Insurance General Liability	12,874	12,874	11,587	1,287
Printing & Binding	2,000	500	171	329
Legal Advertising	3,500	875	172	703
Other Current Charges	1,600	400	228	172
Office Supplies	200	50	0	50
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	250	63	-	63
Total General & Administrative	\$ 189,206	\$ 64,943	\$ 53,517	\$ 11,426

Capital Region
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 13,898	\$ 13,898	\$ 14,178	\$ (280)
Management Fees	147,250	36,812	36,812	(0)
Security	7,000	-	-	-
Utilities	57,800	14,450	10,445	4,005
Landscape Maintenance - Contract	1,066,255	266,564	266,564	0
Landscape Maint - New Units/Street Trees	5,500	1,375	312	1,063
Pond Maintenance - Contract	15,000	3,750	1,178	2,572
Pond Repairs - Current Units	40,000	21,401	21,401	-
SWMF Operating Permit Fees	7,803	6,246	6,246	-
Irrigation Maintenance - Contract	55,280	13,820	13,535	285
Irrigation Maintenance - New Units	500	125	-	125
Irrigation Repairs - Current Units	45,000	11,250	7,688	3,562
Preserve Maintenance	40,000	36,692	36,692	-
Tot Lot Inspection/Maintenance	7,500	1,875	-	1,875
Tree Removal/Trimming/Cleanup	38,000	3,313	3,313	-
Alleyway Maintenance	5,000	5,000	10,491	(5,491)
Miscellaneous Maintenance	7,500	4,179	4,179	-
Special Events	-	-	8,836	(8,836)
Other-Contingency	5,000	1,250	-	1,250
Capital Expenditures	25,000	6,250	3,328	2,922
Reserve for Capital - R&R	233,000	-	-	-
Common Area Maintenance	8,000	8,000	8,400	(400)
Subtotal Field Expenditures	\$ 1,830,286	\$ 456,250	\$ 453,599	\$ 2,652
Total Operations & Maintenance	\$ 1,830,286	\$ 456,250	\$ 453,599	\$ 2,652
Total Expenditures	\$ 2,019,492	\$ 521,193	\$ 507,115	\$ 14,078
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 1,040,149	\$ 1,061,207	\$ 21,059
Net Change in Fund Balance	\$ -	\$ 1,040,149	\$ 1,061,207	\$ 21,059
Fund Balance - Beginning	\$ -		\$ 809,752	
Fund Balance - Ending	\$ -		\$ 1,870,959	

Capital Region
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<u>Revenues</u>				
Carry Forward Balance	\$ 233,000	\$ -	-	\$ -
Interest	-	-	454	454
Total Revenues	\$ 233,000	\$ -	\$ 454	\$ 454
<u>Expenditures:</u>				
Other Charges	\$ 600	\$ 150	-	\$ 150
Total Expenditures	\$ 600	\$ 150	\$ -	\$ 150
Excess (Deficiency) of Revenues over Expenditures	\$ 232,400	\$ (150)	\$ 454	\$ 604
Net Change in Fund Balance	\$ 232,400	\$ (150)	\$ 454	\$ 604
Fund Balance - Beginning	\$ 295,746		\$ 296,346	
Fund Balance - Ending	\$ 528,146		\$ 296,800	

Capital Region
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 381,325	\$ 354,104	\$ 354,104	\$ -
Special Assessments - Commercial Tax Roll	505,122	358,392	358,392	-
Interest Income	2,000	500	9,825	9,325
Total Revenues	\$ 888,446	\$ 712,997	\$ 722,322	\$ 9,325
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	\$ 541,221	\$ 550,546	\$ 9,325
Net Change in Fund Balance	\$ 14,894	\$ 541,221	\$ 550,546	\$ 9,325
Fund Balance - Beginning	\$ 377,186		\$ 808,183	
Fund Balance - Ending	\$ 392,079		\$ 1,358,728	

Capital Region
Community Development District
Debt Service Fund Series 2018A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 325,550	\$ 302,311	\$ 302,311	\$ -
Special Assessments - Commercial Tax Roll	240,415	171,399	171,399	-
Special Assessments - Direct St Joe	740,129	708	708	-
Interest Income	1,000	250	10,714	10,464
Total Revenues	\$ 1,307,094	\$ 474,668	\$ 485,132	\$ 10,464
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)	\$ 118,915	\$ 129,379	\$ 10,464
Net Change in Fund Balance	\$ (4,413)	\$ 118,915	\$ 129,379	\$ 10,464
Fund Balance - Beginning	\$ 404,597		\$ 1,055,742	
Fund Balance - Ending	\$ 400,184		\$ 1,185,121	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 274,147	\$ 251,947	\$ 251,947	\$ -
Interest Income	500	125	2,183	2,058
Total Revenues	\$ 274,647	\$ 252,072	\$ 254,130	\$ 2,058
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	\$ 211,017	\$ 208,075	\$ (2,942)
Net Change in Fund Balance	\$ 2,537	\$ 211,017	\$ 208,075	\$ (2,942)
Fund Balance - Beginning	\$ 56,111		\$ 191,170	
Fund Balance - Ending	\$ 58,648		\$ 399,245	

Capital Region
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Special Assessments - Residential Tax Roll	\$ 318,937	\$ 296,290	\$ 296,290	\$ -
Interest Income	500	125	541	416
Total Revenues	\$ 319,437	\$ 296,415	\$ 296,830	\$ 416
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	\$ 267,727	\$ 268,143	\$ 416
Net Change in Fund Balance	\$ 2,062	\$ 267,727	\$ 268,143	\$ 416
Fund Balance - Beginning	\$ 50,731		\$ 50,830	
Fund Balance - Ending	\$ 52,794		\$ 318,973	

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	\$ 1,091,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,463,193
Special Assessments - Direct St Joe	287,187	23,912	23,912	23,912	23,912	-	-	-	-	-	-	-	-	95,649
Interest	10,000	3,027	2,498	3,956	-	-	-	-	-	-	-	-	-	9,481
Total Revenues	\$ 2,019,492	\$ 26,939	\$ 398,528	\$ 1,118,943	\$ 23,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,568,322

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
PR-FICA	918	61	46	-	-	-	-	-	-	-	-	-	-	107
Engineering	15,000	2,270	574	134	-	-	-	-	-	-	-	-	-	2,977
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	663	-	-	-	-	-	-	-	-	-	1,988
Trustee Fees	15,520	-	-	4,148	-	-	-	-	-	-	-	-	-	4,148
Management Fees	54,114	4,510	4,510	4,510	-	-	-	-	-	-	-	-	-	13,529
Information Technology	2,968	247	247	247	-	-	-	-	-	-	-	-	-	742
Website Maintenance	1,272	106	106	106	-	-	-	-	-	-	-	-	-	318
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	33	18	19	-	-	-	-	-	-	-	-	-	70
Postage & Delivery	1,000	57	23	108	-	-	-	-	-	-	-	-	-	187
Insurance General Liability	12,874	11,587	-	-	-	-	-	-	-	-	-	-	-	11,587
Printing & Binding	2,000	57	112	2	-	-	-	-	-	-	-	-	-	171
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	\$ 9,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,517

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	12,271	-	-	-	-	-	-	-	-	-	36,812
Security	7,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	57,800	3,702	4,459	2,284	-	-	-	-	-	-	-	-	-	10,445
Landscape Maintenance - Contract	1,066,255	88,855	88,855	88,855	-	-	-	-	-	-	-	-	-	266,564
Landscape Maint - New Units/Street Trees	5,500	-	-	312	-	-	-	-	-	-	-	-	-	312
Pond Maintenance - Contract	15,000	514	-	664	-	-	-	-	-	-	-	-	-	1,178
Pond Repairs - Current Units	40,000	228	20,454	720	-	-	-	-	-	-	-	-	-	21,401
SWMF Operating Permit Fees	7,803	459	3,033	2,754	-	-	-	-	-	-	-	-	-	6,246
Irrigation Maintenance - Contract	55,280	4,512	4,512	4,512	-	-	-	-	-	-	-	-	-	13,535
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	1,948	2,108	3,632	-	-	-	-	-	-	-	-	-	7,688
Preserve Maintenance	40,000	29,784	6,789	120	-	-	-	-	-	-	-	-	-	36,692
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	5,625	-	-	-	-	-	-	-	-	-	10,491
Miscellaneous Maintenance	7,500	3,352	540	287	-	-	-	-	-	-	-	-	-	4,179
Special Events	-	4,739	3,548	550	-	-	-	-	-	-	-	-	-	8,836
Other-Contingency	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditures	25,000	-	1,348	1,980	-	-	-	-	-	-	-	-	-	3,328
Reserve for Capital - R&R	233,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Area Maintenance	8,000	1,738	604	6,059	-	-	-	-	-	-	-	-	-	8,400
Subtotal Field Expenditures	\$ 1,830,286	\$ 168,625	\$ 154,351	\$ 130,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 453,599
Total Operations & Maintenance	\$ 1,830,286	\$ 168,625	\$ 154,351	\$ 130,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 453,599
Total Expenditures	\$ 2,019,492	\$ 202,927	\$ 163,629	\$ 140,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 507,115
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (175,988)	\$ 234,899	\$ 978,383	\$ 23,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,061,207
Net Change in Fund Balance	\$ -	\$ (175,988)	\$ 234,899	\$ 978,383	\$ 23,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,061,207

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	\$95,648.96	\$96,356.96
TOTAL DUE DIRECT INVOICE		\$0.00	\$738,263.89	\$0.00	\$0.00	\$0.00	\$0.00	\$191,297.91	\$929,561.80
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
LEON CO DIST 3	12/13/23	\$188,198.08	\$70,938.89	\$222,719.73	\$194,683.67	\$220,441.24	\$148,331.59	\$887,951.26	\$1,933,264.46
LEON CO DIST 4	12/22/23	\$27,265.89	\$42,777.65	\$20,495.30	\$33,091.04	\$31,937.23	\$89,447.07	\$203,123.78	\$448,137.96
TOTAL RECEIVED TAX ROLL		\$302,310.84	\$171,399.48	\$296,289.75	\$251,946.92	\$354,104.44	\$358,392.37	\$1,463,192.89	\$3,197,636.69
TOTAL DUE TAX ROLL		\$23,239.01	\$70,172.52	\$22,647.93	\$22,200.43	\$27,220.47	\$146,729.13	\$260,100.48	\$572,309.97

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%	33.33%	9.39%
% RECEIVED TAX ROLL		92.86%	70.95%	92.90%	91.90%	92.86%	70.95%	84.91%	84.82%

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2024

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund 12/1 - 12/31/23	3278-3299	\$2,526,213.60
Capital Reserve Fund 12/14/2023	43	296,000.00
TOTAL		\$2,822,213.60

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/23	00106	12/01/23	12012023	202312 300-20700-10800	TXFER TAX COLLECTION	*	144,598.47	
					CAPITAL REGION CDD - SERIES 2018A1			144,598.47 003278
12/01/23	00130	12/01/23	12012023	202312 300-20700-11000	TXFER TAX COLLECTIONS	*	24,172.21	
					CAPITAL REGION CDD - SERIES 2018A2			24,172.21 003279
12/01/23	00148	12/01/23	12012023	202312 300-20700-10900	TXFER TAX COLLECTIONS	*	222,451.31	
					CAPITAL REGIONS CDD - SERIES 2013			222,451.31 003280
12/01/23	00300	12/01/23	12012023	202312 300-20700-10000	TXFER TAX COLLECTIONS	*	53,096.14	
					CAPITAL REGION CDD - SERIES 2021			53,096.14 003281
12/01/23	00024	11/27/23	196061	202311 320-57200-46520	INST 4 STOP SIGNS U#29,32	*	82.50	
		11/27/23	196062	202311 320-57200-46450	CONTR#9 U#9 IRR REP	*	73.56	
		11/27/23	196063	202311 320-57200-46450	CONTR#24 U#2 IRR REP	*	278.70	
		11/27/23	196064	202311 320-57200-46450	CONTR#5 U#3 IRR REP	*	106.64	
		11/29/23	196070	202311 320-57200-47000	WINTER OVER SEEDING	*	3,164.68	
		11/29/23	196071	202311 320-57200-46900	PARK BENCH REPAIRS	*	360.00	
		12/01/23	196053	202312 320-57200-46225	DEC 23 LANDSC NEW UNITS	*	311.59	
		12/01/23	196053	202312 320-57200-46200	DEC 23 LANDSC CONTR UNITS	*	88,854.55	
		12/01/23	196053	202312 320-57200-46400	DEC 23 IRR CONTR UNITS	*	4,511.66	
					ALL-PRO LAND CARE OF TALLAHASSEE			97,743.88 003282
12/14/23	00024	12/11/23	196139	202312 320-57200-46450	CONTR#2 U#23 IRR REP	*	237.76	
		12/11/23	196140	202312 320-57200-46450	CONTR#2 U#23 IRR REP	*	195.77	
		12/11/23	196141	202312 320-57200-46450	CONTR#2 U#23 IRR REP	*	226.67	
		12/11/23	196142	202312 320-57200-46450	CONTR#3 U#1 IRRIG REP	*	187.14	
		12/11/23	196143	202312 320-57200-46450	CONTR#3 U#1 IRR REP	*	306.83	

CAPR CAPITAL REGION TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/11/23		196144	202312 320-57200-47000	U#10 TRAIL RMV LOG/BRIDGE		*	110.00		
12/11/23		196145	202312 320-57200-46910	U#30 W.FIELDS LIFT SDWLK		*	258.75		
								1,522.92	003283
12/14/23	00205	12/13/23	171380-L 202312 320-57200-46550	FL070-CORRECT EROSION	ALL-PRO LAND CARE OF TALLAHASSEE	*	719.50		
								719.50	003284
12/14/23	00126	12/04/23	2006984 202311 310-51300-31100	SERVICE THRU 11/30/23	ATKINS NORTH AMERICA, INC.	*	574.00		
								574.00	003285
12/14/23	00157	12/08/23	120723 202312 320-57200-46900	PRESSURE CLEAN 12/8/23		*	275.00		
		12/08/23	120723 202312 320-57200-46910	PRESSURE CLEAN 12/8/23	DAVE BORDEN	*	813.75		
								1,088.75	003286
12/14/23	00061	12/01/23	519 202312 320-57200-34000	DEC 23 - FACILITY MGMT		*	12,270.83		
		12/01/23	520 202312 310-51300-34000	DEC 23 - MGMT FEES		*	4,509.50		
		12/01/23	520 202312 310-51300-35110	DEC 23 - WEBITE ADMIN		*	106.00		
		12/01/23	520 202312 310-51300-35100	DEC 23 - IT		*	247.33		
		12/01/23	520 202312 310-51300-31300	DEC 23 - DISSEMINATION		*	662.50		
		12/01/23	520 202312 310-51300-42500	DEC 23 - COPIES		*	1.95		
		12/01/23	520 202312 310-51300-41000	DEC 23 - TELEPHONE		*	19.49		
		12/01/23	520 202312 320-57200-46900	DEC 23 - GOOGLE		*	12.00		
								17,829.60	003287
12/14/23	00062	10/27/23	10405 202310 320-57200-61000	INST BACKFLOW NEW IRR MTR	KEITH MCNEILL PLUMBING, INC.	*	1,195.00		
								1,195.00	003288
12/14/23	00296	12/07/23	227 202312 320-57200-46910	MULCHING 12/7/23	LONGVIEW FARMS, LLC	*	1,150.00		
								1,150.00	003289

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/23	00269	11/27/23	10152952 202311 320-57200-46490	TREE EVALUATION & LETTER NATURAL RESOURCE PLANNING SERVICES,	*	250.00	250.00 003290
12/14/23	00113	12/11/23	12112023 202312 320-57200-46520	ASPHALT/REBASE/SAW CUT NORTH FLORIDA ASPHALT, INC.	*	5,625.00	5,625.00 003291
12/15/23	00026	12/15/23	12152023 202312 300-15100-10000	TXFER EXCESS FUNDS TO SBA CAPITAL REGION CDD	*	900,000.00	900,000.00 003292
12/15/23	00106	12/15/23	12152023 202312 300-20700-10800	TXFER TAX COLLECTIONS CAPITAL REGION CDD - SERIES 2018A1	*	259,136.97	259,136.97 003293
12/15/23	00130	12/15/23	12152023 202312 300-20700-11000	TXFER TAX COLLECTIONS CAPITAL REGION CDD - SERIES 2018A2	*	194,683.67	194,683.67 003294
12/15/23	00148	12/15/23	12152023 202312 300-20700-10900	TXFER TAX COLLECTIONS CAPITAL REGIONS CDD - SERIES 2013	*	368,772.83	368,772.83 003295
12/15/23	00300	12/15/23	12152023 202312 300-20700-10000	TXFER TAX COLLECTIONS CAPITAL REGION CDD - SERIES 2021	*	222,719.73	222,719.73 003296
12/20/23	00024	12/18/23	196147 202312 320-57200-46450	CONTR#19 U#5 IRR REP	*	349.60	
		12/18/23	196148 202312 320-57200-46450	CONTR#23 U#18 IRR REP	*	631.57	
		12/18/23	196149 202312 320-57200-46450	CONTR#27 U#2 IRR REP	*	298.21	
		12/18/23	196150 202312 320-57200-46450	CONTR#7 U#23 IRR REP	*	498.53	
		12/18/23	196151 202312 320-57200-46910	LDR-5/P3 INST TREE STRAPS	*	109.00	
		12/19/23	196153 202312 320-57200-46910	CENTRL PK BLACK TOP REP	*	157.48	
				ALL-PRO LAND CARE OF TALLAHASSEE			2,044.39 003297
12/20/23	00324	12/13/23	3326120 202311 310-51300-31500	NOV 23 - GEN COUNSEL	*	1,540.00	
		12/13/23	3326121 202311 310-51300-31500	NOV 23 - MONTHLY MEETING	*	840.00	
				KUTAK ROCK LLP			2,380.00 003298
				CAPR CAPITAL REGION TCESSNA			

AP300R
*** CHECK NOS. 003278-003299

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

RUN 1/22/24

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/27/23	00029	12/01/23	NOVEMBER 202311 320-57200-43000 NOVEMBER	CITY OF TALLAHASSEE - AUTO PAY	*	4,459.23	4,459.23 003299
-----						TOTAL FOR BANK B	2,526,213.60
						TOTAL FOR REGISTER	2,526,213.60

CAPR CAPITAL REGION TCESSNA

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 24

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.89	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.76
GROSS LEON CO TAX ROLL		\$0.00	\$794,593.43	\$0.00	\$0.00	\$0.00	\$0.00	\$308,545.02	\$1,103,138.45
NET 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
GROSS LEON CO TAX ROLL		\$350,053.60	\$259,754.84	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$1,853,003.62	\$4,053,706.09
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.27	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$2,161,548.65	\$5,156,844.54
% ASSESSMENTS		8.64%	6.41%	8.46%	7.27%	10.11%	13.40%	45.71%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$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
LEON CO DIST 3									\$0.00
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
INTEREST									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST 11									\$0.00
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
NET 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	GENERAL FUND	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%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
DATE							CHECKS	
9/30/23 balance		-\$68.66	-\$21.42			-\$111.63		
Total transferred		-\$68.66	-\$21.42	\$0.00		-\$111.63		
Total DUE		\$144,598.47	\$53,096.14	\$24,172.21		\$222,451.31		

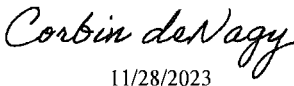
**All-Pro Land Care of
Tallahassee, Inc.**
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
12/1/2023	196053

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 December 2023		
	Landscape - New Units* 46225	311.59	311.59
	Landscape - Contracted Units 46200	88,854.55	88,854.55
	Irrigation - New Units **	0.00	0.00
	Irrigation - Contracted Units 46400	4,511.66	4,511.66
	*Landscape - New Units: LDR-5 Ph 3 - \$238.74 LDR-5 Ph 1 & 2 (added 18 trees) - \$59.28 Unit 16, Faulkner Park (added 2 trees) - \$13.57 **Irrigation - New Units:		
	 11/28/2023		

Thank You For Your Business! Please make checks payable to the above address. Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534	Total \$93,677.80
--	--------------------------

\$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 #
11/27/2023	196061

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	12/27/2023

Description	Quantity	Rate	Amount
Installation of Four (4) Stop Signs in - Unit # 29 & Unit # 32 Using Breakaway Bars			
Unit # 32 - Coneflower Alley - General Labor Rate	0.75	55.00	41.25
Unit # 29 - Mist Flower Alley - General Labor Rate	0.75	55.00	41.25

46520
Corbin deVagy
11/28/2023

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	\$82.50
Payments/Credits	\$0.00
Balance Due	\$82.50



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

Invoice

Date	Invoice #
11/27/2023	196062

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	12/27/2023

Description	Quantity	Rate	Amount
Controller # 9 - Unit # 9 - Irrigation Repair @ 3603 Mossy Creek Lane - Replace Sprayhead & Nozzle			
4" Pop-Up Sprayhead	1	9.88	9.88
Nozzle	1	2.50	2.50
1/2" 90 Male Barb Fitting	1	2.68	2.68
Irrigation Technician Labor Rate per hour	0.5	72.00	36.00
Irrigation Helper Labor Rate per hour	0.5	45.00	22.50
Date of Service: 11-17-2023 Damage Source: Normal Ware			
46450 <i>Corbin deVagy</i> 11/28/2023			

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	\$73.56
Payments/Credits	\$0.00
Balance Due	\$73.56



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

Invoice

Date	Invoice #
11/27/2023	196063

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	12/27/2023

Description	Quantity	Rate	Amount
Controller # 24 Unit # 2 - Irrigation Repair - Pipe Repair - METRO NET DAMAGE			
2" SCH 40 Coupling	2	1.85	3.70
2" Slip-Fix	1	31.54	31.54
3/4" SCH 40 Coupling Soc	1	0.40	0.40
3/4" Slip-Fix	1	9.06	9.06
Irrigation Technician Labor Rate per hour	2	72.00	144.00
Irrigation Helper Labor Rate per hour	2	45.00	90.00
Date of Service: 11-20-2023 Damage Source: METRO NET DAMAGE			
46450 <i>Corbin deWagy</i> 11/28/2023			

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	\$278.70
	Payments/Credits	\$0.00
	Balance Due	\$278.70



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

Invoice

Date	Invoice #
11/27/2023	196064

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	12/27/2023

Description	Quantity	Rate	Amount
Controller # 5 - Unit # 3 - Irrigation Repair - Replace Damaged Sprayheads and Nozzles			
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	2	2.50	5.00
Irrigation Technician Labor Rate per hour	1	72.00	72.00
Date of Service: 11-22-2023 Damage Source: Normal Ware			
46450 <i>Corbin deNagy</i> 11/28/2023			

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	\$106.64
Payments/Credits	\$0.00
Balance Due	\$106.64



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

Invoice

Date	Invoice #
11/29/2023	196070

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	12/29/2023

Description	Quantity	Rate	Amount
Winter Over Seeding - Rye Seeding along Blairstone Road and Four Oaks Blvd.			
Blairstone Road - Dates of installation - 11-21-2023 & 11-24-2023			
Rye Seed - 550lbs. - 11bags	11	132.48	1,457.28
General Labor Rate	13	55.00	715.00
Four Oaks Blvd. - Dates of installation 11-24-2023 & 11-28-2023			
Rye Seed - 250lbs. - 5bags	5	132.48	662.40
General Labor Rate	6	55.00	330.00
	47000		
	<i>Corbin deNagy</i>		
	11/29/2023		

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.	Total	\$3,164.68
\$35 fee for all returned checks A Finance charge of 2% per month may be assessed on all 90 day past due balances In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer	Payments/Credits	\$0.00
	Balance Due	\$3,164.68



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

Invoice

Date	Invoice #
11/29/2023	196071

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	12/29/2023

Description	Quantity	Rate	Amount
Park Bench Repairs - Strolling Way - Two (2) benches repaired & Carolton Park - One (1) bench repaired Labor & Materials Date of Service: 11-28-2023	1	360.00	360.00
46900 <i>Corbin deNagy</i> 11/29/2023			

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

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

Total	\$360.00
Payments/Credits	\$0.00
Balance Due	\$360.00



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

Invoice

Date	Invoice #
12/11/2023	196139

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	1/10/2024

Description	Quantity	Rate	Amount
Controller # 2 - Unit # 23 - Irrigation Repair - 4190 Four Oaks Blvd. - Zone # 13 - Repair zone line pipe			
1 1/2" SCH 40 Coupling	1	1.50	1.50
1 1/2" SCH 40 Tee	1	2.26	2.26
Irrigation Technician Labor Rate per hour	2	72.00	144.00
Irrigation Helper Labor Rate per hour	2	45.00	90.00
Date of Service: 12-6-2023 Damage Source: Tree Root Damage			
46450 <i>Corbin deVagy</i> 12/12/2023			

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 \$237.76

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

Payments/Credits \$0.00

Balance Due \$237.76



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

Invoice

Date	Invoice #
12/11/2023	196140

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	1/10/2024

Description	Quantity	Rate	Amount
Controller # 2 - Unit # 23 - Irrigation Repair - Replace Sprayheads & Nozzles			
4" Pop-Up Sprayhead	4	9.88	39.52
Nozzle	4	2.50	10.00
Irrigation Technician Labor Rate per hour	1.25	72.00	90.00
Irrigation Helper Labor Rate per hour	1.25	45.00	56.25
Date of Service: 12-6-2023 Damage Source: Normal Ware			
46450 <i>Corbin deNagy</i> 12/12/2023			

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	\$195.77
Payments/Credits	\$0.00
Balance Due	\$195.77



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

Invoice

Date	Invoice #
12/11/2023	196141

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	1/10/2024

Description	Quantity	Rate	Amount
Controller # 2 - Unit # 23 - Irrigation Repair - 4284 Four Oaks Blvd. - Repair damaged pipe & replace sprayhead and nozzle			
1 1/2" x 1 1/2" x 1/2" Tee SST	1	8.75	8.75
1 1/2" Slip-Fix	1	21.50	21.50
1/2" 90 Male Barb Fitting	2	2.68	5.36
4" Pop-Up Sprayhead	1	9.88	9.88
Nozzle	1	2.50	2.50
FLEXSG Flex Pipe	2	1.59	3.18
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: 12-7-2023 Damage Source: Tree Root Damage			
46450 <i>Corbin deNagy</i> 12/12/2023			

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 \$226.67

\$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 \$226.67



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

Invoice

Date	Invoice #
12/11/2023	196142

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	1/10/2024

Description	Quantity	Rate	Amount
Controller # 3 - Unit # 1 - Irrigation Repair - 3737 Four Oaks Blvd. Repair pipe -tree root damage			
1" SCH 40 Coupling	1	1.15	1.15
1" Slip-Fix Fitting	1	10.49	10.49
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: 12-5-2023 Damage Source: Tree root damage			
46450 <i>Corbin deVagy</i> 12/12/2023			

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 \$187.14

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

Payments/Credits \$0.00

Balance Due \$187.14



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

Invoice

Date	Invoice #
12/11/2023	196143

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	1/10/2024

Description	Quantity	Rate	Amount
Controller # 3 - Unit # 1 - Irrigation Repair - Pipe repair			
2" SCH 40 Coupling	1	1.85	1.85
2" Slip-Fix	1	31.54	31.54
2" x 1 1/2" SCH 40 Bushing SS	2	2.82	5.64
4" Rotor	5	6.76	33.80
Irrigation Technician Labor Rate per hour	2	72.00	144.00
Irrigation Helper Labor Rate per hour	2	45.00	90.00
Date of Service: 12-5-2023 Damage Source: Normal Ware			
46450 <i>Corbin deNagy</i> 12/12/2023			

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	\$306.83
Payments/Credits	\$0.00
Balance Due	\$306.83



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

Invoice

Date	Invoice #
12/11/2023	196144

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	1/10/2024

Description	Quantity	Rate	Amount
Unit # 10 Trail - Removal of Log/Limb from under bridge			
General Labor Rate 4men .50 hour each	2	55.00	110.00
Date of Service: 12-4-2023			
	47000 <i>Corbin deNagy</i> 12/12/2023		

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	\$110.00
Payments/Credits	\$0.00
Balance Due	\$110.00



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

Invoice

Date	Invoice #
12/11/2023	196145

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/10/2024

Description	Quantity	Rate	Amount
Unit # 30 - Woodland Fields - Lift up Sidewalk - Trim Tree Roots and Replace Sidewalk			
General Labor Rate 2men @1.5hrs each	3	55.00	165.00
Cat loader Use	1.5	62.50	93.75
Date of Service: 12-5-2023			
46910 <i>Corbin deVagy</i> 12/12/2023			

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 \$258.75

\$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 \$258.75



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

Invoice

Date	Invoice #
12/13/2023	171380-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	1/12/2024

Description	Quantity	Rate	Amount
FL070 - Correct erosion and install sakrete around outfall pipe			
General Labor rate to correct erosion at FL070 outfall pipe	12	55.00	660.00T
Sakrete	7	8.50	59.50T
Date Of Service: 12/8			
		46550	
		<i>Corbin deNagy</i>	
		12/13/2023	

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	\$719.50
	Payments/Credits	\$0.00
	Balance Due	\$719.50



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

Invoice Date: December 04, 2023
Project #: 100065121
Invoice #: 2006984

e-mail invoices to:
tcessna@gmssf.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: November 01, 2023 to November 30, 2023

Basic Services	Current
Multiplier Labor	574.00
Total Invoice	574.00
Total Due this Invoice	<u>USD 574.00</u>

Contract Amount: 20,000.00
Previous Billed: 12,990.64
Billed to Date: 13,564.64
Contract Balance: 6,435.36

Remit to:
ATKINSREALIS USA 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 2006984
Date 04-DEC-23

Current

Name	Category	Hours	Cost Rate	Total
Graves, Andrea N.	Project Director	0.50	73.58	36.79
Subtotal - Project Director		0.50		36.79
Rivieccio, Mario	Project Manager	3.50	46.04	161.14
Subtotal - Project Manager		3.50		161.14
Subtotal Labor				197.93
Multiplier	2.9			
TOTAL				574.00

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Monday, December 4, 2023 1:47 PM
To: Tiziana Cessna
Subject: Re: FW: Atkins Invoice CRCDD WA#13 November 2023

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, Dec 4, 2023 at 1:34 PM Tiziana Cessna <TCessna@gmssf.com> wrote:

Hi,

Please approve. Thanks

Tiziana Cessna

District Accountant

GMS-SF, LLC

5385 N Nob Hill Rd

Sunrise, FL 33351

Dave Borden
 Pressure Washing Services
 1915 Angels Hollow Rd.
 Tallahassee, FL 32308
 (850) 766-4425
drbfsu1578@yahoo.com

Invoice No. 120723

Dec. 08, 2023

Bill to: _____ **INSTRUCTIONS:**

Capital Region CDD
 3196 Merchants Row Blvd., Ste. 130
 Tallahassee, FL 32311

Please make payable to : Dave Borden

<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
Prep & Pressure Clean: Southwood Community			
46900 Volleyball Net – Tot lot	1	\$ 100.00	\$ 100.00
46900 Drainage Head-wall	1	\$ 175.00	\$ 175.00
46910 Concrete walkways – common area Nathaniel Trace & Strolling Way 570' x 5'	2850 Sq Ft	\$0.15/sq ft	\$ 427.50
46910 Concrete walkway – common area Strolling Way 200' x 5'	1000 Sq Ft	\$0.15/sq ft	\$ 150.00
46910 Concrete walkway – common area Between Salinger & Thoreau 315' x 5'	1575 Sq Ft	\$0.15/sq ft	\$ 236.25
		Subtotal	\$1,088.75
		Total	\$1,088.75
		Bal. Due	\$1,088.75

Corbin deNagy
 12/08/2023

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 519

Invoice Date: 12/1/23

Due Date: 12/1/23

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 - December 2023		12,270.83	12,270.83
<i>Jerry Lambert</i> 12-5-23			

Total \$12,270.83

Payments/Credits \$0.00

Balance Due \$12,270.83

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 520**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023	340	4,509.50	4,509.50
Website Administration -December 2023	351/10	106.00	106.00
Information Technology - December 2023	351	247.33	247.33
Dissemination Agent Services - December 2023	313	662.50	662.50
Copies	425	1.95	1.95
Telephone	410	19.49	19.49
Google - AMEX Charge September & November 2023	469	12.00	12.00
Total			\$5,558.77
Payments/Credits			\$0.00
Balance Due			\$5,558.77

Keith McNeill Plumbing, Inc.
3505 N Monroe Street
Tallahassee FL
32303

Phone: 850-562-5504
Fax: 850-562-8765

To :Capital Region CDD
3196 Merchants Row Blvd
Suite 130
Tallahassee FL
32311

Statement

Page Number	Statement Date	Our Reference
1	Dec01/23	10405

Contact: Robert Berlin

Telephone: (850) 251-1237 Fax:

AJ003867	Oct27/23	JOBS	IN	1,195.00	1,195.00	018161
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61000

Corbin deNagy

12/11/2023

You can pay your invoice ONLINE!
www.mcneillplumbing.com

Total 1,195.00 0.00

Current	31-60 Days	61-90 Days	91-120 Days	Over 120 Days
0.00	1,195.00	0.00	0.00	0.00



Proposal #: T-17671GKW
Ferguson Bid#:

3505 N Monroe St. Tallahassee, FL 32303 ~ Office: (850) 562-5504 ~ License # CTC1427457

CONTRACT FOR PLUMBING SERVICES AND MATERIALS

Name of Customer: Capital Region CDD	Phone: 850.251.1237	Date: 08/18/23
Billing Address: ATTN: Robert Berlin	Job Name:	
	Job Address: 3080 Merchants Row Blvd	
Email: rberlin@gmsnf.com		

Proposal to furnish labor and material to complete the following,
Install backflow on new irrigation meter installed by City.

- Permit.
- 3/4" Wilkins 975xL2 installed per code.
- Test and provide City with report.
- Install plastic cover for protection.

Price: \$1,195.00

Price is good for 30 days

*** A 25% deposit may be required prior to work being scheduled ***

-If paying by credit/debit card, there will be a 2% processing fee applied to total when final payment is made -

Unless otherwise noted, any sheet rock, tile, flooring, sod, landscaping, concrete or asphalt repairs are not included in cost. Any underground utilities not located by Sunshine State One Call underground locating service is responsibility of property owner to have located. Proposal subject to change if not accepted within 30 days of the above date. When signed by customer, this offer shall become a legally-binding contract.

ADDITIONAL TERMS OF CONTRACT

Payment is due upon completion of job. If the invoice is not paid in full when due, customer agrees to pay Keith McNeill Plumbing Contractor, Inc. in addition to all other payment allowed by law, (1) interest on the unpaid balance at the rate of 1-1/2 percent per month from the date of the invoice, and (2) all reasonable attorney's fees, costs and expenses of collection incurred by Keith McNeill Plumbing Contractor, Inc., whether or not suit is filed including all pre-suit, trial, post-judgment and appellate court proceedings, any arbitration, mediation and bankruptcy court proceedings; and including legal assistant time and all other charges billed by the attorney to Keith McNeill Plumbing Contractor, Inc., even if not taxable as court costs. Customer also stipulates and agrees that venue for any legal proceedings shall be in Leon County, Florida.

PERSONAL GUARANTEE

In consideration of Keith McNeill Plumbing Contractor, Inc., extending credit to customer, the undersigned, individually, guarantees and promises to pay all amounts due by customer to Keith McNeill Plumbing Contractor, Inc. under this contract including, but not limited to, interest on the outstanding balance from the date of each invoice and all costs of collection incurred by Keith McNeill Plumbing Contractor, Inc., including all reasonable attorney's fees, costs and expenses, as more fully described on this contract.

I hereby accept and agree to be bound by all terms of this contract.
Signed at Tallahassee, Florida on 21 August, 2023

I hereby accept and agree to be bound by all terms of this contract and this personal guarantee.
Signed at Tallahassee Florida on 21 August, 2023

Signature of Customer or Authorized Agent
[Signature]

Signature of Personal Guarantor
[Signature]
Printed name of Personal Guarantor
ROBERT BERLIN



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

Invoice #000227

Issue date
Dec 7, 2023

12/7 mulching

Fence line cleanup

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 December 8, 2023
\$1,150.00

Payment
Due December 7, 2023
\$1,150.00

Items	Quantity	Price	Amount
Mulching	1	\$1,150.00	\$1,150.00
Subtotal			\$1,150.00
Total Due			\$1,150.00

46910
Corbin deNagy
12/08/2023



Pay online

To pay your invoice go to <https://squareup.com/u/sK2Xg2bt>

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



Natural Resource Planning Services, Inc.

Post Office Box 564
San Antonio, FL 33576
Tel: 352-588-2580

Invoice Num: 10152952
November 27, 2023

Governmental Management Services, LLC
Robert Berlin, Operations Manager
3196 Merchants Row, Suite 130
Tallahassee, FL 32311

Project ID: AR-20-227-UF
Project Name: Southwood Community.
Manager: STANR

INVOICE

DESCRIPTION	AMOUNT
Tree(s) evaluation & letter.	\$250.00
	Subtotal: <u>\$250.00</u>
	Amount Due This Invoice <u>\$250.00</u>

46490

Corbin deNagy

12/04/2023

North Florida Asphalt

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

Invoice

Submitted on 12/11/2023

Invoice for

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

Payable to

North Florida Asphalt

Project

3839 Overlook Dr

Billing Address

2980 Plant St
Tallahassee, Fl 32304

Description	Qty	Unit price	Total price
Asphalt	1	\$3,150.00	
Rebase/Removal	2	\$1,100.00	
Saw cut	3	\$450.00	
Labor	3	\$925.00	

Note:

Subtotal **\$5,625.00**
Adjustments
\$5,625.00

46520

Corbin deNagy

12/11/2023

Check Request

District: Capital Region CDD

Amount: \$900,000.00

Date: December 15, 2023

Purpose: Investment of Funds

Code: 001-300-15100-10000

Payee: v# 26 State Board of Administration

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 24

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.89	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.76
GROSS LEON CO TAX ROLL		\$0.00	\$794,593.43	\$0.00	\$0.00	\$0.00	\$0.00	\$308,545.02	\$1,103,138.45
NET 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
GROSS LEON CO TAX ROLL		\$350,053.60	\$259,754.84	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$1,853,003.62	\$4,053,706.09
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.27	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$2,161,548.65	\$5,156,844.54
% ASSESSMENTS		8.64%	6.41%	8.46%	7.27%	10.11%	13.40%	45.71%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$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
LEON CO DIST 3	12/13/23	\$188,198.08	\$70,938.89	\$222,719.73	\$194,683.67	\$220,441.24	\$148,331.59	\$887,951.26	\$1,933,264.46
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
INTEREST									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST 11									\$0.00
TOTAL RECEIVED TAX ROLL		\$275,044.95	\$128,621.83	\$275,794.45	\$218,855.88	\$322,167.21	\$268,945.30	\$1,260,069.11	\$2,749,498.73
NET DUE TAX ROLL		\$50,504.90	\$112,950.17	\$43,143.23	\$55,291.47	\$59,157.70	\$236,176.20	\$463,224.26	\$1,020,447.93

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	0.10%	0.00%	0.00%	0.00%	0.00%	16.67%	4.73%
% RECEIVED TAX ROLL	84.49%	53.24%	86.47%	79.83%	84.49%	53.24%	73.12%	72.93%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106	vendor # 300	vendor #130	vendor #148				
	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-109000				
9/30/23 balance							CHECKS	
12/01/23								
	\$-368.66	\$-21.42	\$0.00	\$-111.63				
	\$144,598.47	\$53,096.14	\$24,172.21	\$222,451.31				
Total transferred	\$144,529.81	\$53,074.72	\$24,172.21	\$222,339.68				
Total DUE	\$259,136.97	\$222,719.73	\$194,683.67	\$368,772.83				

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 24

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.89	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.76
GROSS LEON CO TAX ROLL		\$0.00	\$794,593.43	\$0.00	\$0.00	\$0.00	\$0.00	\$308,545.02	\$1,103,138.45
NET 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
GROSS LEON CO TAX ROLL		\$350,053.60	\$259,754.84	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$1,853,003.62	\$4,053,706.09
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.27	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$2,161,548.65	\$5,156,844.54
% ASSESSMENTS		8.64%	6.41%	8.46%	7.27%	10.11%	13.40%	45.71%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$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
LEON CO DIST 3	12/13/23	\$188,198.08	\$70,938.89	\$222,719.73	\$194,683.67	\$220,441.24	\$148,331.59	\$887,951.26	\$1,933,264.46
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
INTEREST									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST 11									\$0.00
TOTAL RECEIVED TAX ROLL		\$275,044.95	\$128,621.83	\$275,794.45	\$218,855.88	\$322,167.21	\$268,945.30	\$1,260,069.11	\$2,749,498.73
NET DUE TAX ROLL		\$50,504.90	\$112,950.17	\$43,143.23	\$55,291.47	\$59,157.70	\$236,176.20	\$463,224.26	\$1,020,447.93

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	0.10%	0.00%	0.00%	0.00%	0.00%	16.67%	4.73%
% RECEIVED TAX ROLL	84.49%	53.24%	86.47%	79.83%	84.49%	53.24%	73.12%	72.93%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106 001-300-20700-10800		vendor # 300 001-300-20700-10000	vendor #130 001-300-20700-11000		vendor #148 001-300-20700-109000		
DATE							CHECKS	
9/30/23 balance		-\$68.66	-\$21.42	\$0.00		-\$111.63		
12/01/23		\$144,598.47	\$53,096.14	\$24,172.21		\$222,451.31		
Total transferred		\$144,529.81	\$53,074.72	\$24,172.21		\$222,339.68		
Total DUE		\$259,136.97	\$222,719.73	\$194,683.67		\$368,772.83		

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 24

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.89	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.76
GROSS LEON CO TAX ROLL		\$0.00	\$794,593.43	\$0.00	\$0.00	\$0.00	\$0.00	\$308,545.02	\$1,103,138.45
NET 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
GROSS LEON CO TAX ROLL		\$350,053.60	\$259,754.84	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$1,853,003.62	\$4,053,706.09
TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.27	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$2,161,548.65	\$5,156,844.54
% ASSESSMENTS		8.64%	6.41%	8.46%	7.27%	10.11%	13.40%	45.71%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$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
LEON CO DIST 3	12/13/23	\$188,198.08	\$70,938.89	\$222,719.73	\$194,683.67	\$220,441.24	\$148,331.59	\$887,951.26	\$1,933,264.46
LEON CO DIST 4									\$0.00
LEON CO DIST 5									\$0.00
INTEREST									\$0.00
LEON CO DIST 6									\$0.00
LEON CO DIST 7									\$0.00
INTEREST									\$0.00
LEON CO DIST 8									\$0.00
LEON CO DIST 9									\$0.00
LEON CO DIST 10									\$0.00
TAX CERTIFICATES									\$0.00
INTEREST 11									\$0.00
TOTAL RECEIVED TAX ROLL		\$275,044.95	\$128,621.83	\$275,794.45	\$218,855.88	\$322,167.21	\$268,945.30	\$1,260,069.11	\$2,749,498.73
NET DUE TAX ROLL		\$50,504.90	\$112,950.17	\$43,143.23	\$55,291.47	\$59,157.70	\$236,176.20	\$463,224.26	\$1,020,447.93

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	0.10%	0.00%	0.00%	0.00%	0.00%	16.67%	4.73%
% RECEIVED TAX ROLL	84.49%	53.24%	86.47%	79.83%	84.49%	53.24%	73.12%	72.93%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
DATE							CHECKS	
9/30/23 balance		-\$58.66	-\$21.42	\$0.00	-\$111.63			
12/01/23		\$144,598.47	\$53,096.14	\$24,172.21	\$222,451.31			
Total transferred		\$144,529.81	\$53,074.72	\$24,172.21	\$222,339.68			
Total DUE		\$259,136.97	\$222,719.73	\$194,683.67	\$368,772.83			

CAPITAL REGION CDD
ASSESSMENT RECEIPTS FISCAL YEAR 24

ASSESSED TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	\$0.00	\$738,971.89	\$0.00	\$0.00	\$0.00	\$0.00	\$286,946.87	\$1,025,918.76
GROSS LEON CO TAX ROLL		\$0.00	\$794,593.43	\$0.00	\$0.00	\$0.00	\$0.00	\$308,545.02	\$1,103,138.45
NET 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
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TOTAL NET ASSESSED		\$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
TOTAL GROSS ASSESSED		\$350,053.60	\$1,054,348.27	\$342,943.74	\$294,782.10	\$410,026.78	\$543,141.40	\$2,161,548.65	\$5,156,844.54
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RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		\$0.00	\$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
LEON CO DIST 3	12/13/23	\$188,198.08	\$70,938.89	\$222,719.73	\$194,683.67	\$220,441.24	\$148,331.59	\$887,951.26	\$1,933,264.46
LEON CO DIST 4								\$0.00	\$0.00
LEON CO DIST 5								\$0.00	\$0.00
INTEREST								\$0.00	\$0.00
LEON CO DIST 6								\$0.00	\$0.00
LEON CO DIST 7								\$0.00	\$0.00
INTEREST								\$0.00	\$0.00
LEON CO DIST 8								\$0.00	\$0.00
LEON CO DIST 9								\$0.00	\$0.00
LEON CO DIST 10								\$0.00	\$0.00
TAX CERTIFICATES								\$0.00	\$0.00
INTEREST 11								\$0.00	\$0.00
TOTAL RECEIVED TAX ROLL		\$275,044.95	\$128,621.83	\$275,794.45	\$218,855.88	\$322,167.21	\$268,945.30	\$1,260,069.11	\$2,749,498.73
NET DUE TAX ROLL		\$50,504.90	\$112,950.17	\$43,143.23	\$55,291.47	\$59,157.70	\$236,176.20	\$463,224.26	\$1,020,447.93

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0.00%	0.10%	0.00%	0.00%	0.00%	0.00%	16.67%	4.73%
% RECEIVED TAX ROLL	84.49%	53.24%	86.47%	79.83%	84.49%	53.24%	73.12%	72.93%

DATE	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000			
9/30/23 balance	-\$68.66		-\$21.42	\$0.00	-\$111.63			
12/01/23	\$144,598.47		\$53,096.14	\$24,172.21	\$222,451.31			
Total transferred	\$144,529.81		\$53,074.72	\$24,172.21	\$222,339.68			
Total DUE	\$259,136.97		\$222,719.73	\$194,683.67	\$368,772.83			



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

Invoice

Date	Invoice #
12/18/2023	196147

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	1/17/2024

Description	Quantity	Rate	Amount
Controller # 19 - Unit # 5 - Irrigation Repair - Valve Repair @ Blairstone Road & Esplanade Way			
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2 1/2" x 2" SCH 40 Bushing SS	1	3.90	3.90
2" Gasketed Repair Coupling SS	1	39.38	39.38
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	2.5	72.00	180.00
Irrigation Helper Labor Rate per hour	2.5	45.00	112.50
Date of Service: 12-12-2023 Damage Source: Normal Ware			
		46450	
		<i>Corbin deNagy</i>	
		12/19/2023	

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	\$349.60
Payments/Credits	\$0.00
Balance Due	\$349.60



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

Invoice

Date	Invoice #
12/18/2023	196148

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	1/17/2024

Description	Quantity	Rate	Amount
Controller # 23 - Unit # 18 - Irrigation Repair - Repair Damage from Pool Installation @ 3000 Dickerson Dr.			
Hunter 2" Valve PGV-201	1	122.71	122.71
14 x 19 Deep Square Valve Box (Purple)	2	30.39	60.78
1" x 1" x 1/2" PVC Tee SST	3	1.48	4.44
1" Slip-Fix Fitting	3	10.49	31.47
1/2" 90 Male Barb Fitting	6	2.68	16.08
FLEXSG Flex Pipe	5	1.59	7.95
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	3	72.00	216.00
Irrigation Helper Labor Rate per hour	3	45.00	135.00
Date of Repair: 12-15-2023 Damage Source: Installation of Home Owner's Pool			
		46450	
		<i>Corbin deVagy</i>	
		12/19/2023	

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	\$631.57
	Payments/Credits	\$0.00
	Balance Due	\$631.57



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

Invoice

Date	Invoice #
12/18/2023	196149

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	1/17/2024

Description	Quantity	Rate	Amount
Controller # 27 - Unit # 2 - Irrigation Repair - Replace Valve Endicott Park			
Hunter 2" Valve PGV-201	1	122.71	122.71
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 Repair 12-12-2023 Damage Source: Normal Ware			
	46450 <i>Corbin deNagy</i> 12/19/2023		

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	\$298.21
\$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	Payments/Credits	\$0.00
	Balance Due	\$298.21



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

Invoice

Date	Invoice #
12/18/2023	196150

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	1/17/2024

Description	Quantity	Rate	Amount
Controller # 7 - Unit # 23 - Irrigation Repair - Mainline Repair METRO NET or Comcast Damage			
3" SCH 40 Coupling PVC SS	1	5.54	5.54
3" Repair Coupling	1	52.59	52.59
DBR/Y - 6 Splice Kit Wire Connector	6	5.15	30.90
Irrigation Technician Labor Rate per hour	3.5	72.00	252.00
Irrigation Helper Labor Rate per hour	3.5	45.00	157.50
Date of Service: 12-11-2023 Damage Source: METRO NET or Comcast			
		46450 <i>Corbin deVagy</i> 12/19/2023	

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	\$498.53
Payments/Credits	\$0.00
Balance Due	\$498.53



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

Invoice

Date	Invoice #
12/18/2023	196151

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	1/17/2024

Description	Quantity	Rate	Amount
LDR-5 - Phase #3 - Installation of Tree Straps to 1 Magnolia Tree			
Arborbrace Tree Straps	3	18.00	54.00
General Labor Rate 2men @ .5hr. each	1	55.00	55.00
Date of Service: 12-12-2023			
46910 <i>Corbin deVagy</i> 12/19/2023			

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	\$109.00
Payments/Credits	\$0.00
Balance Due	\$109.00



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

Invoice

Date	Invoice #
12/19/2023	196153

Phone: 850-656-0208

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



P.O. No.	Terms	Due Date
	Net 30	1/18/2024

Description	Quantity	Rate	Amount
Central Park Trail - Black Top Repairs - Fill & Tamped Deep Holes along trail			
Black Top	2	23.74	47.48
General Labor Rate	2	55.00	110.00
Date of Service: 12-18-2023			
		46910	
		<i>Corbin deNagy</i>	
		12/19/2023	

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	\$157.48
Payments/Credits	\$0.00
Balance Due	\$157.48

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

December 13, 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. 3326120

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. 3326120
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

11/01/23	S. Sandy	1.60	448.00	Prepare renewal of landscape agreement; confer with District staff regarding same; review Leon County ordinance regarding digital publication of notices; confer with District staff regarding same; review underwriting engagement letter
11/01/23	D. Wilbourn	0.70	112.00	Communications with district manager regarding notice publication changes and board meeting follow-up
11/05/23	S. Sandy	0.70	196.00	Review updated landscape agreement map and costs; revise amendment regarding same; confer with deNagy regarding same
11/09/23	J. Brown	0.80	252.00	Confer with Bakun regarding assessment inquiry; review and follow-up regarding same

KUTAK ROCK LLP

Capital Region Community Development
December 13, 2023
Client Matter No. 17123-1
Invoice No. 3326120
Page 2

11/09/23	S. Sandy	0.80	224.00	Conduct research regarding St. Joe inquiry regarding Series 2013 Assessment allocation; confer with Berlin regarding same
11/17/23	S. Sandy	0.30	84.00	Confer regarding outstanding debt assessment on Jamestown parcel
11/29/23	S. Sandy	0.50	140.00	Confer with Berlin regarding Maple Ridge true-up
11/30/23	S. Sandy	0.30	84.00	Review draft minutes
TOTAL HOURS		5.70		
TOTAL FOR SERVICES RENDERED				\$1,540.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,540.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 13, 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. 3326121

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. 3326121

17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

11/02/23	S. Sandy	0.20	56.00	Prepare for board meeting
11/09/23	S. Sandy	2.80	784.00	Prepare for and attend board meeting; conduct follow-up regarding same

TOTAL HOURS 3.00

TOTAL FOR SERVICES RENDERED \$840.00

TOTAL CURRENT AMOUNT DUE \$840.00

Tiziana Cessna

From: Corbin deNagy <cdenagy@gmsnf.com>
Sent: Wednesday, December 13, 2023 9:09 PM
To: Tiziana Cessna
Subject: Re: FW: Capital Region - General Counsel Invoice for Submission 17123.1

Tiziana,

This is approved.

Corbin deNagy

On Wed, Dec 13, 2023 at 5:31 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



From: Nelson, Dena L. <Dena.Nelson@KutakRock.com>
Sent: Wednesday, December 13, 2023 2:15 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: Capital Region - General Counsel Invoice for Submission 17123.1

Good afternoon~

On behalf of Ms. Sandy, attached is Kutak Rock's invoice for legal services through November 2023 in connection with the Capital Region - General Counsel matter.

Please let me know if you have any questions.

Thank you.

As we approach year-end, we would appreciate your prompt remittance to ensure payment is received on or before Friday, December 29, 2023. If you have any questions regarding your account, please let me know. Kutak Rock sincerely thanks you for your business.

Dena Nelson

Billing Coordinator

Kutak Rock LLP

1650 Farnam Street, Omaha, NE 68102

dena.nelson@kutakrock.com

D: 402-231-8862 P: 402-346-6000

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message.

Thank you.

Capital Region

City of Tallahassee Utilities

			all on auto
			Nov-23
OLD Account #	NEW acct#	Services Address	
4680485610	100012004	3992 Four Oaks Blvd	\$13.43
7580485610	100012701	3705 Four Oaks Blvd	\$89.56
6948377092	100012735	1901 Merchants Row Blvd	\$0.00
3077919780	100012813	3136 Dickinson Dr.	\$14.41
1894063223	100013816	2380 E Orange Ave Irr	\$953.91
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	\$13.77
9143451140	100013997	3700 Spider Lily Way	\$13.88
6243485610	100014028	3700 Mossy Creek Ln- Pump	\$13.96
3680485610	100014060	3765 Grove Park Dr	\$13.21
1680485610	100014664	3766 Greyfield Dr - Pump 1	\$36.67
9699066720	100014696	3145 Mulberry Park Blvd. Area Light	\$100.76
9732155598	100014729	4141 Artemis Way	\$88.31
8404454440	100014758	4140 Artemis Way	\$13.10
7042865610	100014789	4580 Grove Park Dr - IRR	\$13.53
4360485610	100014821	1900 Merchants Row-ENTRANCE	\$19.76
9650988960	100015608	3751 Biltmore Ave - IRR	\$13.10
9778998416	100015639	2471 E Orange Ave. Irr.	\$13.29
9356890232	100015670	4583 Grove Park Dr. Temp.	\$13.10
7670485610	100015703	3766 Greyfield Dr	\$48.07
3543485610	100015738	3701 Mossy Creek Ln - Unit 1	\$257.21
1780485610	100016392	2150 Merchants Row Blvd - Pump	\$13.96
8270485610	100016426	3603 Capital Cir SE Irr.	\$937.17
9413485610	100017333	3000 School House Road	\$13.74
5399698926	100017365	3252 Updike Ave IRR	\$13.10
	100249585	3080 Merchants Row Blvd	\$39.47
4263972522	100092258	3029 Dickinson Dr. Area Lights	\$42.61
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	\$13.10
9674588544	100210950	3611 Biltmore Ave	\$13.21
9674588544	100212948	3735 Esplanade Way	\$13.63
8001821240	100202870	2450 Rain Lily Way	\$78.40
8001821240	100204566	4072 Invy Green Trl	\$78.40
8001821240	100205224	4216 Summertree Dr	\$156.72
8001821240	100206207	3749 Biltmore Ave	\$201.48
8001821240	100208571	4297 Avon Park	\$111.96
8001821240	100208804	3616 Longfellow Rd	\$55.96
8001821240	100209402	3900 Overlook Dr	\$190.28
8001821240	100210193	4046 Colleton CT	\$55.96
8001821240	100212804	4038 Shady View Ln	\$78.40
8001821240	100213814	3070 Bent Grass Ln	\$78.40
3183002658	1000017333	3001 School House Rd Reclaimed pay by check	\$475.92
Total			\$4,459.23
V#29			\$0.00
001-320-57200-43000			-\$4,459.23

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: December 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 December 1, 2023

Previous Balance	13.31
Payment Received - 11/22/2023	-13.31
Current Charges	13.43
Total Amount Due	\$ 13.43

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

 Elec General Svc-Non Demand	\$ 13.43
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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	12/21/2023 Draft Amount
100012004	\$0.00	\$13.43	\$ 13.43

This account is on AutoPay. Payment will be drafted on or after 12/21/2023, 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.
- 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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	3	Jun-23	3	Feb-23	0
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				

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.				
E292014	11/28/2023	221		10/26/2023	218		3	1.00	3 KWH	

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

Premise Id #: PRM0128778

\$ 13.43

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

Previous Balance	88.89
Payment Received - 11/21/2023	-88.89
Current Charges	89.56
Total Amount Due	\$ 89.56

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

 Commercial Area Lighting	\$ 89.56
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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	12/21/2023 Draft Amount
100012701	\$0.00	\$89.56	\$ 89.56

This account is on AutoPay. Payment will be drafted on or after 12/21/2023, 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.
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City of Tallahassee
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**Area Lighting****Service from 10/28/2023 - 11/27/2023****Commercial Area Lighting**

8: 100 Watt HPS Dec Light Fixture(s)	71.44
Fuel & Purch Pwr: 439 kwh at \$0.03617	15.88
Gross Receipts Tax: 2.56406% of \$87.32	2.24
Subtotal	\$ 89.56

Service Address Total: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600**Premise Id #:** PRM0025272**\$ 89.56**

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: December 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 December 1, 2023

Previous Balance	14.41
Payment Received - 11/22/2023	-14.41
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	12/21/2023 Draft Amount
100012813	\$0.00	\$14.41	\$ 14.41

This account is on AutoPay. Payment will be drafted on or after 12/21/2023, unless a different date has been selected. Do not send payment.

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

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

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	1
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				

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	11/28/2023	11		10/26/2023	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: December 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 December 1, 2023

Current Charges	953.91
Total Amount Due	\$ 953.91

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



Water - Reuse Service

\$ 953.91

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

Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100013816	\$0.00	\$953.91	\$ 953.91

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

City of Tallahassee
435 N. Macomb St. Relay Box
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City of Tallahassee
Your Own UtilitiesSM



Water Service

Service from 10/26/2023 - 11/27/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Nov-23	5,546	May-23	9,508	Dec-22	0
Sep-23	5,111	Apr-23	15,726	Nov-22	8,350
Aug-23	10,815	Feb-23	715	Oct-22	27,142
Jul-23	6,348	Jan-23	151	Sep-22	4,672
Jun-23	7,921				

Reuse Gallonage Rate: 5,546 cgal at \$0.172	953.91
Subtotal	\$ 953.91

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRS400006	11/28/2023	700465		10/26/2023	694919		5546	1.00	5546 CGAL	

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

Premise Id #: PRM0137044

\$ 953.91

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

Previous Balance	13.85
Payment Received - 11/21/2023	-13.85
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	12/21/2023 Draft Amount
100013845	\$0.00	\$13.85	\$ 13.85

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City of Tallahassee
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City of Tallahassee
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Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	7	Jun-23	7	Feb-23	6
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				

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	11/28/2023	1132		10/26/2023	1125		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: December 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 December 1, 2023

Previous Balance	13.68
Payment Received - 11/22/2023	-13.68
Current Charges	13.77
Total Amount Due	\$ 13.77

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

 Elec General Svc-Non Demand	\$ 13.77
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Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100013966	\$0.00	\$13.77	\$ 13.77

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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	7	Jun-23	5	Feb-23	6
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				

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.				
E188850	11/28/2023	378		10/26/2023	371		7	1.00	7 KWH	

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

Premise Id #: PRM0105099

\$ 13.77

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

Previous Balance	13.77
Payment Received - 11/21/2023	-13.77
Current Charges	13.88
Total Amount Due	\$ 13.88

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

 Elec General Svc-Non Demand	\$ 13.88
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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100013997	\$0.00	\$13.88	\$ 13.88

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	8	Jun-23	6	Feb-23	7
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				

Customer Charge	12.77
Energy Charge: 8 kwh at \$0.06878	0.55
Church Discount: 8 kwh at -\$0.01	-0.08
Fuel & Purch Pwr: 8 kwh at \$0.03617	0.29
Gross Receipts Tax: 2.56406% of \$13.53	0.35
Subtotal	\$ 13.88

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305561	11/28/2023	720		10/26/2023	712		8	1.00	8 KWH	

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

Premise Id #: PRM0063638

\$ 13.88

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: December 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 December 1, 2023

Previous Balance	13.85
Payment Received - 11/22/2023	-13.85
Current Charges	13.96
Total Amount Due	\$ 13.96

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

 Elec General Svc-Non Demand	\$ 13.96
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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	12/21/2023 Draft Amount
100014028	\$0.00	\$13.96	\$ 13.96

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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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH		
Nov-23	8	Jun-23	7	Feb-23	7	Customer Charge	12.77
Oct-23	7	May-23	7	Jan-23	6	Energy Charge: 8 kwh at \$0.06878	0.55
Sep-23	7	Apr-23	8	Dec-22	7	Fuel & Purch Pwr: 8 kwh at \$0.03617	0.29
Aug-23	8	Mar-23	7	Nov-22	7	Gross Receipts Tax: 2.56406% of \$13.61	0.35
Jul-23	7					Subtotal	\$ 13.96

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E173378	11/28/2023	770		10/26/2023	762		8	1.00	8 KWH	

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

Premise Id #: PRM0095275

\$ 13.96

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: December 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 December 1, 2023

Previous Balance	13.21
Payment Received - 11/22/2023	-13.21
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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Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100014060	\$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

City of Tallahassee
435 N. Macomb St. Relay Box
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	1	Jun-23	1	Feb-23	0
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				

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	11/28/2023	268		10/26/2023	267		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: December 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 December 1, 2023

Previous Balance	35.81
Payment Received - 11/21/2023	-35.81
Current Charges	36.67
Total Amount Due	\$ 36.67

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

 Elec General Svc-Non Demand	\$ 36.67
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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	12/21/2023 Draft Amount
100014664	\$0.00	\$36.67	\$ 36.67

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	219	Jun-23	258	Feb-23	219
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				

Customer Charge	12.77
Energy Charge: 219 kwh at \$0.06878	15.06
Fuel & Purch Pwr: 219 kwh at \$0.03617	7.92
Gross Receipts Tax: 2.56406% of \$35.75	0.92
Subtotal	\$ 36.67

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E292057	11/28/2023	63631		10/26/2023	63412		219	1.00	219 KWH	

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

Premise Id #: PRM0051911

\$ 36.67

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

Previous Balance	99.98
Payment Received - 11/21/2023	-99.98
Current Charges	100.76
Total Amount Due	\$ 100.76

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

 Commercial Area Lighting	\$ 100.76
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Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100014696	\$0.00	\$100.76	\$ 100.76

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City of Tallahassee
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**Area Lighting****Service from 10/28/2023 - 11/27/2023****Commercial Area Lighting**

9: 100 Watt HPS Dec Light Fixture(s)	80.37
Fuel & Purch Pwr: 494 kwh at \$0.03617	17.87
Gross Receipts Tax: 2.56406% of \$98.24	2.52
Subtotal	\$ 100.76

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

Premise Id #: PRM0006021

\$ 100.76

Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: December 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 December 1, 2023

Previous Balance	88.31
Payment Received - 11/22/2023	-88.31
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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A detailed breakdown of your account charges is available on the following pages.

Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100014729	\$0.00	\$88.31	\$ 88.31

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CAPITAL REGION CDD
5385 N NOB HILL RD
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City of Tallahassee
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City of Tallahassee
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Water Service

Service from 10/26/2023 - 11/27/2023

Water Service - Irrigation

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Nov-23	0	Jun-23	1,406	Feb-23	0
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				

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	11/28/2023	49211		10/26/2023	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: December 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 December 1, 2023

Previous Balance	13.21
Payment Received - 11/21/2023	-13.21
Current Charges	13.10
Total Amount Due	\$ 13.10

Service Address: 4140 Artemis Way, 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	12/21/2023 Draft Amount
100014758	\$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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	1
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				

Customer Charge	12.77
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.				
E31450671	11/28/2023	8		10/26/2023	8		0	1.00	0 KWH	

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

Premise Id #: PRM0028532

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100014789
Billing Date: December 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 December 1, 2023

Previous Balance	13.53
Payment Received - 11/22/2023	-13.53
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	12/21/2023 Draft Amount
100014789	\$0.00	\$13.53	\$ 13.53

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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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	4	Jun-23	4	Feb-23	4
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				

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	11/28/2023	978		10/26/2023	974		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: December 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 December 1, 2023

Previous Balance	18.48
Payment Received - 11/22/2023	-18.48
Current Charges	19.76
Total Amount Due	\$ 19.76

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

 Elec General Svc-Non Demand	\$ 19.76
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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	12/21/2023 Draft Amount
100014821	\$0.00	\$19.76	\$ 19.76

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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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	62	Jun-23	46	Feb-23	53
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				

Customer Charge	12.77
Energy Charge: 62 kwh at \$0.06878	4.26
Fuel & Purch Pwr: 62 kwh at \$0.03617	2.24
Gross Receipts Tax: 2.56406% of \$19.27	0.49
Subtotal	\$ 19.76

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E171007	11/28/2023	10839		10/26/2023	10777		62	1.00	62 KWH	

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

Premise Id #: PRM0135581

\$ 19.76

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

Previous Balance	13.21
Payment Received - 11/21/2023	-13.21
Current Charges	13.10
Total Amount Due	\$ 13.10

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

 Elec General Svc-Non Demand	\$ 13.10
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Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100015608	\$0.00	\$13.10	\$ 13.10

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5385 N NOB HILL RD
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	13	Feb-23	0
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				

Customer Charge	12.77
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.				
E305636	11/28/2023	539		10/26/2023	539		0	1.00	0 KWH	

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

Premise Id #: PRM0083081

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: December 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 December 1, 2023

Previous Balance	13.20
Payment Received - 11/22/2023	-13.20
Current Charges	13.29
Total Amount Due	\$ 13.29

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

 Elec General Svc-Non Demand	\$ 13.29
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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	12/21/2023 Draft Amount
100015639	\$0.00	\$13.29	\$ 13.29

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ATTN C/O GMS, LLC
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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	2	Jun-23	4	Feb-23	2
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				

Customer Charge	12.77
Energy Charge: 2 kwh at \$0.06878	0.14
Church Discount: 2 kwh at -\$0.01	-0.02
Fuel & Purch Pwr: 2 kwh at \$0.03617	0.07
Gross Receipts Tax: 2.56406% of \$12.96	0.33

Subtotal \$ 13.29

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E183583	11/28/2023	167		10/26/2023	165		2	1.00	2 KWH	

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

Premise Id #: PRM0016862

\$ 13.29

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: December 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 December 1, 2023

Previous Balance	13.10
Payment Received - 11/22/2023	-13.10
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	12/21/2023 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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	0
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				

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	11/28/2023	1		10/26/2023	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: December 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 December 1, 2023

Previous Balance	48.07
Payment Received - 11/21/2023	-48.07
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	12/21/2023 Draft Amount
100015703	\$0.00	\$48.07	\$ 48.07

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5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	0
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				

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	11/28/2023	33158		10/26/2023	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: December 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 December 1, 2023

Previous Balance	257.28
Payment Received - 11/21/2023	-257.28
Current Charges	257.21
Total Amount Due	\$ 257.21

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

 Elec General Svc Demand	\$ 257.21
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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	12/21/2023 Draft Amount
100015738	\$0.00	\$257.21	\$ 257.21

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5385 N NOB HILL RD
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City of Tallahassee
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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	0
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				

Customer Charge	87.98
Demand Charge: 10.00 kw at \$16.28	162.80
Gross Receipts Tax: 2.56406% of \$250.78	6.43
Subtotal	\$ 257.21

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E305419	11/28/2023	61087		10/26/2023	61087		0	1.00	0 KWH	
E305419	11/28/2023	0		10/26/2023	0.81		0	1.00	0 KW	

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

Premise Id #: PRM0118260

\$ 257.21

Customer Name: Capital Region CDD
Account Number: 100016392
Billing Date: December 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 December 1, 2023

Previous Balance	13.74
Payment Received - 11/22/2023	-13.74
Current Charges	13.96
Total Amount Due	\$ 13.96

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

 Elec General Svc-Non Demand	\$ 13.96
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Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100016392	\$0.00	\$13.96	\$ 13.96

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City of Tallahassee
Your Own UtilitiesSM



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	8	Jun-23	8	Feb-23	6
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				

Customer Charge	12.77
Energy Charge: 8 kwh at \$0.06878	0.55
Fuel & Purch Pwr: 8 kwh at \$0.03617	0.29
Gross Receipts Tax: 2.56406% of \$13.61	0.35
Subtotal	\$ 13.96

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
E232946	11/28/2023	1217		10/26/2023	1209		8	1.00	8 KWH	

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

Premise Id #: PRM0127630

\$ 13.96

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

Previous Balance	901.74
Payment Received - 11/21/2023	-901.74
Current Charges	937.17
Total Amount Due	\$ 937.17

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

 Elec General Svc-Non Demand	\$ 13.53
 Water - Reuse Service	\$ 923.64

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

Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100016426	\$0.00	\$937.17	\$ 937.17

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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.
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- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
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City of Tallahassee
Your Own UtilitiesSM

**Electric Service**

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand**Historical Consumption**

Month	KWH	Month	KWH	Month	KWH
Nov-23	4	Jun-23	12	Feb-23	9
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				

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.				
E31236307	11/28/2023	250		10/26/2023	246		4	1.00	4 KWH	

**Water Service**

Service from 10/26/2023 - 11/27/2023

Water - Reuse Service**Historical Consumptions**

Month	CGAL	Month	CGAL	Month	CGAL
Nov-23	5,370	May-23	7,685	Jan-23	1,867
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				

Reuse Gallonage Rate: 5,370 cgal at \$0.172	923.64
Subtotal	\$ 923.64

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA05224	11/28/2023	645528		10/26/2023	640158		5370	1.00	5370 CGAL	

Service Address Total: 3603 Capital Cir SE, Tallahassee, FL 32311**Premise Id #: PRM0060475****\$ 937.17**

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: December 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 December 1, 2023

Previous Balance	13.63
Payment Received - 11/22/2023	-13.63
Current Charges	13.74
Total Amount Due	\$ 13.74

Service Address: 3000 School House Rd, Tallahassee, FL 32311-7855 (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	12/21/2023 Draft Amount
100017333	\$0.00	\$13.74	\$ 13.74

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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
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Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	6	Jun-23	6	Feb-23	5
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				

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.				
E305751	11/28/2023	1086		10/26/2023	1080		6	1.00	6 KWH	

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

Premise Id #: PRM0039789

\$ 13.74

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

Previous Balance	13.10
Payment Received - 11/21/2023	-13.10
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	12/21/2023 Draft Amount
100017365	\$0.00	\$13.10	\$ 13.10

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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 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	0
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				

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	11/28/2023	13		10/26/2023	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: December 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 December 1, 2023

Previous Balance	42.12
Payment Received - 11/21/2023	-42.12
Current Charges	42.61
Total Amount Due	\$ 42.61

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

 Commercial Area Lighting	\$ 42.61
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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	12/21/2023 Draft Amount
100092258	\$0.00	\$42.61	\$ 42.61

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

City of Tallahassee
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Tallahassee, FL 32301

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**Area Lighting****Service from 10/28/2023 - 11/27/2023****Commercial Area Lighting**

6: 100 Watt HPS Std Light Fixture(s)	29.64
Fuel & Purch Pwr: 329 kwh at \$0.03617	11.90
Gross Receipts Tax: 2.56406% of \$41.54	1.07
Subtotal	\$ 42.61

Service Address Total: 3029 Dickinson Dr, Tallahassee, FL 32317**Premise Id #:** PRM0147983**\$ 42.61**

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

Previous Balance	45.30
Payment Received - 11/21/2023	-45.30
Current Charges	39.47
Total Amount Due	\$ 39.47

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

 Water Service - Irrigation	\$ 23.27
 Water Service - Irrigation	\$ 16.20

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Account Number	Past Due Due Now	Current Charges	12/21/2023 Draft Amount
100249585	\$0.00	\$39.47	\$ 39.47

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Water Service

Service from 10/26/2023 - 11/27/2023

Historical Consumptions

Water Service - Irrigation

Month	CGAL	Month	CGAL	Month	CGAL
Nov-23	42	n/a	n/a	n/a	n/a
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				

Customer Charge	10.20
Water Usage - Tier 1: 25 cgal at \$0.24	6.00
Water Usage - Tier 2: 17 cgal at \$0.416	7.07
Subtotal	\$ 23.27

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WBU507745	11/28/2023	3221		10/26/2023	3179		42	1.00	42 CGAL	



Water Service

Service from 10/26/2023 - 11/27/2023

Historical Consumptions

Water Service - Irrigation

Month	CGAL	Month	CGAL	Month	CGAL
Nov-23	0	n/a	n/a	n/a	n/a
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				

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	11/28/2023	2112		10/26/2023	2112		0	1.00	0 CGAL	

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

Premise Id #: PRM0110428

\$ 39.47

Consolidated Bill

Page 1 of 4



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Message Center

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Account Name: Capital Region CDD
Billing Date: December 1, 2023
Total number of sub-accounts: 2
Amount Due: \$27.27
Please Pay By: December 21, 2023
Master Account Number: 100197401
Account Summary as of December 1, 2023
 Previous Balance 27.27
 Payment(s) Received -27.27
Current Charges 27.27
Total Amount Due \$ 27.27

Location Summary

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

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 12/21/2023	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 12212023 000000000 0000002727 0000002727 100197401

CUSTOMER SERVICE

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City of Tallahassee
Your Own UtilitiesSM

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	13.10
Payment Received - 11/22/2023	-13.10
Current Charges	13.10
Total Amount Due	\$ 13.10

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



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	0	Feb-23	0
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				

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	11/28/2023	0		10/26/2023	0		0	1.00	0 KWH	

Service Address Total: 3591 Strolling Way Tallahassee, FL 32311

Premise Id #: PRM0128070

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	14.17
Payment Received - 11/22/2023	-14.17
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
Nov-23	11	Jun-23	13	Feb-23	2
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				

Service from 10/26/2023 - 11/27/2023**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	11/28/2023	1597		10/26/2023	1586		11	1.00	11 KWH	

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

Premise Id #: PRM0003215

\$ 14.17

Consolidated Bill

Page 1 of 6



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Account Name: Capital Region CDD
Billing Date: December 1, 2023
Total number of sub-accounts: 4
Amount Due: \$53.15
Please Pay By: December 21, 2023
Master Account Number: 100198026
Account Summary as of December 1, 2023
 Previous Balance 53.06
 Payment(s) Received -53.06
Current Charges 53.15
Total Amount Due \$ 53.15

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	\$13.21	-\$13.21	\$13.21	\$0.00	\$13.21
100205698	4295 Avon Park Cir	\$13.21	-\$13.21	\$13.10	\$0.00	\$13.10
100210950	3611 Biltmore Ave	\$13.21	-\$13.21	\$13.21	\$0.00	\$13.21
100212948	3735 Esplanade Way	\$13.43	-\$13.43	\$13.63	\$0.00	\$13.63
100198026	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$53.06	-\$53.06	\$53.15	\$0.00	\$53.15

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Account Number	Past Due Pay Now	Current Charges Due 12/21/2023	Total Amount Due
100198026	\$0.00	\$53.15	\$ 53.15

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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
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Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	13.21
Payment Received - 11/22/2023	-13.21
Current Charges	13.21
Total Amount Due	\$ 13.21

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



Electric Service

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	1	Jun-23	1	Feb-23	1
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				

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	11/28/2023	338		10/26/2023	337		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: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	13.21
Payment Received - 11/22/2023	-13.21
Current Charges	13.10
Total Amount Due	\$ 13.10

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	0	Jun-23	1	Feb-23	0
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				

Service from 10/26/2023 - 11/27/2023

Elec General Svc-Non Demand

Customer Charge	12.77
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.				
E31236382	11/28/2023	3		10/26/2023	3		0	1.00	0 KWH	

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

Premise Id #: PRM0049005

\$ 13.10

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	13.21
Payment Received - 11/22/2023	-13.21
Current Charges	13.21
Total Amount Due	\$ 13.21

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



Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Nov-23	1	Jun-23	0	Feb-23	3
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				

Service from 10/26/2023 - 11/27/2023

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.				
E286502	11/28/2023	88		10/26/2023	87		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: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	13.43
Payment Received - 11/22/2023	-13.43
Current Charges	13.63
Total Amount Due	\$ 13.63

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

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

Month	KWH	Month	KWH	Month	KWH
Nov-23	5	Jun-23	4	Feb-23	5
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				

Service from 10/26/2023 - 11/27/2023**Elec General Svc-Non Demand**

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.				
E305752	11/28/2023	617		10/26/2023	612		5	1.00	5 KWH	

Service Address Total: 3735 Esplanade Way Tallahassee, FL 32311

Premise Id #: PRM0134617

\$ 13.63

Consolidated Bill

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Account Name: Capital Region CDD
Billing Date: December 1, 2023
Total number of sub-accounts: 10
Amount Due: \$1,085.96
Please Pay By: December 21, 2023
Master Account Number: 100198297
Account Summary as of December 1, 2023
 Previous Balance 1,077.88
 Payment(s) Received -1,077.88
Current Charges 1,085.96
Total Amount Due \$ 1,085.96

Location Summary

Account #	Address	Previous Amount	Payment Amount	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	\$55.55	-\$55.55	\$55.96	\$0.00	\$55.96
100213814	3070 Bent Grass Ln Unit 30	\$77.81	-\$77.81	\$78.40	\$0.00	\$78.40
100202870	2450 Rain Lily Way Unit 29	\$77.81	-\$77.81	\$78.40	\$0.00	\$78.40
100204566	4072 Ivy Green Trl Unit 7	\$77.81	-\$77.81	\$78.40	\$0.00	\$78.40
100206207	3749 Biltmore Ave Unit 2	\$199.99	-\$199.99	\$201.48	\$0.00	\$201.48
100205224	4216 Summertree Dr Unit 23	\$155.57	-\$155.57	\$156.72	\$0.00	\$156.72
100208571	4297 Avon Park Cir Unit 14	\$111.11	-\$111.11	\$111.96	\$0.00	\$111.96
100209402	3900 Overlook Dr Unit 10	\$188.87	-\$188.87	\$190.28	\$0.00	\$190.28
100208804	3616 Longfellow Rd Unit 25	\$77.81	-\$77.81	\$78.40	\$0.00	\$78.40
100212804	4038 Shady View Ln Unit 17	\$55.55	-\$55.55	\$55.96	\$0.00	\$55.96
100198297	(Master Account)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$1,077.88	-\$1,077.88	\$1,085.96	\$0.00	\$1,085.96

Detach this portion and return with your payment.



Account Number	Past Due Pay Now	Current Charges Due 12/21/2023	Total Amount Due
100198297	\$0.00	\$1,085.96	\$ 1,085.96

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

City of Tallahassee
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City of Tallahassee
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Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: December 1, 2023

Account Summary as of December 1, 2023

Previous Balance	55.55
Payment Received - 11/22/2023	-55.55
Current Charges	55.96
Total Amount Due	\$ 55.96

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	44.65
Fuel & Purch Pwr: 274 kwh at \$0.03617	9.91
Gross Receipts Tax: 2.56406% of \$54.56	1.40

Subtotal	\$ 55.96
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Service Address Total: 4046 Colleton Ct Unit 15 Tallahassee, FL 32317

Premise Id #: PRM0031038

\$ 55.96

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

Account Summary as of December 1, 2023

Previous Balance	77.81
Payment Received - 11/22/2023	-77.81
Current Charges	78.40
Total Amount Due	\$ 78.40

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 385 kwh at \$0.03617	13.93
Gross Receipts Tax: 2.56406% of \$76.44	1.96

Subtotal	\$ 78.40
-----------------	-----------------

Service Address Total: 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317

Premise Id #: PRM0028302

\$ 78.40

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

Account Summary as of December 1, 2023

Previous Balance	77.81
Payment Received - 11/22/2023	-77.81
Current Charges	78.40
Total Amount Due	\$ 78.40

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 385 kwh at \$0.03617	13.93
Gross Receipts Tax: 2.56406% of \$76.44	1.96

Subtotal	\$ 78.40
-----------------	-----------------

Service Address Total: 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317

Premise Id #: PRM0057932

\$ 78.40

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

Account Summary as of December 1, 2023

Previous Balance	77.81
Payment Received - 11/22/2023	-77.81
Current Charges	78.40
Total Amount Due	\$ 78.40

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 385 kwh at \$0.03617	13.93
Gross Receipts Tax: 2.56406% of \$76.44	1.96

Subtotal	\$ 78.40
-----------------	-----------------

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

Premise Id #: PRM0083585

\$ 78.40

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

Account Summary as of December 1, 2023

Previous Balance	199.99
Payment Received - 11/22/2023	-199.99
Current Charges	201.48
Total Amount Due	\$ 201.48

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

18: 100 Watt HPS Dec Light Fixture(s)	160.74
Fuel & Purch Pwr: 987 kwh at \$0.03617	35.70
Gross Receipts Tax: 2.56406% of \$196.44	5.04

Subtotal	\$ 201.48
-----------------	------------------

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

Premise Id #: PRM0049496

\$ 201.48

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

Account Summary as of December 1, 2023

Previous Balance	155.57
Payment Received - 11/22/2023	-155.57
Current Charges	156.72
Total Amount Due	\$ 156.72

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

14: 100 Watt HPS Dec Light Fixture(s)	125.02
Fuel & Purch Pwr: 768 kwh at \$0.03617	27.78
Gross Receipts Tax: 2.56406% of \$152.80	3.92

Subtotal	\$ 156.72
-----------------	------------------

Service Address Total: 4216 Summertree Dr Unit 23 Tallahassee, FL 32317

Premise Id #: PRM0076405

\$ 156.72

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

Account Summary as of December 1, 2023

Previous Balance	111.11
Payment Received - 11/22/2023	-111.11
Current Charges	111.96
Total Amount Due	\$ 111.96

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

10: 100 Watt HPS Dec Light Fixture(s)	89.30
Fuel & Purch Pwr: 549 kwh at \$0.03617	19.86
Gross Receipts Tax: 2.56406% of \$109.16	2.80

Subtotal	\$ 111.96
-----------------	------------------

Service Address Total: 4297 Avon Park Cir Unit 14 Tallahassee, FL 32317

Premise Id #: PRM0082899

\$ 111.96

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

Account Summary as of December 1, 2023

Previous Balance	188.87
Payment Received - 11/22/2023	-188.87
Current Charges	190.28
Total Amount Due	\$ 190.28

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

17: 100 Watt HPS Dec Light Fixture(s)	151.81
Fuel & Purch Pwr: 932 kwh at \$0.03617	33.71
Gross Receipts Tax: 2.56406% of \$185.52	4.76

Subtotal	\$ 190.28
-----------------	------------------

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

Premise Id #: PRM0122174

\$ 190.28

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

Account Summary as of December 1, 2023

Previous Balance	77.81
Payment Received - 11/22/2023	-77.81
Current Charges	78.40
Total Amount Due	\$ 78.40

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

7: 100 Watt HPS Dec Light Fixture(s)	62.51
Fuel & Purch Pwr: 385 kwh at \$0.03617	13.93
Gross Receipts Tax: 2.56406% of \$76.44	1.96

Subtotal	\$ 78.40
-----------------	-----------------

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

Premise Id #: PRM0122901

\$ 78.40

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

Account Summary as of December 1, 2023

Previous Balance	55.55
Payment Received - 11/22/2023	-55.55
Current Charges	55.96
Total Amount Due	\$ 55.96

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


Area Lighting

Service from 10/28/2023 - 11/27/2023
Commercial Area Lighting

5: 100 Watt HPS Dec Light Fixture(s)	44.65
Fuel & Purch Pwr: 274 kwh at \$0.03617	9.91
Gross Receipts Tax: 2.56406% of \$54.56	1.40

Subtotal	\$ 55.96
-----------------	-----------------

Service Address Total: 4038 Shady View Ln Unit 17 Tallahassee, FL 32317

Premise Id #: PRM0129751

\$ 55.96

Customer Name: Capital Region Comm Develop Dist
Account Number: 100034498
Billing Date: December 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 December 1, 2023

Previous Balance	700.56
Payment Received - 11/27/2023	-700.56
Current Charges	475.92
Total Amount Due	\$ 475.92

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

 Water - Reuse Service	\$ 475.92
---	-----------

DEC 11 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 12/21/2023	Total Amount Due
100034498	\$0.00	\$475.92	\$ 475.92

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

002213



Water Service

Service from 10/26/2023 - 11/27/2023

Water - Reuse Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Nov-23	2,767	Jun-23	76	Jan-23	0
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				

Reuse Gallonage Rate: 2,767 cgal at \$0.172	475.92
Subtotal	\$ 475.92

Meter ID	Current Meter Read			Previous Meter Read			Reading Difference	Mtr Mult	Billed Usage	Time of Use
	Date	Reading	Est.	Date	Reading	Est.				
WRA20051	11/28/2023	168193		10/26/2023	165426		2767	1.00	2767 CGAL	

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

Premise Id #: PRM0046121

\$ 475.92



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/14/23	00019	12/15/23 12152023	202312 600-15100-10000	TXFER EXCESS FUNDS TO SBA	*	296,000.00	

CAPITAL REGION CDD							296,000.00 000043

TOTAL FOR BANK C						296,000.00	
TOTAL FOR REGISTER						296,000.00	

Check Request

District: Capital Region CDD

Amount: \$296,000.00

Date: December 15, 2023

Purpose: Investment of Funds

Code: 039-300-15100-10000

Payee: v19 State Board of Administration

FOURTH ORDER OF BUSINESS



District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

[Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

[Office of the Attorney General Training Resources](#)

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file

In addition to Form 1, currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



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This is a publication of Kutak Rock LLP. It is intended to notify our clients and friends of current events and provide general information.

This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

FIFTH ORDER OF BUSINESS

PREPARED FOR:

**Capital Region Community
Development District**

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Capital Region Community Development District Reserve Study Proposal

Corbin deNagy
Operations Manager

Capital Region Community Development District
Reference #1347

3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311

A graphic consisting of the number '25+' in large, blue, 3D-style font, with the words 'YEARS OF EXPERIENCE' in a smaller, blue, sans-serif font below it. The graphic is set against a light gray diamond-shaped background.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

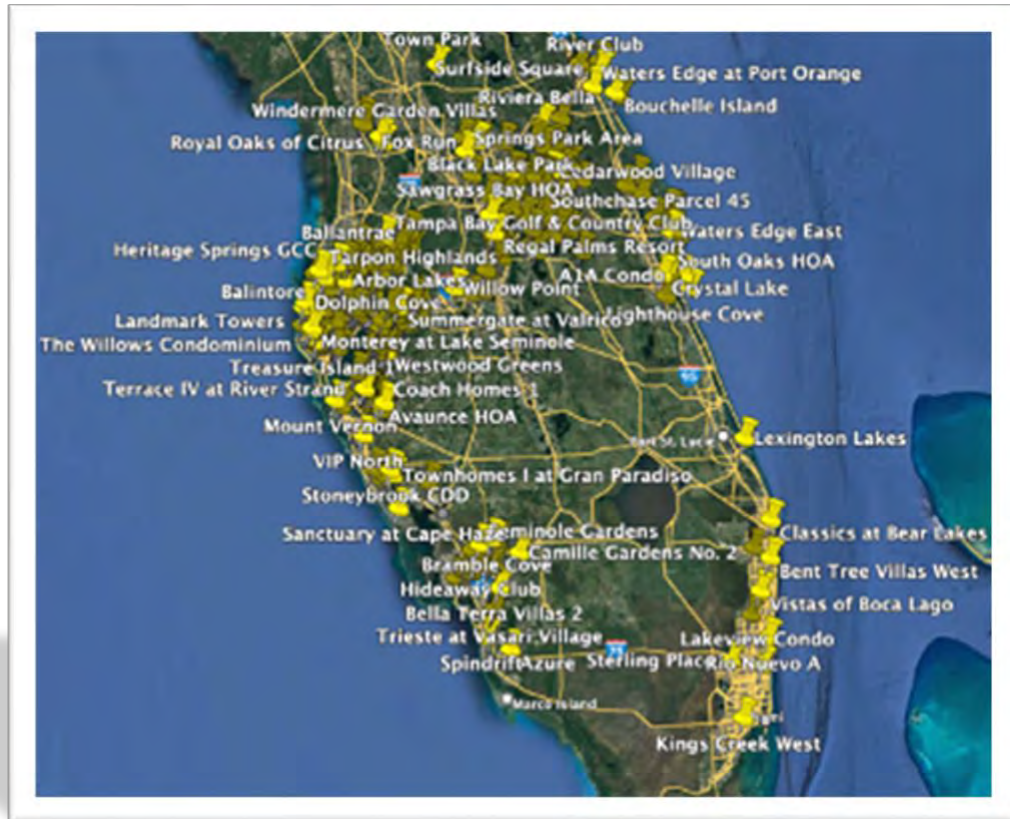
Capital Region Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Florida Clients Served



Capital Region Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool				
Pool				
Pool				

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Ge, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
is					O
s)			X		
and Associated Components					O
Downspouts, Serving Cluster Homes				O	
ystem Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

Capital Region Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Capital Region Community Development District Reserve Study Proposal

Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Capital Region Community Development District Reserve Study Proposal



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Property Site	Asphalt Pavement | Boardwalks | Bridges | Concrete Flatwork | Fences | Gazebo | Irrigation System | Lighting | Pavers | Playground Equipment | Ponds | Retaining Walls

Capital Region Community Development District Reserve Study Proposal

REF #: 1347

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$4,400.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS
Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com






Accepted By

Title

Date

OPTIONAL future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.

-  Annual Review of the 30-year expenditures and funding plan(s) only
-  Non-site update
-  Update with site visit

Capital Region Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Somerset Community Development District is a local unit of special purpose government located within Walton County, Florida established by the county in 2005. The District has constructed and/or acquired certain public infrastructure within the Alys Beach Community developed by EBSCO Gulf Coast Development, Inc. The development also contains other property site components such as a beach dune, irrigation system and street pavers.

Alys Beach Neighborhood Association is a planned unit development located in Panama City Beach, Florida and has been under development for the last two decades. This luxury beach community contains paver streets, a private beach with a high end Beach Club facility, private pool areas with food and beverage services, a complete wellness center and tennis center.

Rosemary Beach Property Owners Association is a planned unit development shared by 773 owners, located in Rosemary Beach, Florida and built from 1995 to 2007. The development contains owners center, town hall, post office, maintenance, pool and property site components such as beach walkovers, fountains, lift station, generator, playgrounds.

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

First Time Reserve Study Report Proposal

Page 1 of 2

DATE: January 17, 2024 (To be done in **2024**)

CLIENT: Capital Region Community Development District-Southwood
3766 Greyfield Drive, Tallahassee, FL 32311

PROPERTY: Capital Region Community Development District-Southwood
3766 Greyfield Drive, Tallahassee, FL 32311

INTRODUCTION: Dreux Isaac & Associates, Inc. will perform a First Time Reserve Study of the property listed in this proposal. The Reserve Study Report we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each First Time Reserve Study Report will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information. The report will also comply with auditing guidelines from the American Institute of Certified Public Accountants, which require full disclosure on the adequacy of reserves.

SCOPE OF WORK: **On-Site Survey** – We will perform an on-site survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – We will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any possible reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – Financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – We will prepare and send an electronic PDF copy to the Client. Unless requested no hard copies will be provided. The Reserve Study will include a summary of recommendations and findings, a straight-line reserve component plan and schedule, a 30-year cash flow plan, supporting charts, and property photographs.

Florida Condo Reserve Requirements – This agreement is for preparing a traditional reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida's new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements do not go into effect until December 31, 2024.

DREUX ISAAC & ASSOCIATES, INC.

10151 UNIVERSITY BLVD., STE. 323 • ORLANDO, FL 32817 • 800.866.9876 • 407.695.5226 • FAX 407.695.3865 • WWW.DIA-CORP.COM

First Time Reserve Study Report Proposal

January 17, 2024
Capital Region Community Development District-Southwood
3766 Greyfield Drive, Tallahassee, FL 32311
Page 2 of 2

UPDATE REPORT: For future years (and budgets) clients who have had a First Time Reserve Study Report prepared by our firm will have the open-ended option of requesting a Reserve Study Update Report. In each update report, any reserve related changes made to property since the time the last report was prepared will be reviewed. Based on the latest available data, all reserve component costs, and life expectancies will be adjusted accordingly. Current financial data will be entered in, and a new analysis will be performed. The update report will be prepared in our office without an on-site visit. Future site visits may be recommended when substantial changes are made to the property and/or to observe the present condition and rate of deterioration of the reserve components.

FEES: First Time Reserve Study Fee: **\$16,000.00** First Year (2025) Update Fee: **\$3,200.00**
**ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF WORK.*

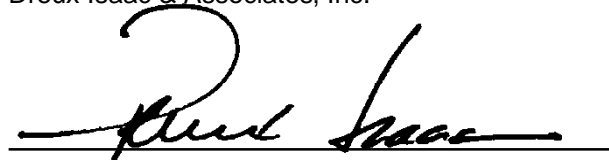
The First Year Update Fee is an open option for the client and shown for information purposes only. Acceptance of this proposal does not include acceptance of the First Year Update Reports.

PAYMENT: The 1st Time Reserve Study fee is due as follows: 50% is due upon completion of the on-site visual survey portion of the work. The remaining 50% balance is due upon receipt of the draft study. After 30 days payment will be past due.

REVISIONS: Within 30 days of receiving your reserve study draft, you can submit one set of changes and request one revised reserve study draft be prepared at no additional charge. After 30 days the reserve study draft will become the final unless an extension has been agreed upon. Changes after 30 days, or after completing the first revision can be made, but there will be an additional fee for each set of changes requested.

TIME FRAME: As of this proposal date, the estimated starting time frame for the work proposed will be in **December of 2024.**

CONTRACTOR: Dreux Isaac & Associates, Inc.



Dreux Isaac, President

January 17, 2024

Date

ACCEPTED: Capital Region Community Development District-Southwood

Authorized Signature

Date

Name (Please Print)

Position/Title

DREUX ISAAC & ASSOCIATES, INC.

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SEVENTH ORDER OF BUSINESS

C.

1.



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.



CRCCD Weekly Review

Monday 1/1/24	Tuesday 1/2/24	Wednesday 1/3/24	Thursday 1/4/24	Friday 1/5/24
Weather of the Week				
70° Hi 37° Lo	57° Hi 36° Lo	55° Hi 30° Lo	63° Hi 36° Lo	68° Hi 34° Lo
CLOSED				
Full Maintenance				
	FL080 UNIT 1:Mulberry Park Blvd WD090S (Pond)	UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	UNIT 37:Esplanade Nature Trail UNIT 5:Capital Circle SE Buffer	Central Park Central Park:Park Crossing Trail Park Hemingway Blvd & Trail (Units 2,4) UNIT 14:Avon Park
Standard Maintenance				
		UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	NON-UNIT:FL040 - Mossy Creek WD090N (Pond) WD090S (Pond) WD290 (Pond)	WD090N (Pond) WD090S (Pond)
Debris Cleanup				
	Central Park	Central Park ROWS, Parks, Ponds & Common Areas	Central Park FL080 UNIT 10:Overlook Park UNIT 31:Magnolia Park (Rows, Parks & Pond)	
Hand Weeding				
	Central Park:Butterfly Garden			
Mulch Installation - Maint.				
	UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row West	UNIT 23:Parks, Ponds & Green Spaces UNIT 35:Merchants Row West	Mossy Creek Lane (Units 4,6,9)	Central Park:Butterfly Garden Central Park:FL131 Central Park:FL131 Swale Hemingway Blvd & Trail (Units 2,4) UNIT 20:Esplanade North (Unit 20)
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Insecticide: Product Used Advion - Extinguish Plus				
	Central Park:Butterfly Garden		FL080	
Irrigation Troubleshooting (In Contract)				
Controller 6 28 29	Unit Number CP 31 31	Date 1/4 1/5 1/5	Description Cleaning Valve Boxes Cleaning Valve Boxes Cleaning Valve Boxes	
Irrigation Repairs				
Controller 19	Unit Number 5	Date 1/2	Repair Replace Valve	Invoice Number 196214
Additional Contracted Work Proposals				
Description				Proposal Number
N/C Services:				
Unit	Date	Description		

Accidents/Incidents: None

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.



CRCDD Weekly Review

Monday 1/8/24	Tuesday 1/9/24 CLOSED	Wednesday 1/10/24	Thursday 1/11/24	Friday 1/12/24
Weather of the Week				
61° Hi 43° Lo	70° Hi 50° Lo RAINED OUT - STORM FINN	57° Hi 39° Lo	64° Hi 39° Lo	73° Hi 50° Lo
Full Maintenance				
LSF-3:Maple Ridge Common Areas & ROWS Orange Ave			Esplanade Way (Unit 5) UNIT 5:Merchants Row	Esplanade Way (Unit 5) Orange Ave
Standard Maintenance				
Central Park LSF-3:Maple Ridge Common Areas & ROWS				
Debris Cleanup				
		Central Park Orange Ave ROWS, Parks, Ponds & Common Areas Storm Clean Up	ROWS, Parks, Ponds & Common Areas Storm Clean Up	Storm Clean Up
Hand Weeding				
Blair Stone Rd (Units 5,17) UNIT 17:Shady View Pond (WD260) UNIT 5:Large Shrub Bed - Blair stone & TR230				
Mulch Installation - Maint.				
Esplanade Way (Units 5,20) UNIT 8:WD140				
Pruning				
Four Oaks Blvd (Units 1,17,29)				
Post-Emergent: Product Used - Celsius XTRA				
			Biltmore Ave (Units 16,2,25) LSF-7:Biltmore ROW NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 25:Longfellow Park & Pocket Parks UNIT 26:Strolling Way Parks UNIT 31:Biltmore (Ph 3, Unit 31)	
Non-Selective: Product used - Diquat & Compare-N-Save				
Blair Stone Rd (Units 5,17) UNIT 17:Shady View Pond (WD260) UNIT 5:Large Shrub Bed - Blair stone & TR230			UNIT 31:FL070	
Insecticide: Product Used Advion - Extinguish Plus				
Blair Stone Rd (Units 5,17)				CP: Tot Lot
Irrigation Inspection				
			Controller 1, Unit 5 Controller 13, Unit 10	
Irrigation Repairs				
Controller 13 23	Unit Number 10 17	Date 1/11 1/11	Repair Sprayheads & Nozzles Rotor	Invoice Number 196226 196227
Additional Contracted Work				
Unit	Date	Description		Invoice Number
N/C Services:				
Unit 7 Orange Ave: 1	Date 9-Jan 9-Jan 12-Jan	Description Removal of fallen tree Re Installation of Fallen Tree - Added Tree Stakes Removal of damaged trash can & Install of new trash can in Towncenter Labor Only		

Accidents/Incidents: None

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.



CRCCD Weekly Review

Monday 1/15/24	Tuesday 1/16/24 CLOSED	Wednesday 1/17/24	Thursday 1/18/24	Friday 1/19/24
Weather of the Week				
70° Hi 32° Lo	57° Hi 32° Lo RAINED OUT	48° Hi 25° Lo	63° Hi 27° Lo	68° Hi 45° Lo
Full Maintenance				
Four Oaks Blvd (Units 1,17,29)		Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29)	Four Oaks Blvd (Units 1,17,29) NON-UNIT:Dog Park UNIT 10:Trails UNIT 5:Drayton Drive
Debris Cleanup				
Central Park		NON-UNIT:FL040 - Mossy Creek	ROWS, Parks, Ponds & Common Areas	NON-UNIT:FL040 - Mossy Creek
Hand Weeding				
			Orange Ave	NON-UNIT:FL040 - Mossy Creek
Mulch Installation - Maint.				
		WD290 (Pond)	FL080 WD290 (Pond)	FL080 NON-UNIT:FL040 - Mossy Creek
Pruning				
NON-UNIT:FL040 - Mossy Creek WD290 (Pond)		FL080 NON-UNIT:FL040 - Mossy Creek WD290 (Pond)	FL080 Trees - Remove sucker growth NON-UNIT:FL040 - Mossy Creek	NON-UNIT:FL040 - Mossy Creek
Non-Selective: Product used - Diquat & Compare-N-Save				
			FL080 NON-UNIT:FL040 - Mossy Creek Orange Ave	NON-UNIT:FL040 - Mossy Creek
Insecticide: Product Used Advion - Extinguish Plus				
	CP: Tot Lot		CP: Tot Lot	ROW, Parks, Ponds & Common Areas
Irrigation Repairs				
Controller #2 #23	Unit Number #2 - #5 #17	Date 1/12 1/15	Repair Replace damaged Rotor/Pipe Repair Replace Valve & Valve Box	Invoice Number 196231 196233
Additional Contracted Work				
Unit FL070 TR230 #10	Date 1/11 1/19 1/19	Discription New Locks & Chain Replace Drainage Cap Extra Clearing of Drainage Pipes along Trail		Invoice Number 196232 196234 196235
N/C Services:				
Unit	Date	Description		

Accidents/Incidents: None
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.



CRCDD Weekly Review

Monday 1/22/24	Tuesday 1/23/24	Wednesday 1/24/24	Thursday 1/25/24	Friday 1/26/24
Weather of the Week				
66° Hi 37° Lo	66° Hi 57° Lo	79° Hi 63° Lo	72° Hi 66° Lo	75° Hi 63° Lo
Full Maintenance				
UNIT 21 & Arch Site:Arch Site Exterior UNIT 5:Drayton Drive UNIT 5:Merchants Row	Esplanade Way (Unit 5) UNIT 5:Drayton Drive		Biltmore Ave (Units 16,2,25) Blair Stone Rd (Units 5,17) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160	Biltmore Ave (Units 16,2,25) UNIT 2:Carollton Park
Debris Cleanup				
	Central Park	ROWS, Parks, Ponds & Common Areas	ROWS, Parks, Ponds & Common Areas	
Mulch Installation - Maint.				
NON-UNIT:FL040 - Mossy Creek UNIT 10:WD160	NON-UNIT:FL040 - Mossy Creek UNIT 10:WD141 UNIT 10:WD160	UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD160 UNIT 8:WD140	UNIT 17:Shady View Pond (WD260)	UNIT 17:Shady View Pond (WD260)
Pruning				
NON-UNIT:FL040 - Mossy Creek UNIT 10:WD141 UNIT 10:WD160 WD090N (Pond)	UNIT 10:WD141 UNIT 10:WD160 WD090N (Pond)	UNIT 17:Shady View Pond (WD260) WD090N (Pond)	UNIT 1:Verdura Point Park UNIT 17:Shady View Pond (WD260) UNIT 23 UNIT 23:Parks, Ponds & Green Spaces	UNIT 1:Verdura Point Park UNIT 23:Parks, Ponds & Green Spaces UNIT 7:Grove Park Dr
Non-Selective: Product used - Diquat & Compare-N-Save				
UNIT 10:New Dawn Park UNIT 10:Overlook Park				
Insecticide: Product Used Advion - Extinguish Plus				
Irrigation Inspection				
		Controller 5, Unit 3		
Irrigation Repairs				
Controller #2 #5	Unit Number #5 #3	Date 1/24 1/24	Repair Replace Valve Repair Pipe	Invoice Number 196243 196244
Additional Contracted Work				
Unit C.P.	Date 1/23	Discription Asphalt Repairs		Invoice Number 196246
N/C Services:				
Unit	Date	Description		

Accidents/Incidents: None

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 – January 2024

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

Week 1 (January 1 – January 5)

- Office closed Monday for holiday.
- Scheduled fence installation near FL-070 (off Goldenrod).
- Worked with the city to clarify backflow testing at the dog park and SouthWood garden.
- Updated contact information with Lake Doctors.
- Spoke with vendor regarding prescribed burn at Oak Ridge mitigation area.
- Attended staff conference call to discuss January meeting agenda.
- General inspection of stormwater ponds in anticipation of heavy rain over the weekend and into the early part of next week. Requested All-Pro clear all stormwater grates.
- Requested All-Pro add additional signs to prevent drivers from turning left off Maple Leaf Way onto Orange Ave.



- Reviewed fence installation near FL-070 (off Goldenrod) – waiting on gate:



Week 2 (January 8 – January 12)

- Ordered parts to repair the fountain at the Tot Lot.
- Drafted letter seeking reimbursement for irrigation repair costs.
- General inspections after heavy wind/rain on January 9th.
- Submitted request via DigiTally regarding streetlights out at Grove Park and Terrebone intersection.
- Submitted request via DigiTally regarding street sign down on Maple Leaf Way.
- Removed four swings to replace worn parts.
- Reviewed fence installation near FL-070 (off Goldenrod) – gate now installed. Requested All-Pro add a lock.
- Spoke with vendors regarding Lake Verdura maintenance.
- Board meeting (put out signs, set up Community Center, attended meeting).
- Ordered replacement parts for Tot Lot swings.

Week 3 (January 15 – January 19)

- Office closed on Monday for holiday.
- Attended Florida Stormwater Association Level 1 Certified Stormwater Operator Program training.
- Requested a quote from All-Pro for tree removal in Unit 10.
- Requested All-Pro clear two CMPs in Unit 10.



Week 4 (January 22 – January 26)

- Followed up with vendor on Tot Lot fountain parts. Possible delivery delay due to winter storms.
- Discussed tree dedication options with resident.
- Approved estimate for tree removal in Unit 10 (Overlook Dr. trail).
- Contacted Prism Ecological for vendor set up and agreement completion.
- Mailed letters requesting reimbursement for irrigation repair.
- Picked up stop sign at Marpan and requested All-Pro install (alleyway entering Colleton Court).
- Phone call with Sarah Sandy to discuss playground inspections.
- Contacted two vendors for playground inspection quotes.
- Met with Kevin Eason to discuss plan for neighborhood sign on Blairstone.
- Removed trash along Southwood Plantation Road.
- Approved estimate for stump grinding off Central Park Lake trail (near Town Center open field).



- Met with Supervisor Burns to discuss Blairstone landscaping.
- Met with homeowners regarding drainage issues in Maple Ridge.
- Began drafting stormwater maintenance plan schedule summary.
- Reviewed water quality report from McGlynn Labs and discussed with Robert Berlin.

Week 5 (January 29 – January 31)

- During general inspections, found two signs down and reported them via DigiTally: (1) stop sign at Updike/Grove Park and (2) bike lane sign on School House.
- Found Publix shopping cart on Esplanade. Returned cart.
- Requested All-Pro replace the broken backflow cover on Biltmore.
- Followed up with vendor regarding Tot Lot drinking fountain parts. Requested they send another shipment.
- Reviewed Central Park trail repair work.
- Met with All-Pro to go over irrigation wet tests.

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